

HERITAGE ASSESSMENT PLANNING PROPOSAL

PROPOSED REDEVELOPMENT SITE
SURRY HILLS SHOPPING VILLAGE
399 CLEVELAND STREET
REDFERN NSW 2010

DECEMBER 2015

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1.0 INTRODUCTION

This report provides the basis for addressing heritage constraints and opportunities with regard to potential re-development of the site identified as The Surry Hills Shopping Village at 399 Cleveland Street Redfern.

The site includes a listed heritage item No. I1305, the former Bank of NSW which occupies the corner of Cleveland Street and Baptist Street. The building is identified as an item of Environmental Heritage in Schedule 5 of the City of Sydney local Environmental Plan 2012.

The site is also part of the C53 Heritage Conservation Area (Baptist Street) which is also identified in Schedule 5 of the Sydney Local Environmental Plan 2012

The subject site apart from the corner heritage item is considered to be detracting to the established character and significance of the conservation area

Opposite the site in Baptist Street is a listed Local heritage item No. I1278 NSW Mounted Police, Police Training Centre

1.1 Requirements for this Report

The preparation of a Planning Proposal requires a detailed understanding of all the relevant constraints associated with the site which will provide guidance to the assessment of any re-development proposal. This report identifies the heritage issues which exist on and around the site which will affect development decisions relating to the site.

1.2 Methodology

A detailed inspection of the site and its surroundings and a desktop study of relevant heritage listings and planning controls was undertaken. A detailed site history was prepared by an historian based on available primary and secondary sources.

Policies for the future treatment of the item and its setting were formulated as part of the process of providing design guidelines.

1.3 Site Location

The site is located on Cleveland Street Redfern with boundaries along Baptist Street to the east and Marriott Street to the west. On the south the site adjoins

terrace style development with frontages to Baptist Street and Boronia Street. The extent of the site is shown at Figure 1 below.



Figure 1 — Aerial view of subject site. (Source: <https://www.raywhite.com/nsw/surry-hills/1275764/?lang=en>, viewed 29 July 2015)

1.4 Heritage Listings

The following extracts from the City of Sydney mapping shows the heritage affectation of the site as follows:

- City of Sydney LEP 2012 Heritage Map – Conservation Area C53 and item I 1305, the corner building as nominated in Schedule 5.

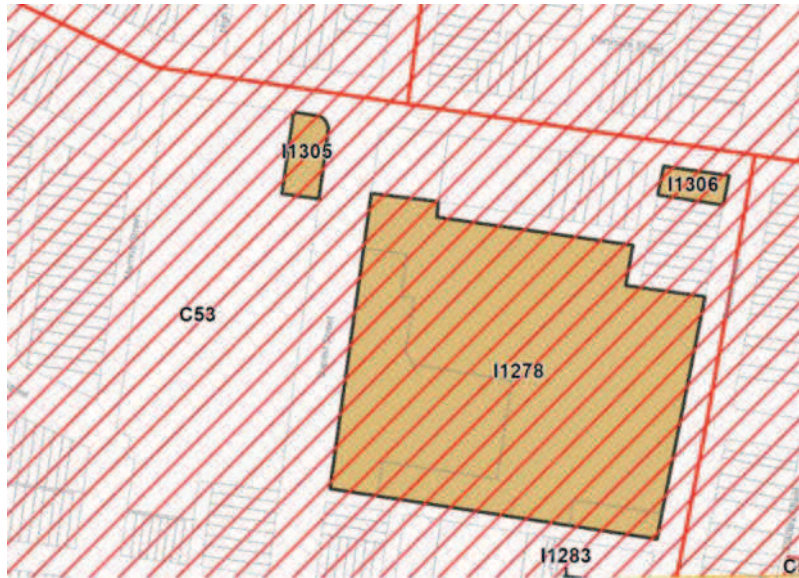


Figure 2 - Extract from City of Sydney LEP 2012 Heritage mapping showing the subject site including the listed heritage item and the extent of Heritage Conservation Areas surrounding the site.



Figure 3 - Extract from Building contributions map showing the existing site as a detracting element in the conservation area

Baptist Street Heritage Conservation Area

The Heritage significance of C53 Baptist Street is identified in the State Heritage Inventory as:

The Baptist Street Conservation Area has historic significance as an 1890 residential subdivision of an early industrial precinct (Baptists Nursery c.1830). The area has aesthetic significance for its highly consistent rows of terrace houses and shops from the late Victorian and early Federation period

enhanced by mature avenue plantings and its fine religious and institutional buildings. The area is predominantly intact.

Industrial and commercial warehouse development dating from the period 1900-1940 is scattered throughout the area and illustrates the decline of the precinct in the early twentieth century and degrades the character of the area.

Item I1305 Former Bank of NSW Including Interior

The Significance of the former bank building is identified in the State Heritage Inventory as:

It represents the substantial development within the local area. It is a good example of the Federation free Classical style building on a prominent corner site.

Two storey Federation Free style corner building. Features with face brickwork with rendered horizontal bands and quoins. Large arch openings at first level

The recommended Management for this building as suggested by the heritage listing is:

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

Item I1278 NSW Mounted Police Barrack

The significance of the Sydney Mounted Police Centre is identified in the State Heritage Inventory as;

Of historical, aesthetic and social significance for its use since 1907 by mounted police, and its role in police education.

The site is a complex, containing central horse exercising yard, stables, front garden and a complex of buildings. The site was purchased in the 1990s by the Taoist Association, and subdivided into 2 lots: 747-749 Bourke St and 7 Baptist St. 7 Baptist St is still leased by the NSW Police for use by NSW Mounted Police

1.5 Authorship

This report was prepared by Robert Staas, Associate Director / Heritage Consultant, using research and a history researched and written by Léonie Masson, Historian of NBRS+PARTNERS.

2.0 DOCUMENTARY EVIDENCE

2.1 European Era History

The subject site is located within a conservation area that occupies part of 185 acres granted to Edward Smith Hall in April 1822 (Figure 4). This grant was bound by Cleveland, South Dowling, Phillip and Elizabeth Streets. That same year, Hall divided part of his grant into two portions of 75 acres. One portion was sold to Solomon Levey in 1822 and the remainder was purchased by Jemima Jenkins. The latter mentioned portion encompassed the area bound by Cleveland, South Dowling, Phillip and Marriott Streets.

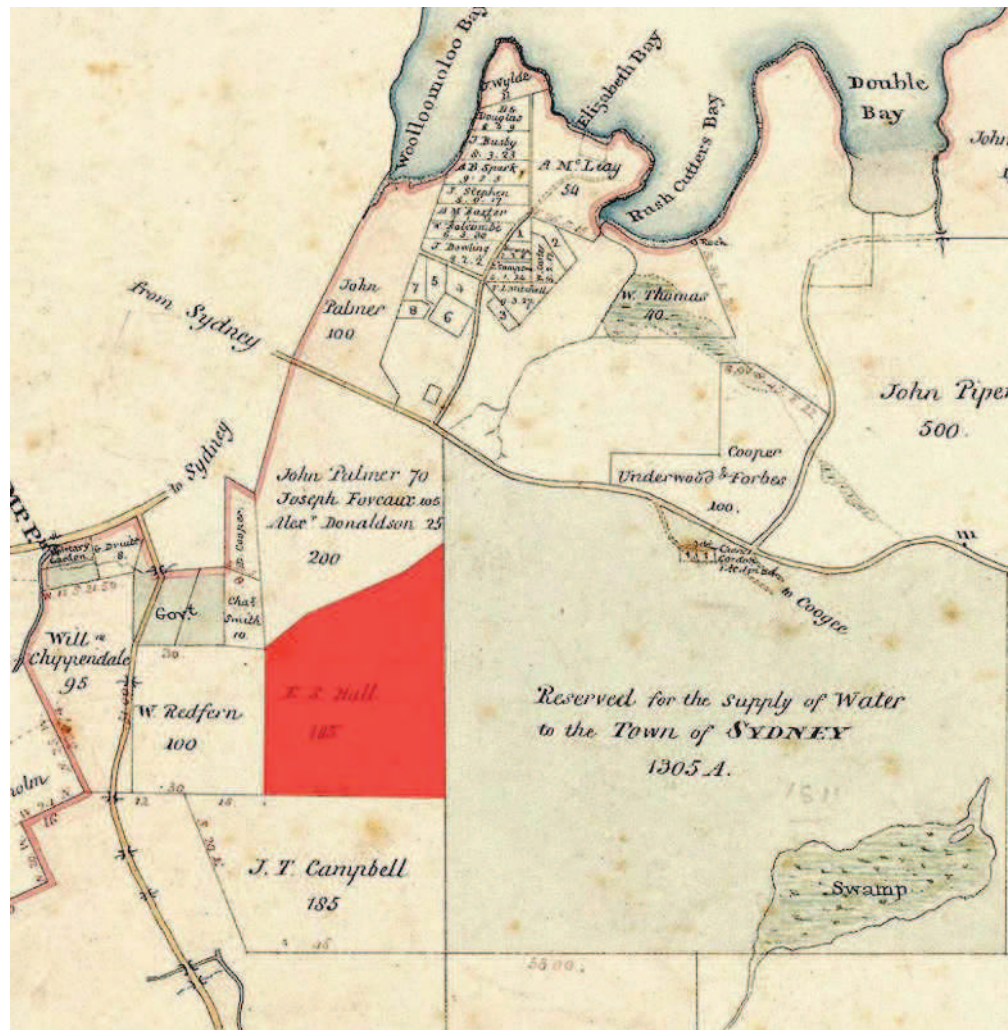


Figure 4 — Extract from Parish of Alexandria, County of Cumberland, undated. Hall's land grant shaded red thereon. (Source: NSW Land & Property Information, Historic Land Records Viewer)

Jemima Jenkins subsequently sold her land to Thomas Horton James who conveyed it to Frederick Unwin in 1828. The following year, Unwin subdivided his property into large allotments (three acre lots) with frontages to Bourke Street which was formed with convict labour. The allotments sold quickly in the subdivision.

Baptist Street is named after John Baptist, nurseryman and garden. He arrived in the colony in 1829 and set up as a butcher. In 1838 he purchased three acres of land in Surry Hills and over time increased his land holding to 40 acres to

include part of Hall's land grant. From its beginnings as a vegetable garden, Baptist's Gardens expanded into ornamental trees, shrubs, fruit trees and seeds. The gardens in Redfern were reputed to be one of the finest in Sydney, attracting visitors in the days before public parks. John Baptist died in 1873 and was succeeded in the business by his son, also named John.

By 1842 a group of houses was erected on the Cleveland Street frontage of the study site as shown in the sequence of maps commencing in 1842 and extending through to 1864 (Figure 5, Figure 6, Figure 7, Figure 8, Figure 9 and Figure 10). As evidenced by the maps, further development in Baptist Street and on the corner of Cleveland Street occurred between 1857 and 1864.

A more detailed representation of the building landscape of the study site is shown in three survey plans dated 1887, 1889 and 1892 (Figure 11, Figure 12 and Figure 13 respectively). The 1889 plan contains notations thereon indicating the owner of some of the buildings in that precinct, while on the revised detail survey published in 1892, the buildings are numbered (former street numbers) and the property of "Zinc Ornament Works" is labelled on the plan marking the beginning of occupation of the study site by Wunderlich.

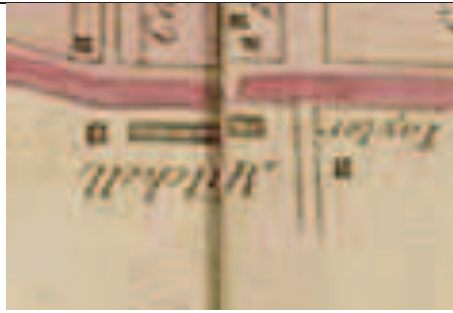


Figure 5 — Extract from *To the Mayor, aldermen, councillors & citizens tis map of the City of Sydney*, Willm. Henry Wells, 1842. (Source: State Library of New South Wales, MC 811.17/1842/1)



Figure 6 — Extract from *Francis W Shields Plan of Sydney*, 1845. (Source: City of Sydney Archives, Historical Atlas of Sydney)



Figure 7 — Extract from *Smith & Hinton's Map of Sydney and Suburbs*, 1854. (Source: National Library of Australia, MAP RM 1268)



Figure 8 — Extract from *Woolcott & Clarke's Map of the city of Sydney*, 1854. (Source: National Library of Australia, MAP NK 3963)



Figure 9 — Extract from *Reuss & Browne's map of the subdivisions in and about Sydney and environs*, 1857. (Source: National Library of Australia, MAP F 108. Tile 2)

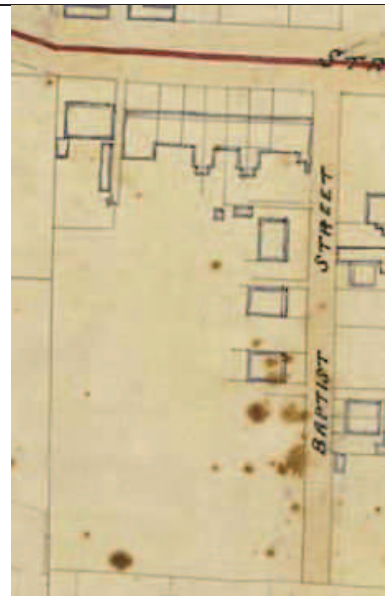


Figure 10 — Extract from *Redfern Municipality/ George Renwick Esq'*, 1864. (Source: State Library of New South Wales, MAPS 0311)



Figure 11 — Extract from City of Sydney Detail Series, Redfern Sheet 7, 1887. (Source: State Library of New South Wales, Digital order number a1367368)

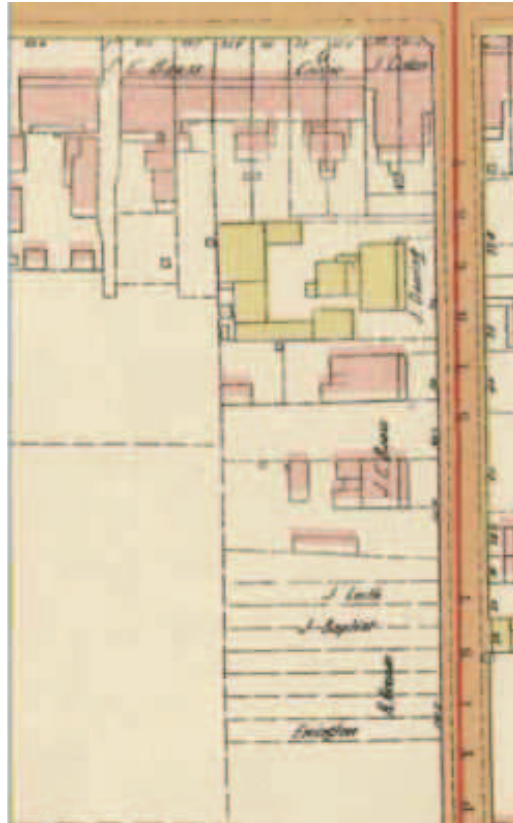


Figure 12 — Extract from Plan of the Municipality of Redfern...1889. (Source: State Library of New South Wales, Z/M3 811.1819/1889/1)



Figure 13 — Extract from City of Sydney Detail Series, Redfern Sheet 7, 2nd edition, 1892. (Source: State Library of New South Wales, Digital order number a1367369)

2.2 Former Wunderlich Limited Factory, 2-38 Baptist Street

The Surry Hills Shopping Village occupies the site of the former Wunderlich factory on the western side of Baptist Street at Cleveland Street, which in turn occupied part of Baptist's Gardens. According to Susan Bures in *The House of Wunderlich* (1987), "in December 1889, the Wunderlich brothers sold the patent rights for stamped metal to ceilings to W.H. Rocke & Co, a Melbourne firm of furniture suppliers which had diversified into building supplies [and] it was W.H. Rocke & Co which leased the land at Redfern and established the first factory at Baptist Street".

Most of the land eventually owned by Wunderlich became the property of John Christian Hermann Baass, the accountant sone-in-law of John Baptist Snr, in joint ownership with a merchant named Henry Williams. A small are on the corner of Cleveland and Baptist Street was bought by George Crispo, and another parcel on Baptist Street, between the two areas owned by Crispo and Baass, was bought by TB Dearin, one time alderman on Redfern Council. These three holdings cover the block bounded by Marriott Street on the west, Cleveland Street on the north and Baptist Street on the east. The southern boundary was a small roadway which appears to be a continuation of Boronia Lane.

By 1890, Baass and Williams had already leased a portion of their land to Rocke & Co. which established an art metal works to fabricate the stamped-metal ceilings pioneered and patented by the Wunderlich brothers. The popularity of these ceilings had prompted Rocke to seek a new property on which to build a factory large than its existing works in George Street, Redfern.

The precise location and extend of the original Baptist Street works is unknown, as lease agreements concerning this factory were not noted on thje title deeds until 1898. In 1892, however, Rocke's factory is listed in the Sands Directory as occupying an area of land between No. 10 and No. 40 Baptist Street. That is the vacant block of land at the southeast corner of Baass and Williams' property. The location of the works on the 1898 lease confirms this evidence.

With less than historical accuracy, the Wunderlich's claim to have established this first factory. Yet it was not until the end of 1892 that Wunderlich repurchased the patent rights to stamped-metal ceilings, and apparently took over Rocke's lease of the Baptist Street factory.

W.H. Rocke & Co became insolvent in 1892 and sold back the patent rights to zinc ceiling manufacture back to the Wunderlichs. The Zinc Ornament Works are accordingly shown on a survey plan of the study site in 1892 (Figure 13). The following year the Wunderlich brothers formed a limited liability company known as the Wunderlich Patent Ceiling and Roofing Company Ltd. Figure 14 and Figure 15 comprise two surveys of the study site prior to redevelopment by that company.

The new Wunderlich Patent Ceiling and Roofing Co. Ltd. set about modernising and extending the existing small Redfern plant and in an 1895 catalogue the company claims to have executed orders for.

The catalogue of 1895 refers to 'a recent heavy outlay for entirely New Machinery and a Complete Plant now at our works, Baptist Street, Redfern –

Plan
of part of E S Mills 185 ac Grant
Parish of Alexandria County of Cumberland
Scale 40 feet to an inch

¹ Bures, Susan, *The House of Wunderlich*, Kangaroo Press Pty Ltd, 1987, pp36, 38, 41.

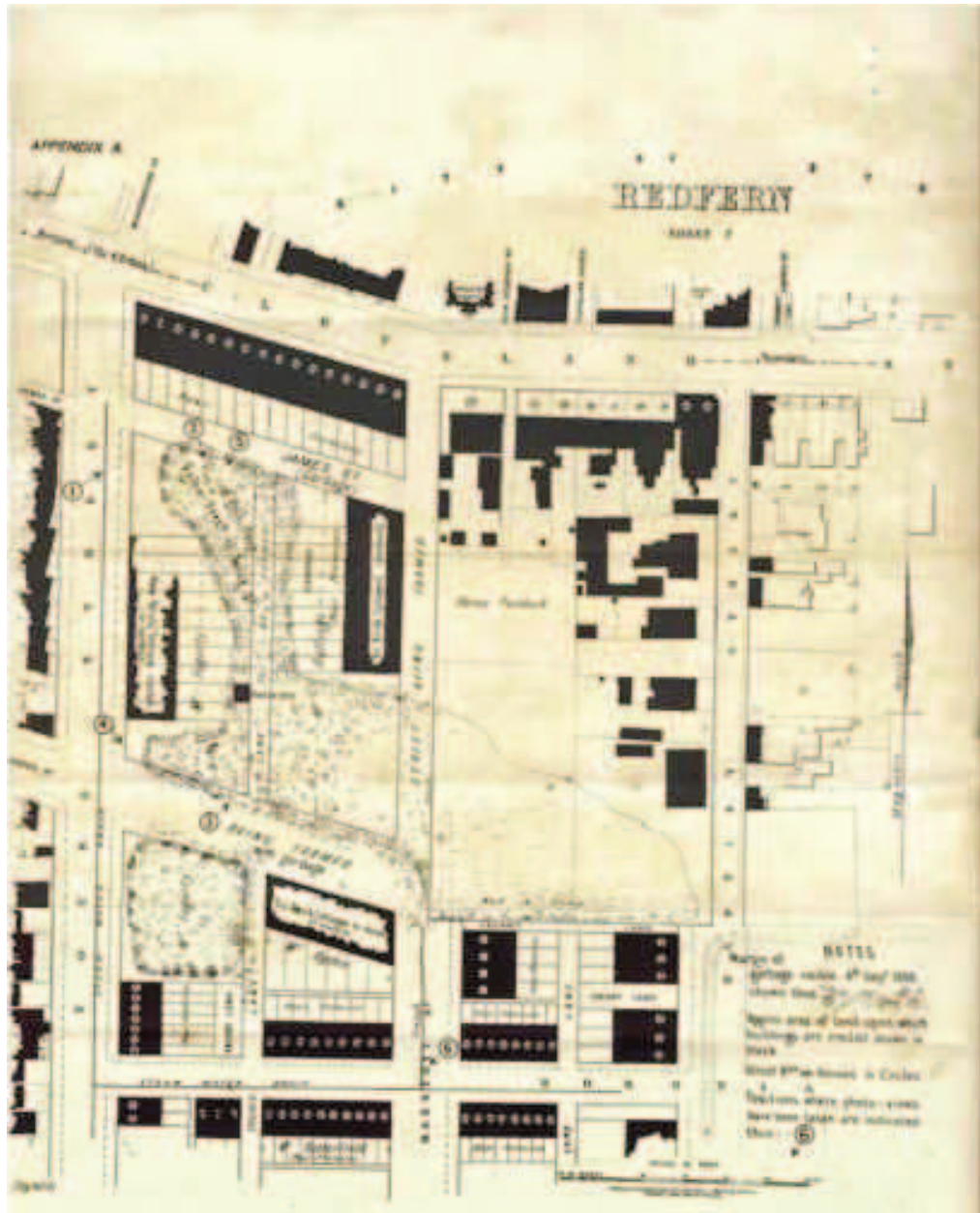


Figure 15 — View showing horse paddock, Cleveland Street, James Street, Young Lane, Young Street, Boronia Street, Cooper Street, Baptist Street and Marriott Street, October 1890. Map contained in a report by the Board of Health on the deposit of garbage in the borough of Redfern. Mr Fogarty's, Mr Rollings', Mr Ogden's and Mr Butterfield's properties identified thereon. (Source: City of Sydney Archives, NSCA CRS 26/245/2002)

An illustration of the site appears on the rear cover of their 1897 catalogue (Figure 16). Wunderlich subsequently expanded into 'modern' materials such as Durabestos, promoted by the company at the time as "inexpensive, clean and durable". Various photographs depicting the Redfern site are shown at Figure 17 through Figure 23. The two aerials (Figure 19 and Figure 20) illustrate the density of development on the property.

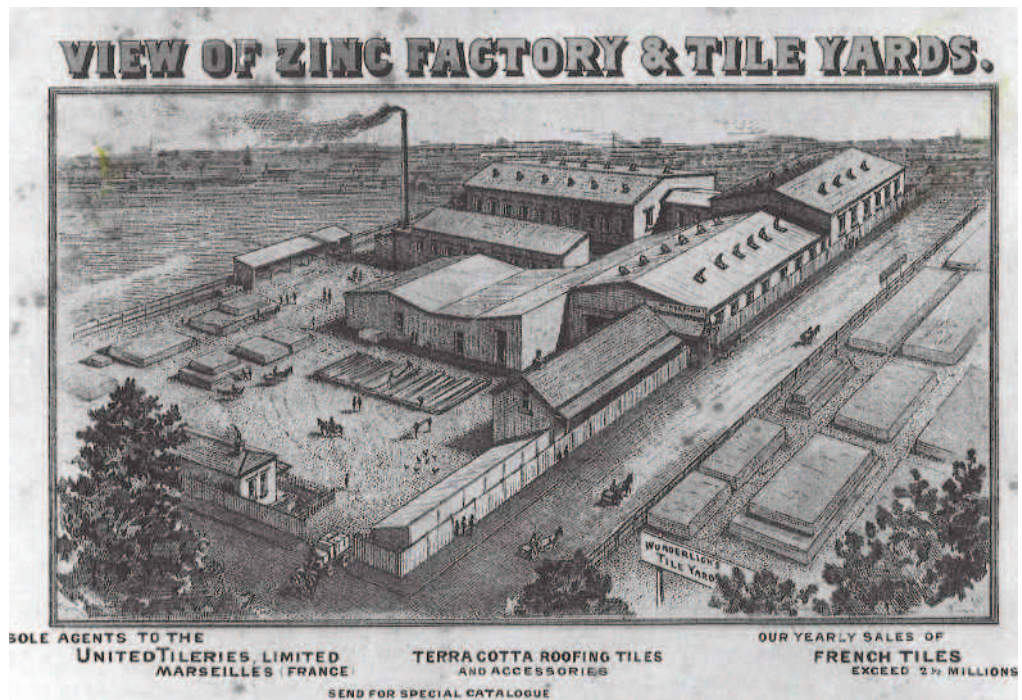


Figure 16 — Rear cover of Wunderlich pamphlet of 1897 on its zinc and steel manufacture showing the factory and tile yards at Redfern. (Source: Susan Bures, *The House of Wunderlich*, 1987, p38)

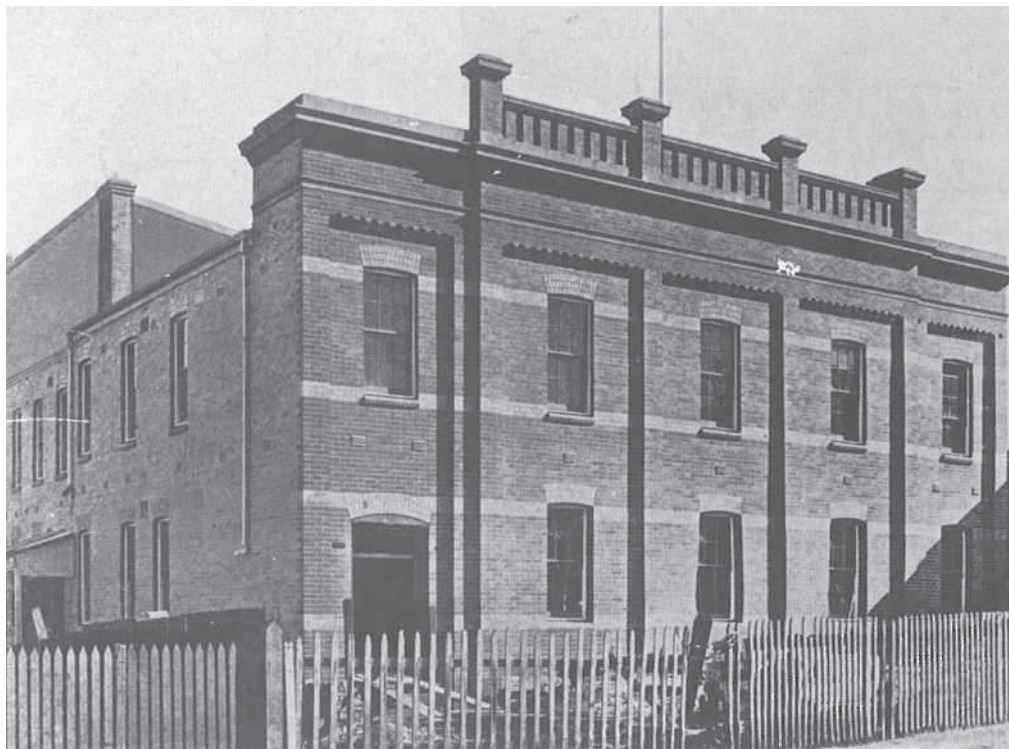
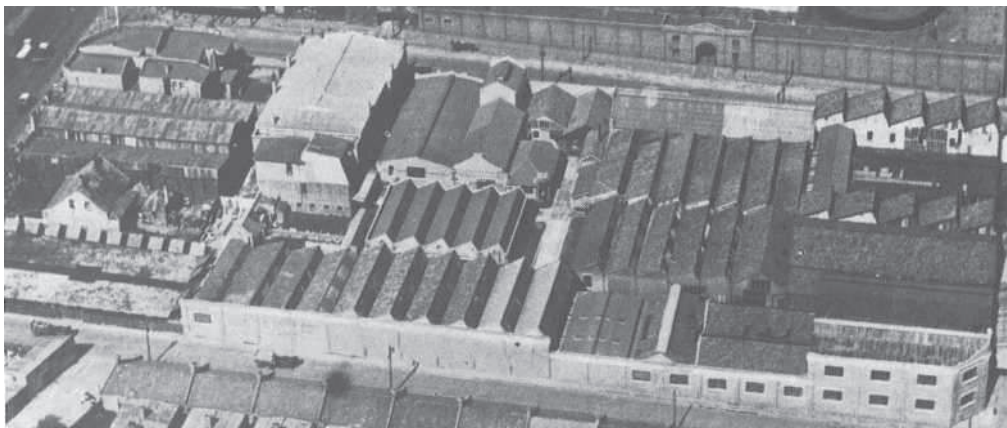


Figure 17 — Baptist Street facade of the administration block at the Wunderlich factory, 1908. Constructed following resumption of part of their property for widening of Baptist Street. (Source: Susan Bures, *The House of Wunderlich*, 1987, p72)



*Figure 18 — Baptist Street facade of the administration block (with addition of a porticoed entrance) at the Wunderlich factory, 1910. (Source: Susan Bures, *The House of Wunderlich*, 1987, p73)*



*Figure 19 — Aerial view of Wunderlich factory site, with Marriott Street in the foreground, 1927. Baptist Street at top. (Source: Susan Bures, *The House of Wunderlich*, 1987, p104)*

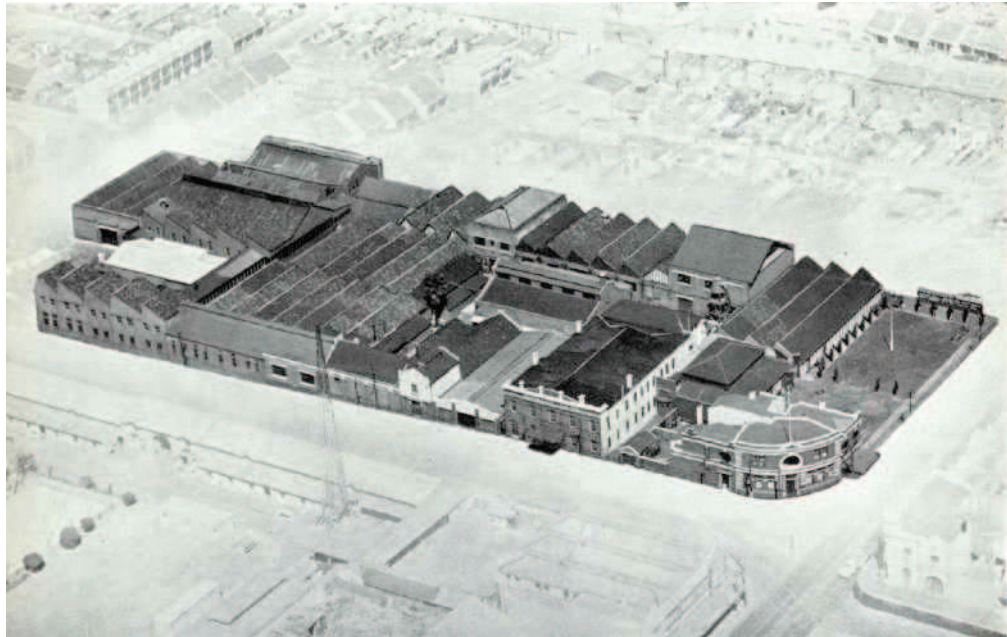


Figure 20 — An aerial view of the Metal Ceiling, Architectural and Industrial Metalworking Factory and Non-Ferrous Foundry, Baptist Street, Redfern, Sydney. The Office Building is in the foreground, and the Showroom is adjacent to the Garden Display fronting Cleveland Street. The former bank building occupies the curved corner location on Cleveland Street. (Source: Sixty Years of Wunderlich Industry 1887-1947)



The Redfern Garden Display features displays of colourful roofing tiles in a setting of green lawns, flowering plants and shrubs.

Figure 21 — The Redfern Garden Display features colourful roofing tiles in a setting of green lawns, flowering plants and shrubs. (Source: Sixty Years of Wunderlich Industry 1887-1947)



Figure 22 — Extract from 1949 aerial of Sydney showing study site in the occupation of the Wunderlich Company and the Bank of NSW on the corner of Cleveland and Baptist Streets. (Source: City of Sydney Archives, Historical Atlas of Sydney)



*Figure 23 — Baptist Street facade of the Wunderlich factory, 1980. Shows the garage and administration block. (Source: Susan Bures, *The House of Wunderlich*, 1987, p13)*

The Wunderlich group of companies was taken over by Colonial Sugar Refining Co. Ltd in 1969. In 1979 CSR decided to sell the Redfern property to Pearson Bridge Holdings Ltd for a supermarket and sold again by them to GJ Coles.² The Wunderlich site about this date (1979) is shown at Figure 24 below.



Figure 24 — Wunderlich site, 393 Cleveland Street, Surry Hills, ca1977-80. (Source: City of Sydney Archives, CRS 1140: BM 435)

According to Certificate of Title Vol 14633 Fol 250, the site (then described as Lot 100 in DP 620522) was in the ownership of Adnot Pty Limited in December

² Bures, *op. cit.*, p152.

1981. In November the following year the property was conveyed to Permanent Trustees Nominees (Canberra) Limited. The subject site changed hands again in March 1987 to Ogen Nominees Pty Limited.

2.3 Former Bank of New South Wales Branch, 397-399 Cleveland Street

According to Bank of New South Wales records, on 7 January 1910 the Board “decided to make an effort to purchase a site for Bank Premises at Surry Hills at the south west corner of Cleveland and Crown Streets, the cost to be no more than £200”.³ Further to that minute an offer was received from Mr OH Bass to lease to the Bank 52’ x 10’1 of land in Cleveland and Baptist Streets for a period of 30 years at a rental of £150 per annum. The Bank endorsed Inspector Miller’s report to lease the site and erect a building on the site.⁴ In August the following year the Board accepted suggestions to erect “a Bank on the corner and a shop for letting facing Cleveland Street”.⁵

In January 1912 the Bank Board authorised tenders to be called for the erection of premises for Surry Hills Branch⁶ and in April 1912 accepted the tender of William Williamson of £5225 for same.⁷ The architect, John Reid, wrote to the Bank of NSW in October 1912 regarding the leasing of the shop and residence No. 109 to the Post Master General’s Department and the Board resolved that the premises be let at a rental above £4 per week”.⁸ Coinciding with the opening of the new branch premises, “the Board authorised the leasing of the shop premises for five years at the rate of £4 per week, but with no right of renewal”.⁹

The Bank of New South Wales premises at the intersection of Cleveland and Baptist Streets was designed by architect John Reid & Son and built by William Williamson in 1912. No tender notice has been located in the newspaper but the building was completed in December that year and opened for business in early 1913.

The building at the corner of Cleveland and Baptist Streets has only just been completed. Its furnishings are not complete by any means. Linoleum has been laid in the majority of the rooms, but pictures have not been hung, and other articles are wanting. In fact, the place is still in a state of semi-disorder. The work of erecting the premises has been in progress for many months...¹⁰

³ Bank of NSW Board Minutes, 7 January 1910, Westpac Group Archives.

⁴ *loc. cit.*, 1 April 1910..

⁵ *loc. cit.*, 25 August 1911.

⁶ *loc. cit.*, 30 January 1912.

⁷ *loc. cit.*, 2 April 1912.

⁸ *loc. cit.*, 8 October 1912.

⁹ *loc. cit.*, 28 January 1913.

¹⁰ “Big Safe Robbery...”, *Evening News*, 30 December 1912, p6.



Figure 25 — Bank of New South Wales Branch, Cnr Cleveland & Crown Sts Surry Hills, 1913. Architect John Reid & Sons. (Source: Westpac Group Archives, NSW312-1)

The Bank of NSW rented the land on which the building was constructed until the property was advertised for auction sale on 18 March 1936 as follows:

2-story [sic] Bank and Shop Premises, of brick, with stone facings, iron roof. The Banking portion comprises: Offices, with Managers Quarters of 7 rooms, etc. Shop Premises, together with Dwelling of 4 rooms and offices. Garage.¹¹

The Board authorised their representative to bid up to £4500 at the auction¹² and was the successful purchaser. The various parcels of land comprising the site were consolidated on a single certificate of title in 1946 in the name of the Bank of New South Wales.¹³ In the late 1960s staff began to complain of cramped space and/or inefficient use of the space available; the branch inspectors made several promises to address the situation, with some renovations carried out to ease the situation. In early 1981 Minnett Cullis-Hill, Petersen & Powell lodged a development application for “demolition of existing banking premises & erection of new premises” but the application was either unsuccessful or abandoned.¹⁴

Building and development applications for works to the building are recorded on South Sydney planning cards. These for the most part consist of minor alterations and additions, partitions and internal alterations, and applications for use of portions of the premises for non-banking purposes.

It seems new premises were sought, probably in the early 1980s (1982?) at which time the bank moved to its current location on Crown Street. The exact date of the move is unclear but occurred before the end of 1983 when the property was sold to the National Safety Council of Australia. That name is accordingly noted above the entrance of the building in the photograph at Figure 26. Coinciding with the change of ownership, Donald Crone lodged an application to refurbish the building at an estimated cost of \$100,000. The

¹¹ “Realisation Sale for Division of Interests”, *Sydney Morning Herald*, 4 March 1936, p20.

¹² *op. cit.*, 13 March 1936.

¹³ Certificate of Title Vol 5574 Fol 182, NSW Land & Property Information.

¹⁴ 11/37/0322, South Sydney Planning Cards, City of Sydney Archives.

National Safety Council of Australia sold the property in 1996 to Ogen Nominees, owners of the adjoining Surry Hills Shopping Village.¹⁵



Figure 26 — 397-399 Cleveland Street, Redfern, 18 September 1989. (Source: City of Sydney Archives, SRC16050)



Figure 27 — Current view of the former Bank of New South Wales branch building, now part of Surry Hills Shopping Village, 2015. (Source: “Surry Hills Shopping Village on market”, March 6, 2015, <http://www.smh.com.au/business/property/surry-hills-shopping-village-on-market-20150306-13w58u.html#ixzz3hFqmVe6U>)

¹⁵ 2/112938 and Memorandum of Transfer 2554666, NSW Land & Property Information.

2.4 Surry Hills Shopping Village

APME Services Pty Limited lodged a development application with South Sydney Council in November 1978 to “construct shopping centre” at an estimated cost of \$1,000,000. However a new application dated March 1980 for “Shopping centre \$1,200,000” is recorded on the planning cards. Irrespective of which application was approved and at what date, the Council approved the construction of a shopping centre on the subject site. Building of the mall was nearing completion in 1981 when a series of development applications are recorded on Council planning cards for shopfitting, use of shops and signage.

At opening, GJ Coles was the principal tenant of the “Redfern Mall”. The respective lessees of the individual shops within the centre are registered on the certificate of title. Two views of the exterior of the shopping centre in May 1985 are shown at Figure 28 and Figure 29.

The shop owners at Redfern Mall voted to change the name to Surry Hills Shopping Village in 1992. The property was sold in 2015 to the current owner.



Figure 28 — Redfern Mall, May 1985. (Source: City of Sydney Archives, SRC15526)



Figure 29 — Redfern Mall, May 1985. (Source: City of Sydney Archives, SRC15527)

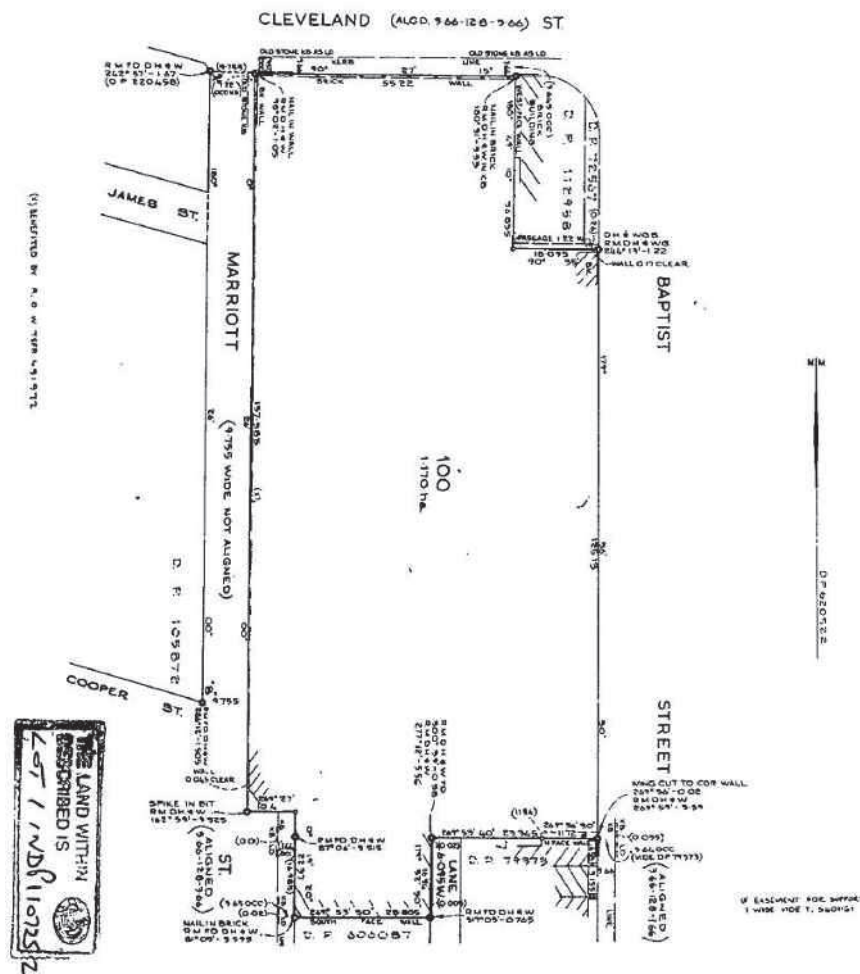


Figure 30 — Block plan of land accompanying Certificate of Title Vol 14633 Fol 250. (Source: NSW Land & Property Information)

3.0 SURROUNDING CONTEXT

The context of the site is a mixture of institutional, commercial and small scale residential development.

To the north, the site forms part of a robust commercial streetscape along Cleveland Street with varying character and scale. At the present time the former Bank building on the corner is a significant and focal element in that streetscape which forms part of a number of co-joined Heritage Conservation Areas. It forms a gateway structure with the building on the opposite corner to the Baptist Street area.



To the south, the two storey scale of terrace style residential development forms the edge of the site adjoining the existing carpark.



On the east, the long walled enclosure of the Police barracks forms a relatively un- activated and hostile boundary to the street which is relieved by semi mature street trees.



3.1 Views

The principal views of the heritage item are those obtained along Cleveland Street looking west and from Crown Street looking south where the building forms a focal point at the offset intersection.

A secondary view is the vista up Baptist Street looking north where the taller form of the



3.2 Curtilage

Curtilage does not form a significant aspect of the heritage item due to its incorporation within the shopping centre development. The building footprint forms the existing curtilage while any future re-development could improve the setting through the separation of new built form, particularly in Baptist Street.

4.0 HERITAGE CONSTRAINTS RE THE FORMER BANK BUILDING

The Heritage listing covers the whole of the former bank structure, including, it would appear the section demolished which forms the entry to the shopping centre off Cleveland Street. The heritage listing includes the interiors of the building.

Changes to the external fabric will be limited to reinstatement of original features and elements in accordance with the archival photographs of the building. No changes to fenestration or additional openings on the principal facades will be acceptable.

The truncated end to the west of the main façade has been modified by the unsympathetic entry to the shopping centre, while at first floor level the original spaces appear to have been demolished behind the retained front wall. This portion of the façade should be retained and given a more sympathetic treatment that re-establishes its ground level support as a portal entry to the site. New work adjoining this element to the west should take into consideration its contribution to the former Bank façade as a whole by appropriate separation or recess treatment and sympathetic scale.

Given the modifications at the ground floor level of the former banking Chamber, there would be no issues with internal reconfiguration of this space within the existing envelope.

Minor internal modifications to the remaining internal spaces might be made following a more detailed assessment of any design proposals. Changes on the western edge of the building at its interface with any new development might be made subject to maintaining any original levels and features in the heritage item.

Upper level additions might be made subject to being well set back behind the existing parapet and not affecting the secondary roof to the south of the main structure.

Council will require a Statement of heritage Impact in regard to any development of the site to address any potential adverse impacts on the former bank building and the conservation areas more generally.

In my opinion a Conservation management plan is not required, however schedules of conservation works will need to be identified for the DA submission.

5.0 HERITAGE CONSTRAINTS IN REGARD TO NO. 40 BAPTIST STREET

No. 40 Baptist Street is a modified terrace house located within the Baptist Street Conservation area that adjoins the subject site on its southern boundary. The building is not a heritage item but development associated with it is controlled by the City of Sydney DCP relating to development in conservation areas. The building has been developed in the last 20 years to achieve its maximum potential. The house is one of a group of similar terraces that form the western side of the street between the subject site and Boronia Street.

In my opinion there is no significant potential for any further development of this site, though the existing fabric might be tidied up and the interiors refurbished. The site forms part of the transitional zone between the existing shopping centre and residential development to the south within the Heritage Conservation Area. Any new development on the subject site should include a transition in scale to the development to the south and respect the fine grain scale of the row of terraces in its layout and design.

Development in this area is set down in the DCP as requiring:

*The Baptist Street neighbourhood is to remain a low scale residential area.
The consistent terrace rows including their scale and proportions, roof design and materials are to be retained. High quality alterations and additions should retain the rear yard character and residential amenity.*

6.0 EXISTING HERITAGE CONTROLS

The principal development controls are found in the City of Sydney DCP 2012. While the locality statements at Part 2.13.1 deal with development generally along Cleveland Street, the main controls are to be found in Part 3.9 of the DCP and in particular 3.9.5 Heritage Items and 3.9.6 Conservation Areas.

3.9.5 Heritage items

Development in the vicinity of a heritage item can have an impact upon the heritage significance of the item. The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views to and from the property.

Objective

(a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.

Provisions

(1) Development affecting a heritage item is to:

- (a) minimise the extent of change to significant fabric, elements or spaces;*
- (b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits;*
- (c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;*
- (d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of services will have minimal impact on significant fabric, elements or spaces;*
- (e) the provision of on-site interpretation, or a combination of each of these measures;*
- (f) not reduce or obscure the heritage significance of the item; and*
- (g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.*
- (h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;*
- (i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and*
- (j) respect the pattern, style, dimensions or original windows and doors.*

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

(3) Alterations and additions to buildings and structures and new development

of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:

- (a) building envelope;
- (b) proportions;
- (c) materials, colours and finishes; and
- (d) building and street alignment.

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

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

3.9.6 Heritage conservation areas

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

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

New development in heritage conservation areas must be designed to respect neighbouring buildings and the character of the area, particularly roofscapes and window proportions. Infill development should enhance and complement existing character but not replicate heritage buildings.

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

- (a) topography and landscape;
- (b) views to and from the site;
- (c) significant subdivision patterns and layout, and front and side setbacks;
- (d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;
- (e) the interface between the public domain and building alignments and property boundaries; and
- (f) colour schemes that have a hue and tonal relationship with traditional colour schemes.

(2) New infill buildings and alterations and additions to existing buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified in (1)(a) to (e) above.

(3) Infill development is not to include garages and car access to the front elevation of the development where these are not characteristic of the area.

(4) Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the individual conservation area.

3.9.10 Building materials for heritage items and buildings within heritage conservation areas

(1) Where residential flat buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained.

- (2) Existing face brickwork and stone walls are not to be coated, rendered or painted.
- (3) Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials.
- (4) New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.
- (5) Development along King Street, Newtown and certain properties adjacent is to be consistent with the King Street and Enmore Road Paint Scheme, available on the City's website, www.cityofsydney.nsw.gov.au.
- (6) Solar water heater storage tanks, ventilators, wind generators, air conditioning units, satellite dishes and antennae and the like, are not to be located on the principal roof plane of heritage items or contributory items in heritage conservation areas.
- (7) Solar collector or photovoltaic panels may be located on buildings in a heritage conservation area. Where solar collector or photovoltaic panels are proposed on the principal roof plane of a contributory building in a heritage conservation area, the panels are to be removable, parallel to the pitch of roof and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric.

3.9.11 Conservation of public domain features in heritage conservation areas

- (1) The following elements of streets, lanes, parks and other areas of the public domain are to be retained if they contribute to the heritage significance of the heritage conservation area:
- (a) evidence of early road surfaces and associated features;
 - (b) stone kerbing, guttering and paving;
 - (c) sandstone steps and retaining walls;
 - (d) street furniture;
 - (e) cast iron letterboxes;
 - (f) signposts;
 - (g) light posts;
 - (h) original pavement lights;
 - (i) fences;
 - (j) railings;
 - (k) trachyte or sandstone; and
 - (l) milestones and ward markers.
- (2) The removal of significant public domain features will only be considered if their retention in situ is not feasible and has been demonstrated in a Heritage Impact Statement.
- (3) If significant public domain features are to be removed, they are to be replaced in one of the following ways:
- (a) detailed and made of materials to match the period and character of the street or park in which they are located; or
 - (b) a contemporary interpretation of traditional elements.

7.0 CONCLUSION

Development of this detracting site could result in a positive enhancement of the surrounding conservation area and remove an uncharacteristic element from the affected streetscapes.

In terms of the heritage items, development is unlikely to have any significant adverse impact on the Police barracks opposite in Baptist Street, subject to an appropriate scale being maintained, the introduction of pedestrian through site linkages that extend the existing lane pattern will be a positive outcome.

The former Bank building if maintained and conserved will remain a positive and focal aspect of the site and act to transition the site to the adjoining conservation areas in Crown Street, Cleveland Street and Baptist Street. Retention of the external form and detail and where possible reinstatement of earlier character and materials will have a positive heritage impact. Adaptation of the interiors and in particular the former banking chamber might be considered without any further adverse impact being created.

Any development will need to take into consideration the existing low scale of traditional housing on the western perimeter of the site and the southern edge and provide traditional scale and forms that complement the established fine grained character of those areas within the conservation area.

Appropriate interpretation of the former uses of the site should form part of any development proposal.



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