PERUMAL
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PM-19059

CONSERVATION MANAGEMENT PLAN

Former Fire Station
No. 3 William Street, Fairfield

January 2020

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Executive Summary

This Conservation Management Plan (CMP) has been prepared on behalf of property owners as part of a Development Application (DA No. 413.1/2018) for the adaptive re-use of the former Fire Station building at No. 3 William Street, Fairfield (the site).

The Fire Station building is proposed to be adapted for commercial uses as part of a boarding house development on the site. Later additions to the existing building are proposed to be removed and a new detached three storey building with basement car park is proposed to be constructed behind, with vehicular access from the rear lane.

No. 3 William Street has not been listed on the State Heritage Register and has not been classified by the National Trust of Australia (NSW). The Fire Station has, however, been listed as a local item (I66) under Schedule 5 of the Fairfield Local Environment Plan 2013.

As part of the DA, Fairfield Council requested additional information and particularly the preparation of a CMP to ensure that the item is appropriately conserved and maintained.

Fairfield Fire Station was constructed in 1924 after the establishment of a volunteer fire brigade in 1920 and use of a temporary building on another site. The site in William Street was purchased by the Board of Fire Commissioners in 1923. The building is the first purpose-built fire station in the Fairfield area and was designed by the Board's first in-house architect William (Bill) McNiven.

The design of the Station followed a standard model that had been used by the Government Architects Office and private firm, Spain and Cosh who also designed buildings for the Board. The building was a relatively modest structure with limited accoommodation as it was to be manned by a volunteer based brigade. The building was constructed to the street frotnage of the long site and was setback from the side boundaries. In additon to the engine room, which had wide openings and doors on the front and rear walls, there was a small watch room and recreation room in the main wing of the building and a single mens room with a small bathroom and store room in a rear wing. The two wings bounded a small paved, rear yard. A hose pole also appears to have been provided at the rear of the buiding.

A small brick addition with skillion roof appears to have been added by 1943. A 1938 plan indicates that the small addition and store spaces within were constructed at the western end of the rear wing by this time. The rear of the site remained open.

The first permanent staff (four firemen) manned the Station in 1959 and the adequacy of the service was long debated. However, it was not until the 1980s and 1990s that temporary buildings and additional accommodation were provided on the site. The main "L" shaped form of the building remained intact until c. 1997 when a lightweight addition clad in timber weatherboards with low pitch gabled and skillion roof forms was added at the rear of the building. By this time a driveway had been added along the northern side of the building. The rear yard was partially sealed and new fences and gates were added at this time. Some alterations were carried out to the engine bay entry and some lightweight partitions and walls and upgrade of the amenities also appear to have been undertaken to the original building. A new hose pole was provided at the rear of the additon and a flag pole also appears to have been fixed to the north eastern corner of the building.

Changes in organisation, budget and cost cutting measures resulted in some changes in the management and use of the building in the early 2000s. After ongoing debate about relocation of the Fairfield premises, NSW Fire and Rescue finally vacated the building and site in 2015. The location of the Station, in the Fairfield CBD had primarily affected call response times and a more accessible site in Yennora now operates as the main Fairfiled facility.

The site was sold to a private owner in December 2015. The additon of some lightweight internal partitions and works have been carried out since that time, however, the building is now vacant.

The former Fire Station building is of local historical, aesthetic and social cultural significance as a good and highly intact representative example of a suburban, Inter-war Free Classical Fire Fire Station. The buiding was based on a standard model and incporarates standard materials and details, however, retains its overall form, character and fabric which makes a positive visual contribution to the William Street streetscape and area. It is a recognisable feature with landmark qualities and is also one of the oldest buildings in the immediate context.

The site is located in the Fairfield CBD, close to Fairfield Railway Station and is part of a diverse built context characteristed by commerical and mixed use buildings.

A Development Application for adaptive works to the building and commercial use (medical practice) has been submitted to Fairfield City Council. The works propose to conserve, repair and adapt the original "L" shaped building footprint and early roof form.

It is considered that the building can sustain a range of small scale commercial uses that would not place undue stress on the existing building form and fabric. A low level of services are and can be accommodated in the building.

A Schedule of Conservation Works (Heritage 21, December 2019) has been completed and it is recommended that the works outlined be carried out.

The face brick facades and details will be retained. Previsouly painted external details, including timberwork, timber windows and rendered elements will also be retained, repaired as required and repainted.

In addition to general repairs and painting of previsouly painted elements the following is proposed and should be carried out in the short term:

- retention and repair of the slate roof cladding and terracotta trims and finials to match;
- repair and replacement to match of roof framing and roof drainage, gutters and downpipes and repairs to roof timberwork including the roof gablet timber vents and barges, timber fascias and eaves lining boards;
- repair to damaged brickwork and failing mortar joints on the front façade;
- repair of cracked brick and infill of an opening on the north eastern brick façade;
- removal of metal bars and hoods (southern façade), repair of timberwork and flashings and replacment of broken glass panes to the windows to match;
- removal of redundant services and conduits, air conditioning units, water pipes, taps and sink (southern façade) and repairs to the brickwork, infill patching, repointing of the front, northern and southern facades;
- adaptation and making good of the rear wall of the rear wing; and
- retention and repair of high, pressed metal ceilings and early internal timber details and general repair and upgrade of the building interior.

This document provides guidelines and policies for the future use, management, maintenance and repair and interpretation of the building. A ongoing cyclical maintance programme has also been included and should also be referred to and implemented over the long term.

1.0 Introduction

1.1 Context of the report

This Conservation Management Plan (CMP) has been prepared on behalf of property owners as part of a Development Application (DA No. 413.1/2018) for the adaptive re-use of the former Fire Station building at No. 3 William Street, Fairfield (the site).

The Fire Station building is proposed to be adapted for commercial uses as part of a boarding house development on the site. Later additions to the existing building are proposed to be removed and a new detached three storey building with basement car park is proposed to be constructed behind, with vehicular access from the rear lane.

1.2 Background and heritage listing status

No. 3 William Street has not been listed on the State Heritage Register and has not been classified by the National Trust of Australia (NSW). The Fire Station has, however, been listed as a local item (I66) under Schedule 5 of the Fairfield Local Environment Plan 2013.

The original Fire Station building is proposed to be retained as part of the current DA. Later additions at the rear of the existing building are proposed to be removed. Fairfield Council requested additional information and particularly the preparation of a CMP to ensure that the item is appropriately conserved and maintained. Reference has been made to the following documentation:

- Architectural plans and details prepared by Mode Design (architects):
- *Statement of Heritage Impact, Proposed development at 3 William Street, Fairfield* (August 2018, revised in April and December 2019) by Heritage 21 (Rappoport Pty Ltd);
- *Schedule of Conservation Works 3 William Street, Fairfield* also prepared by Heritage 21 dated August 2018 and revised in December 2019; and
- *Desktop Archaeological Assessment 3 William Street Fairfield NSW* by Heritage 21 dated August 2018.

1.3 Objectives & limitations

The main objective of this Conservation Management Plan (CMP) is to support and guide the current and future conservation, use, interpretation and management of the building and to ensure that the heritage values are maintained and enhanced into the long term.

The CMP specifically relates to the building form, fabric and spaces of the heritage listed former Fire Station building proposed to be retained.

This report concentrates on the European use and development of the site and specifically the development of the building in the context of the area.

This report does not contain a structural or Building Code analysis or formal archaeological assessment of the site.

1.4 Methodology & structure

This Conservation Management Plan has been prepared in accordance with guidelines outlined in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 1999*,

known as *The Burra Charter*; the NSW Heritage Office's Guidelines on *Conservation Management Documents,* and James Semple Kerr's, *The Conservation Plan* (sixth edition) 2004.

The Burra Charter proposes processes and principles for the conservation of an item. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW. The key methodology of both documents is to identify the nature of any heritage significance as a basis for making decisions which will affect the future of the place.

The initial sections of the CMP provide an analysis of the site and building, based on available documentary and physical evidence. This analysis includes a historical summary that is intended to provide an understanding of the history and development of the site and place.

The historical outline refers to the previously prepared reports with additional research using Trove and sources including Land and Property Information, Sydney Water Archives, Plan Services, Public Works Advisory of the Department of Planning, Industry and Environment and Fairfield Council building and DA files as footnoted. Enquiries were also made to Fairfield and Cabramatta Libraries.

The report also includes a current description of the building and elements proposed to be retained. These elements have been graded to identify their differing levels of significance and contribution they make to the significance of the place to assist the future management of the site.

The following sections address various management issues and the role and objectives of the relevant heritage authorities. They provide the framework for the formulation of the conservation policies and implementation guidelines. The management and policy sections of this report also make reference to and have taken into consideration the proposed works to the buildings and site. This CMP also contains recommended Schedules for the current repairs and conservation works, on-going conservation, management and maintenance of the building and immediate surround.

1.5 Authorship & acknowledgements

This report has been prepared by Luisa Alessi of Perumal Murphy Alessi (PMA), Heritage Consultants.

Contemporary photographs included in this report, unless otherwise stated, were taken by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants, in November 2019.

The author would like to thank Mr Paul Oreshkin & Mr Yatrik Patel, Mode Design, for their assistance with this project.

1.6 Site Identification

The site is located on the western side of William Street which extends between Hamilton Road to the south and Harris Street to the north. The site also has rear access from a lane that also extends between the same streets and is located to south west of Fairfield Railway Station.

The site address is No. 3 William Street, the real property description being Lot 1 DP 3080861 and Lot 3 Section 2 DP 3035.

Figure 1.1 Site location.

2.0 Documentary evidence

2.1 Background development of the area

Prior to European settlement, the area was occupied by the Cabrogal of the Darug Nation.[1] After European settlement land grants in the Fairfield area occurred from the early 1800s. The area now at the centre of Fairfield was part of 100 acres granted in 1807 to Gabriel Louis Marie Huon de Kerrileau, a soldier in the NSW Corps. He named the grant, *Castel Paul*, after his birthplace in Brittany, France. By 1814 the land was consolidated with several other grants to form a largely uncleared 700 acres estate by John Horsley. Horsley, a Magistrate and Coroner at Liverpool, renamed the estate and with his family were among the early pioneers of the area.[2]

Thomas Ware Smart purchased Horsley's estate in the 1860s and constructed *Fairfield House*. Development prior to 1850 was limited and hampered by the local topography, creeks and dense vegetation, however, the pastoral development of the area continued and many of the early estates persisted for some time. It was the construction of the railway which had the most impact on the development of the area. Fairfield Station was opened in 1856. At first, Fairfield became a transport interchange and distribution centre and the railway assisted the development of local industries including timber and agricultural activities.[3]

The railway also brought a great deal of the speculative subdivision and development of a local road network. Whilst suburban development was slow and affected by the recession of the 1890s, commercial activities prospered around centres such as Fairfield and Churches, schools and services were established to serve the emerging population. By the turn of the century the general growth of Sydney began to be felt locally and the suburban development of the area began in earnest. Home building was a local industry in the early decades of the 20th century. The commercial and residential expansion of the city necessitated further services and it is in this context that the Fire Station in William Street was constructed.

The area experienced a marked population increase after the First and the Second World Wars and was settled by many ex-servicemen and migrants. New homes and migrant hostels were constructed. The growth is evidenced by various additions to Fairfield Public School which was established in 1889 and was also supplemented by other primary and high schools. The main civic centre in Fairfield was established in the 1950s and 1960s with increased services including a hospital constructed during this period. Today the area is a busy residential area with a large migrant population. The commercial centre remains focussed around Smart and Ware Streets and railway station which retains one of the oldest railway buildings in NSW.[4]

2.2 Early development of the site

The Fire Station occupies land that was part of 100 acres granted to Gabriel Louis Marie Huon de Kerillian (also referred to as de Kerrileau) on the 1st January 1810 (**Figure 2.1)** that was subsequently acquired by Thomas Ware Smart. By 1887 the site was part of a parcel of over 5 acres in area of Smarts Subdivision acquired by William Stimson, a timber merchant of Guildford. Stimson consolidated over 16 acres of land at this time (**Figure 2.2**). The five acre portion was subdivided in c. 1894 and lots began to be sold. The site, part of Lot 2 and Lot 3 of Section 2 of the subdivision (**Figure 2.3**) and other unsold lots, however, were transferred to Joseph Stimson, George Stimson and John Kingsbury in 1904.[5]

[1] Fairfield Council website.
[2] Pollon, F., (1988) *The Book of Sydney Suburbs*, p. 102-103.
[3] Pollon, F., *The Book of Sydney Suburbs (1988)*, p. 103 & Perumal Murphy Wu, *Fairfield Heritage Study Final Report* (1993), p. 4.
[4] Pollon, F., *The Book of Sydney Suburbs* (1988), p. 103 & Perumal Murphy Wu, *Fairfield City Heritage Study Final Report* (1993), p. 5.
[5] Department of Lands, Primary Application 6423 & Certificate of Title Volume 828 Folio 244.

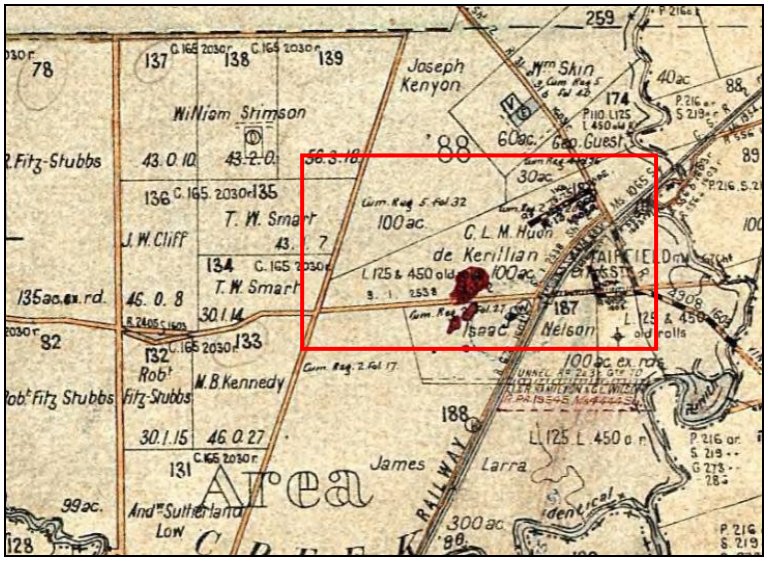


Figure 2.1 Parish Plan showing the original 100 acres grant which was later cut by the railway line.

(Department of Lands Historical Parish Map St Luke Sheet 1/1893)

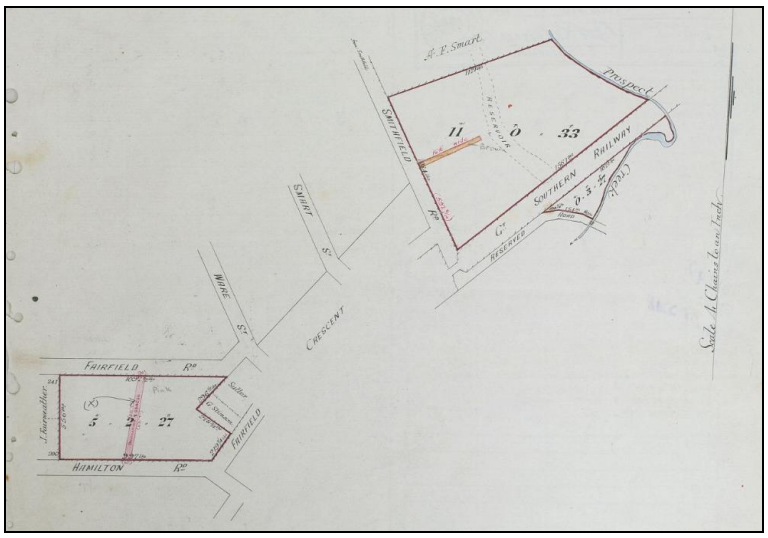


Figure 2.2 The land acquired by Stimson by 1887. The site is located within the just over 5 acres section (bottom left).

(Land and Property Information, Certificate of Title, Volume 828 Folio 244)

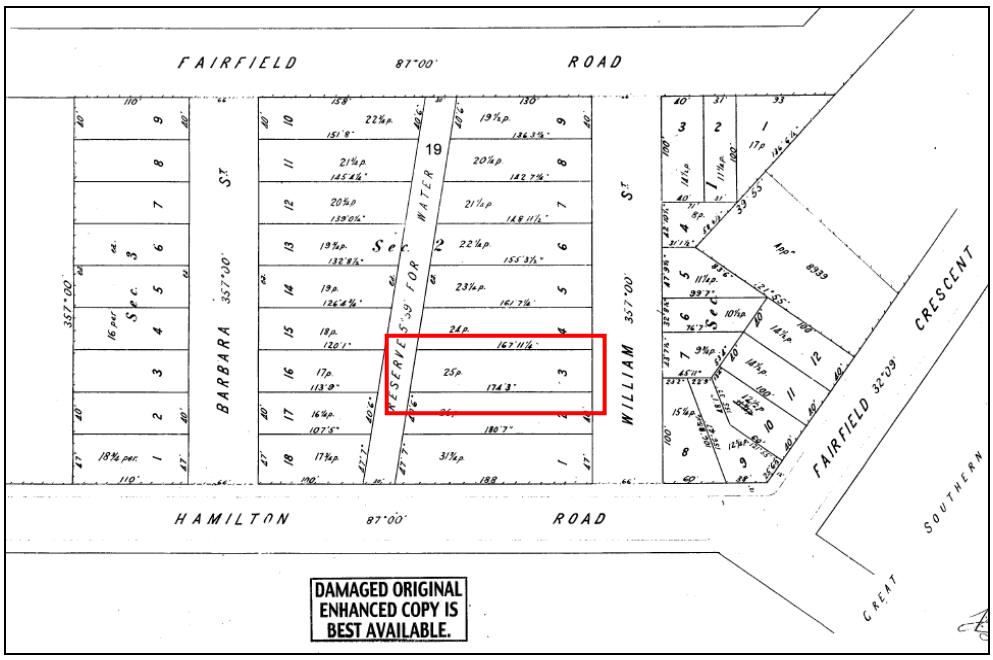


Figure 2.3 The c. 1894 subdivision of the just over 5 acres portion. (Land and Property Information, DP 3035)

The subdivision was generally bounded by Hamilton and Fairfield Roads and Fairfield Crescent and created William and Barbara Streets. The block between William and Barbara Streets was also divided by a "reserve for water" which now remains as an access lane.

In a transfer dated 11 September 1911, Lots 1 to 5 of Section 2 were acquired by Arthur Stimson, an orchardist from Fairfield. Lots 2 to 5 each had 40 feet frontage to William Street and extended back to the reserve. Arthur did not retain ownership for long. In December of the same year, Lot 3 of Section 2 was transferred to John Neale Taylor, an Iron Founder of Fairfield. It is not clear if Taylor developed the site. The Taylor family retained ownership of the lot until 1923, when it was transferred to Frederick Charles Sly, a butcher of Fairfield.[6]

Elizabeth Sarah Taylor purchased Lot 2, to the immediate south of Lot 3 in 1913 and in August 1923 the lot was transferred to Caroline Sly, wife of Frederick Charles Sly. In two separate transfers dated 1 October 1923, Lot 3 with 40 feet frontage and part of Lot 2 with 20 feet frontage to William Street were transferred from Frederick and Caroline Sly to the Board of Fire Commissioners of NSW.[7]

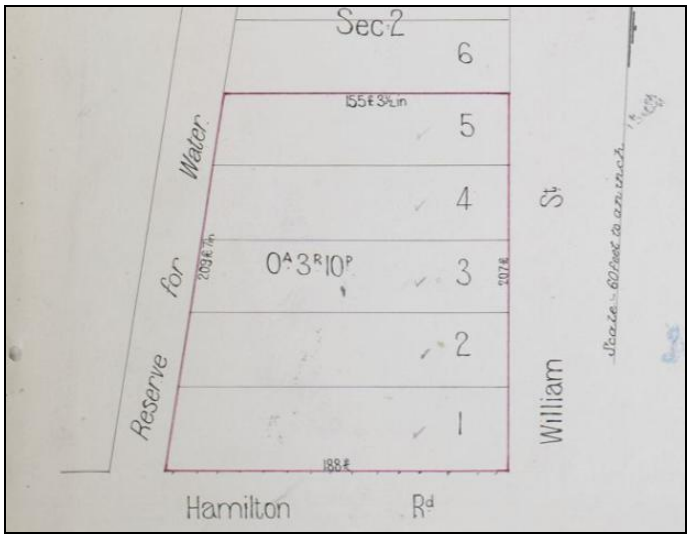


Figure 2.4 The five lots transferred in 1911. The site is Lot 3 and part of Lot 2.

(Land and Property Information, CT Volume 2189 Folio 155)

2.2.1 Construction & early development of Fairfield Fire Station

A report about the destruction of still another "handsome cottage residence" followed the line "Fire Station Wanted" and calls at a local meeting for the formation of a volunteer brigade at Fairfield.[8]

In 1909 an amended *Fire Brigades Act* established a state wide approach to fire fighting by creating the Board of Fire Commissioners NSW to oversee its implementation. In the early years of the colony the only form of fire brigade was a military brigade that comprised of soldiers with basic training and equipment. In the mid 1800s The Australian Insurance Company and members of the Mutual Fire Insurance Association established volunteer brigades that were initially assisted by the services of two fire engines and two fire fighters imported from England. However, by the 1880s disagreements between the various volunteer brigades resulted in the creation of the *Fire Brigades Act* of 1884 which created the Metropolitan Fire Brigade and the United Volunteer Fire Brigade Association. These organisations required all Brigades to register and meet certain requirements to remain active.[9]

[6] NSW Land and Property Information, Certificate of Titles, Volume 2189 Folio 155 & Volume 2211 Folio 207.
[7] NSW Land and Property Information, Certificate of Titles, Volume 3535 Folio 120, Volume 2359 Folio 154 & Volume 2211 Folio 207.
[8] Trove, *The Cumberland Argus and Fruitgrowers Advocate, "Smithfield and Fairfield – Fire Station Wanted",* Sat 26 Dec 1914, p. 5.
[9] Fire + Rescue website.

In August 1916 it was reported that the Fairfield East Ratepayer's Association made representations to the Board of Fire Commissioners to provide a hose and reel at Fairfield. It was noted that two fires had recently occurred in the area and that the nearest stations were at Liverpool and Granville.[10]

The Fairfield Volunteer Brigade was finally established in March 1920.[11] The secretary to the Board of Fire Commissioners of NSW informed Fairfield Council that the Board had appointed members of the the Volunteer Fire Brigade at Fairfield and that it was anticipated that a building or base for the group would be ready for occupation in the course of the week, when the fire appliances would be installed.[12] The building referred to was what would be a temporary station constructed on a site leased from a JR Fergerson known as "Saxton Simplex". The building and site served the Brigade for two years whilst the Board of Fire Commissioners searched for a permanent site. After some searching, the site in William Street was selected and purchased in 1923. Initially it was planned to move the existing timber building, however, after further deliberation it was agreed that a new, purpose-built station would be constructed.[13]

In April 1924 it was reported that the Board of Fire Commissioners had forwarded a sketch plan to Fairfield Council of the proposed fire station to be erected in William Street. On the recommendation of the Building and Subdivision Committee, it was reported in May that Fairfield Council had approved the plan of the proposed new building and urged the Fire Commissioners to proceed without delay.[14] Fairfield became incorporated in the Sydney Fire District for the first time in 1924 and the new station, designed by W McNiven, the Board's in-house Architect, was constructed over the course of the year (1924).[15]

The Board had appointed W McNiven, their first in-house Architect in 1923 after it severed its connection with the architectural firm Spain and Cosh as an economy measure. Bill McNiven first joined the Metropolitan Fire Brigade as a probationary fireman in 1900, rising to Station Officer at Balmain. His training as a carpenter saw him appointed Clerk of Works in 1916 and in 1918 upgraded to Officer-in-Charge of Construction. He registered as an architect in 1923 and designed most new stations between 1923 and 1928. The majority of his buildings were in country towns. His designs were very much in the traditional lay-out adopted by Spain and Cosh, or in this case loosely based on the 1908 Government Architect designed station at Penrith (now demolished). He retired from the service in 1931.[16]

Fairfield's new Fire Station in William Street was opened on 2nd January, 1925. The site was reported to have cost £400 and the building £1,700. At this time it was also reported that it was the intention of the Fire Commissioners to have one permanent man on duty and to also install a motor engine. Fairfield Council, at the request of the Commissioners, extended the boundaries of the fire area, so that it could accommodate the new engine.[17]

In January 1925 it was reported that the new building had been delivered fresh from the hands of the builders and that the new Fire Brigade Station in William Street was ready for business. The building was described as being both commodious and attractive. However, the only regret was that the authorities did not install a motor engine, but this would come later. The reel was to do service for the present. The final cost of the Station was reported at £1,760. The contractor was Mr G Long of Auburn.

[10] Trove, Evening News (Sydney), "Fire Station for Fairfield", Mon 28 August 1916, p. 4.

[11] Adrian, C., *Fighting Fire A Century of Service* (1984), p. 24. Australian Heritage Database Place ID 101964 & Trove, *The Cumberland Argus and Fruitgrowers Advocate, "Smithfield and Fairfield – Fire Brigade",* Sat 22 May 1920, p. 5.

[12] Trove, *The Cumberland Argus and Fruitgrowers Advocate, "Fairfield New Fire Station",* Sat 8 May 1920, p. 5.

[13] Museum of Fire, "*Yennora Fire Brigade Station No. 73 (Formerly Fairfield). A Brief History 1919-2016*"& Heritage 21, *Statement of Heritage Impact - 3 William Street, Fairfield* (2018), p. 13.

[14] Trove, *The Cumberland Argus and Fruitgrowers Advocate, "Fairfield New Fire Station",* Sat 19 April 1924, p. 11 & *The Cumberland Argus and Fruitgrowers Advocate, "New Fire Station",* Sat 3 May 1924, p. 7.

[15] Australian Heritage Database Place ID 101964.

[16] Trove, *The Daily Telegraph, "Fire Wage Cuts Well-known officers to retire"*, Tue 11 Aug 1931, p. 7.

[17] Trove, *The Cumberland Argus and Fruitgrowers Advocate, "New Fire Station",* Fri 12 Dec 1924, p. 7.

Mr HJ Williams was the enthusiastic captain of the brigade which was also serviced by Messrs N Gough, A Palmer, JH Bell, C Ward, EG Baratt, R Plumb and J Walter.[18]

The original plan (**Figure 2.5**) shows the "L" shaped form of the building with main wing, containing an engine room, watch room and recreation room. The engine room has a central motor pit and wide openings with three doors at each end. Two window openings are also shown on the side (northern) wall. Two steps and a door access a small hall. A lightweight partition and door enclose the watch room which has a single window on the external wall (facing William Street). The recreation room has three windows on the external (southern) wall and splayed fireplace. A single door accesses the rear wing which has a small, single men's room accessing a small bathroom. A small externally accessed store room also occupies a rear corner of the building. The plan also shows a paved yard between the two wings of the building and a drill tank attached to the rear wall and gable hip and hipped roof form.

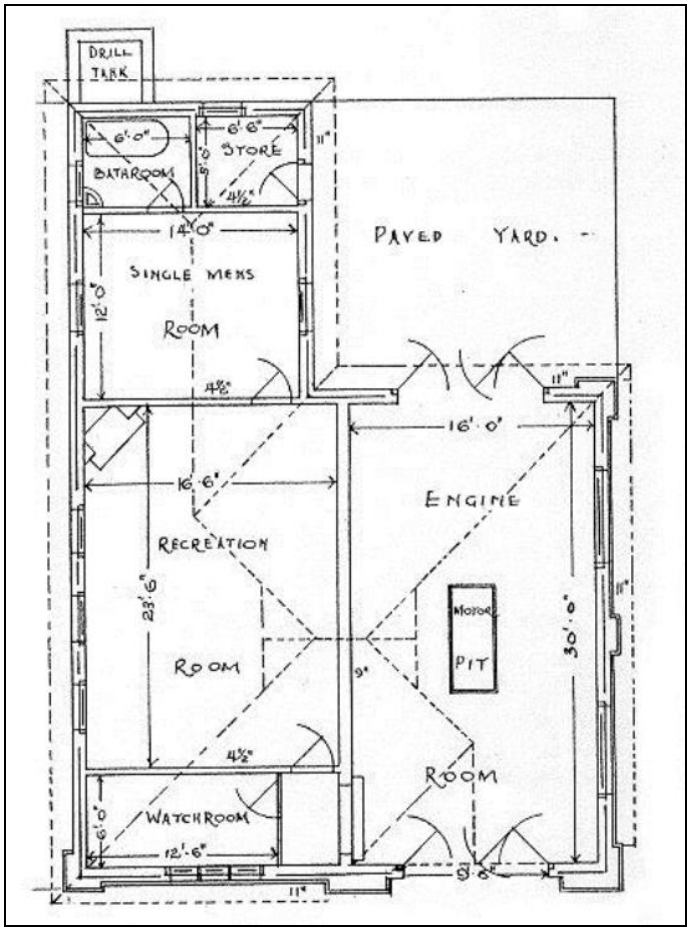


Figure 2.5 Original building plan and front elevation. The plan shows the layout and hipped roof form over the rear wing and gabled hip over the main wing of the building. Two steps also show a change of floor level between the eastern and western side of the buildings (also refer to the drawings, Section AB in the Appendix).

(Plan Services, Public Works Advisory of the Department of Planning, Industry and Environment, Fairfield F7)

[18] Trove, *The Cumberland Argus and Fruitgrowers Advocate, "New Fire Brigade Station",* Fri 16 Jan 1925, p. 7.

The front elevation of the building shows the gabled hipped roof form with its chimney and parapeted front bay with the wide engine room opening which is the only vehicular and pedestrian access to the building from the street. The wide opening and doors at the opposite end of the engine room also were to provide access and connection to the rear yard. No other access to the main building appears to be provided.

An undated photograph (**Figure 2.6**) assumed to be an early image shows the building constructed to the street frontage and indicates that the main wing was constructed to the plan. Timber picket fences extend each side of the building. A bell is located to the south and what may be a pole is also just visible at the rear (right). The wide opening facing the street is clear and with what appears to be the original, timber doors. The hood and parapeted section over the wide engaged piers is evident. A lamp is visible over the "Fire Station" identification lettering. A photograph dated c. 1926 (**Figure 2.7**) shows the paved area and surrounding face brick walls, wide engine room rear opening and doors. The photograph also shows the openings around the rear yard were also constructed to the plan and including a single window and a single door to the rear store (at right).

Figure 2.6 The Fire Station assumed c. 1925.

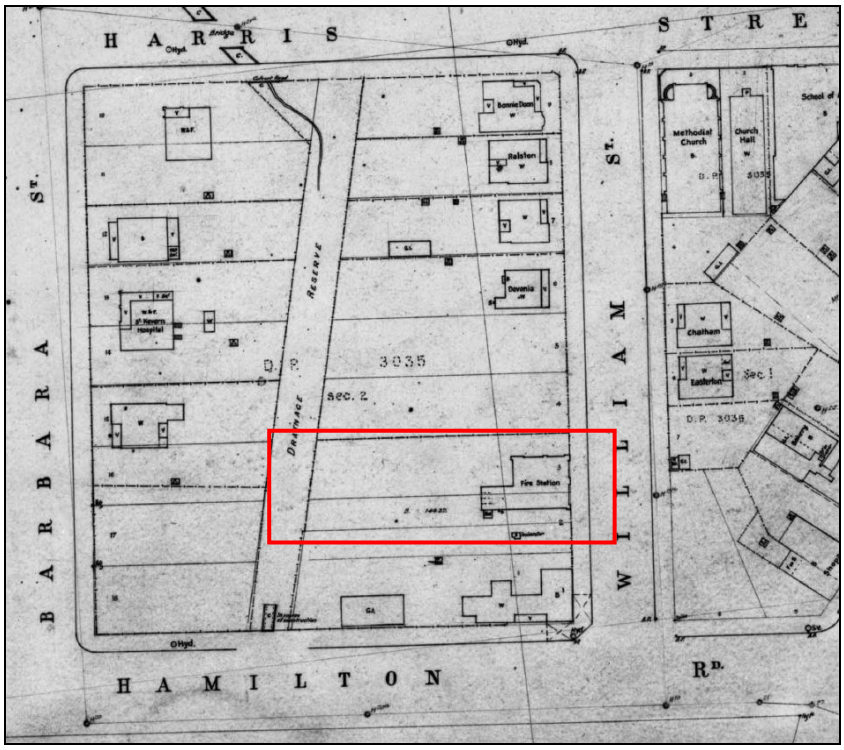
(Fairfield City Image Library File No. 005/005571)

Figure 2.7 The volunteer brigade and their *Garford Type 64 Pumper* which was provided in 1926 in the rear paved yard. The face brick walls and openings around the rear paved yard are also visible.

(Museum of Fire. *Yennora Fire Brigade Station No. 73 (Formerly Fairfield). A Brief History 1919-2016*)

Newspaper articles from the late 1920s and early 1930s indicate that the service was busy, not only protecting properties but also responding to bushfires.[19] The growing need may have resulted in some early changes at the Station. A Sydney Water plan based on a survey undertaken in May 1938 (**Figure 2.8**) shows the Fire Station building constructed to the William Street frontage of the site. The two separate lots, (Lot 3 and part of Lot 2 of the 1894 subdivision with 60 feet frontage) which make up the site are clear. The building setbacks, bayed nature and articulation of the front and northern façades of the main wing are shown and also indicate that the building was constructed to the plan. However, markings in the rear wing (assumed to be internal walls) and location of the tank indicate that the rear was possibly modified or extended sometime between 1924 and 1938. The plan also shows that a number of residences, shops and Methodist Church were also located around William Street by this time.

A subsequent Sydney Water plan (**Figure 2.9**) shows the service connections and indicates that the hydraulic connections were not restricted to the end wall and extended further along the rear wing. No major change is evident to the building, however, some change is evident on the surrounding sites.



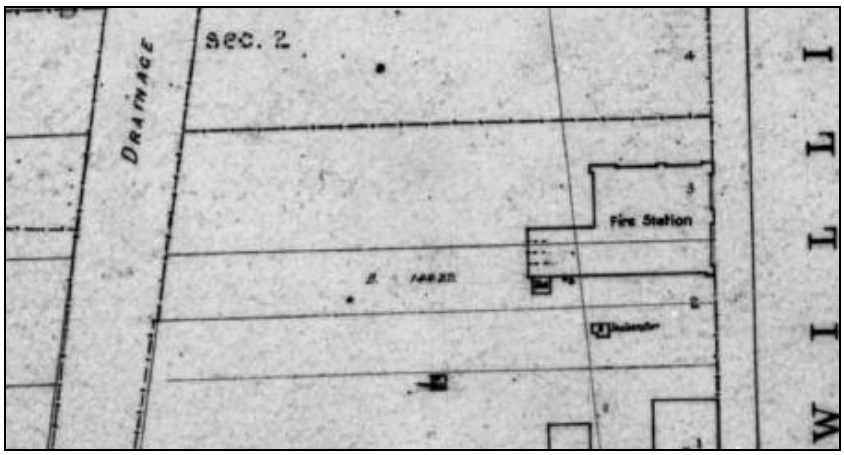


Figure 2.8 Sydney Water plan dated 1938 that shows the two lots that form the site, building and surrounding context.

(Sydney Water Archives DTS2215)

[19] Museum of Fire, "*Yennora Fire Brigade Station No. 73 (Formerly Fairfield). A Brief History 1919-2016.*

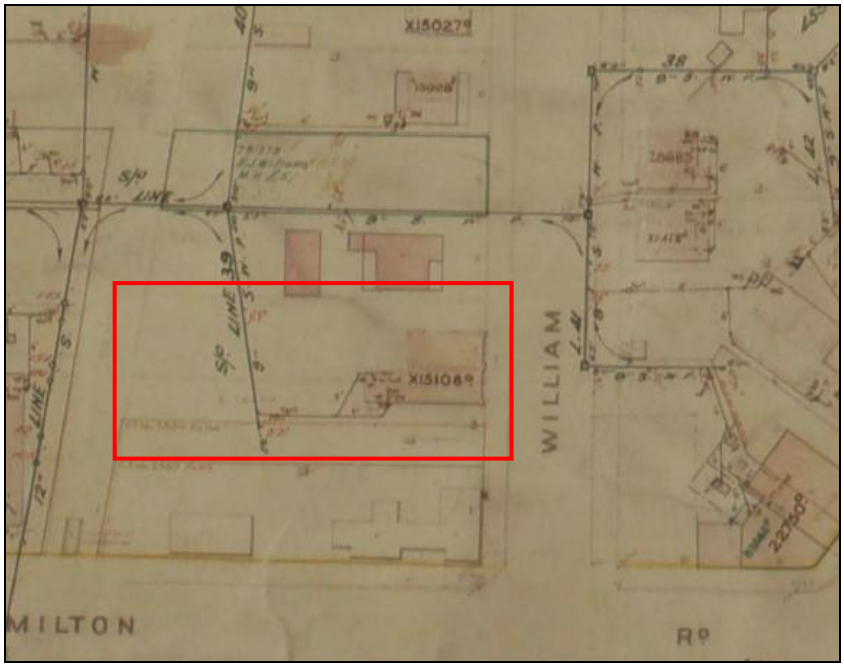


Figure 2.9 Sydney Water plan showing service connections and neighbouring development.

(Sydney Water Archives Blackwattle1614)

An aerial photograph from 1943 (**Figure 2.10**) similarly shows the early form and siting of the building on the site. The vehicular crossover and access to the front of the building is clear with a sealed area at the rear, between the two wings of the building. The building and relatively small sealed yard are otherwise surrounded by what appears to be open grassed area.

The aerial shows the main gabled hipped roof of the front section of the building. The hipped roof and chimney over the rear wing is also evident as shown on the original plan of the building. However, what appears to be a lower, skillion roof or awning also appears to extend from the western end of the rear wing, indicating that a small addition had been constructed at the rear by this time. A photograph of the Fairfield Fire Brigade with their *Dennis Pumper* dated 1955 (**Figure 2.11**) shows the sealed (concrete) yard and indicates the surrounding open grassed area. A face brick, skillion roofed section with a small high vented opening is also just visible behind fire truck.

Figure 2.10 1943 aerial. The concrete driveway and paved areas between the two wings of the building is clear. A lower roof section is also visible at the western end of the rear wing and original hipped roof.

(SIX Maps)

Figure 2.11 Image dated 1955 showing the sealed yard and grassed surround and rear skillion roofed section at the western end of the rear wing.

(H21 p. 16)

Despite some agitation for the appointment of permanent officers from as early as 1930, the Station continued to be manned by the Fairfield Volunteer Brigade until the 1950s. During this period the building played host to a number of social events including dances, billiards and darts tournaments.[20] Calls for a permanent fire officer at Fairfield were strengthened by a survey conducted by the Chief Officer of the Fire Brigades in the late 1950s[21] and finally in 1959 it was reported that four permanent officers would commence duty on the 1st October. The decision to increase the strength of the Fairfield Fire Brigade came from Alderman AE Shaw, Fire Commissioner and Local Government representative for all councils on the Board of Fire Commissioners. One officer would be always on duty and it was also reported that certain amenities would have to be provided before the men took up their duties.[22] The four fire officers took over the Station as planned and were to work 6 hour shifts to provide 24 hour service with assistance from the existing 13 volunteers. It was anticipated that the presence of a fire officer at all hours would greatly increase and speed up attention to fires in the rapidly growing area which was experiencing a marked increase in population and housing.[23]

A photograph accompanying the newspaper reports at this time (**Figure 2.11**) shows the original form and details of the front and north eastern facades of the building. It is not clear if any additional amenities were provided to cater for the full-time staff, however, the face brick facades and architectural details including the brick details, timber framed windows, roof form, parapet, awning and details of the wide bay and only entry to the building are clear. The front driveway continued to access the engine bay at this time. A fence and gate also appear to extend across the north eastern, front boundary.

In October 1970 the Board requested permission to erect an illuminated "Fire Station" sign on the front facade to assist the ready identification of the building. The standard suspended sign was approved in November 1970.[24] An undated image of the Fire Station (assume post 1970 **Figure 2.12**) shows that the lamp on the parapet had been removed, however, a number of other service elements including the approved sign are visible at the front of the building and fixed to the front façade. The timber picket fence along the north western end of the street boundary appears to have been removed, possibly as the driveway had also been widened. A photograph dated 1981 (**Figure 2.13**) shows the building and modern additions including the concrete paving extending around the northern side of the building. All of the photographs show a hose pole located close to the rear of the original building.

[20] Trove, *The Biz (Fairfield) "Fairfield Fire Brigade Social Activities*", Wed 24 August 1955 p. 14.
[21] Trove, *The Biz (Fairfield) "Permanent Fire Officer Fairfield's Claims*", Wed 16 April 1958 p. 10.
[22] Trove, *The Biz (Fairfield) "Full-Time Firemen for Fairfield*", Wed 9 September 1959, p. 27.
[23] Trove, *The Biz (Fairfield) "Fire Officers Arrive*", Wed 7 October 1959, p. 24.
[24] Fairfield Council, Property File, 29981. Letter from the Board of Fire Commissioners NSW to Fairfield Council dated 9th October 1970, 721/68/17.

Fairfield Fire Station, which will be permanently staffed from the beginning of October. —John Chiarotto Studio.

Figure 2.11 Photograph of the building c. 1959.

(*The Biz (Fairfield) "Fire Officers Arrive*", Wed 7 October 1959, p. 24)

Figure 2.12 Undated photograph showing the addition of services and the illuminated sign to the front of the building.

(Fairfield City Image Library File No. 005/005570)

Figure 2.13 Photograph dated 1981.

(Fairfield City Image Library File No. 005/005569)

2.3 Development of the Fire Station

Despite continued debate about the inadequacy of the fire service in the area, manning and equipment of the Fairfield Fire Station, it would appear that the early form of the building and original "L" shaped footprint remained until the 1990s.

In the late 1980s plans for alterations and additions to the building were prepared and a DA was submitted to Council in February 1989. Prepared by Peter Hall Architects Pty Ltd, the plan (**Figure 2.14**) indicates that it was proposed to enlarge the rear wing and provide accommodation for the full-time staff member on duty and enlarged facilities and amenities for the crew. The plan shows the proposed extension of the rear wing. The rear walls, existing amenities and store rooms (assumed early addition, shown dotted) were proposed to be removed and rooms extended out and supplemented by a new store and amenities.

However, following some discussion and correspondence the DA was withdrawn. In a letter to the Board of Fire Commissioners Council expressed an opinion that the Fire Station was inappropriately located within the Fairfield Town Centre and that improvements to traffic flow were intended to be carried out should the Station be relocated. Council sought clarification prior to determination of the DA as to whether the works were of an interim nature pending relocation or part of an overall plan to consolidate the fire stations operation from its current location indefinitely. It seems that the relocation of the fire station had been and was being considered pending investigation of other sites.[25]

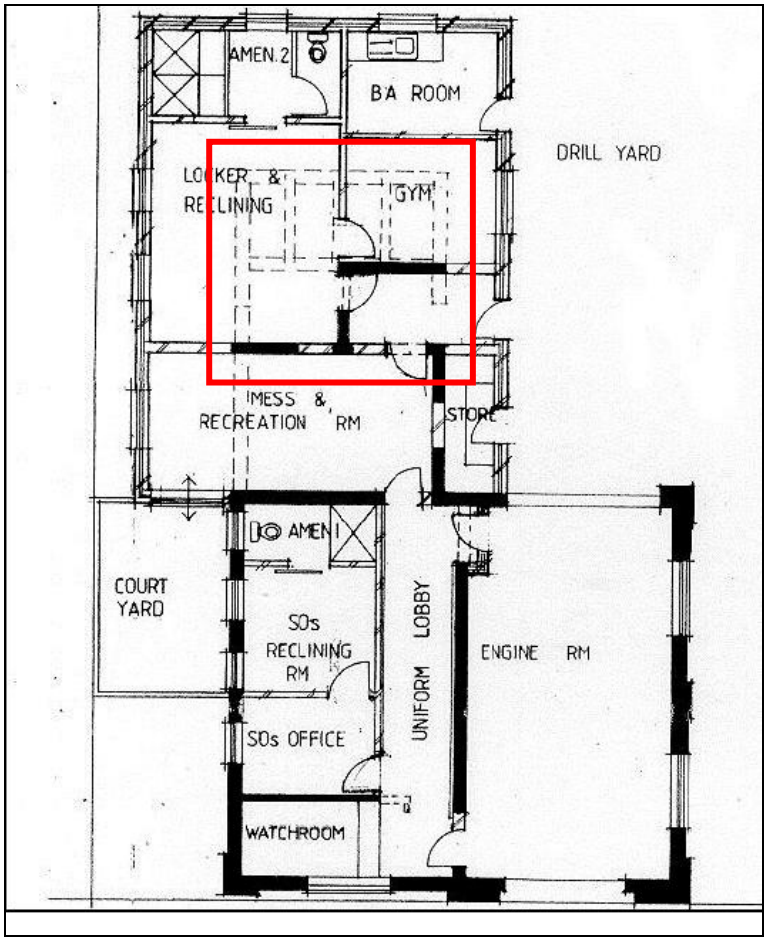


Figure 2.14 Proposed alterations and additions, c. 1980s. The works do not appear to have been executed, however, the plan shows what is assumed to be the early additions to the western end of the rear wing and variation from the original plan.

(H21, p. 17, also refer to Appendix)

[25] Fairfield Council, Property File 29981, Letter dated 3rd May 1989 from Council to the Board of Fire Commissioners, file notes and DA 124/89.

Photographs dating from around this time (c. 1989, **Figure 2.15**) show the front and rear of the building. The early form and roof is evident with the assumed, early skillion roofed addition at the rear and surrounding sealed driveway and yard. A small structure is also also evident on the paved area between the two wings of the building. The remainder of the site appears to have been open grassed area and used for informal parking.

Discussion relating to the relocation from the site continued and in 1990 an application was submitted to Fairfield Council for the provision of two portable buildings on the site as a "temporary" measure.[26] Two standard structures, measuring 6 by 2.4 meters were proposed to provide space for lockers and a change room and for the storage of bedding and gymnasium equipment. The additions to the site were approved subject to conditions requiring that staff vehicles were to be parked behind the buildings and that a suitable all weather surface be provided. In a letter to Council, the now NSW Fire Brigade noted that the proposed additions were temporary and no changes would be undertaken to the existing building. Staff currently parked their cars at the rear of the site and that there was no intention of providing concrete or other surface to the rear due to the cost and "imminent" relocation of the Station from the site. The conditions were waivered and consent noted the temporary installation aims to alleviate the immediate need whilst the Fire Brigade was relocating.[27]

Figure 2.15 Photographs of the front and rear of the building c. 1989

(Fairfield Council, Property File 29981, 3 William Street, DA 124/89)

[26] Fairfield Council, File No. 9080.10, DA815.1990.
[27] Fairfield Council, DA 556.90.

A photograph that was taken as part of the Fairfield Heritage Study (1993, **Figure 2.16**) shows that a lightweight, portable type building was added at the rear of the building.

Figure 2.16 Photograph from the Fairfield Heritage Study (1993). A lightweight and portable type building is just visible at the rear of the building (at right).

(NSW Heritage Database No. 1570072)

The Fairfield City Heritage Study recognised the Fire Station as a good example of an Inter-war building and typical example of its type constructed in the 1920s. It noted that the building remained intact and was in good repair. The building was listed as a local heritage item. The accompanying photograph (**Figure 2.16**) confirms that no major changes had been carried out the main wing of the building to this time apart from the addition of a projecting suspended illuminated hamper sign with "Fire Station" to the William Street façade (c. 1970) and other services.[28]

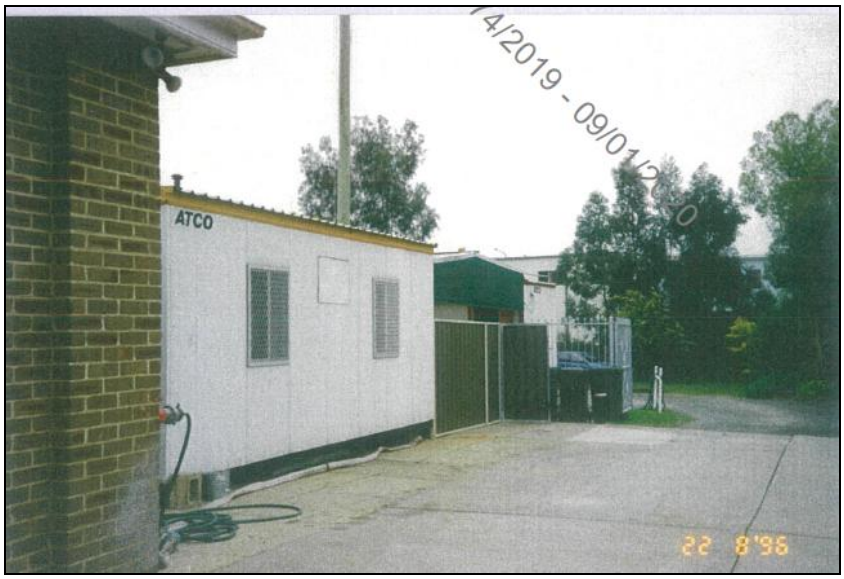
The photograph indicates that a Fire Truck was accommodated in the engine bay. Steel gates had also been added to the northern end of the street frontage and a high fence extends from the south eastern corner of the building to the southern boundary. What is assumed to be the early hose pole is also visible at the rear of the building.

However, it would appear that staff accommodation and facilities continued to be a problem and discussion between Council and the NSW Fire Brigade about the relocation of the Station continued. Another application for a temporary portable building for additional staff was submitted in 1996. Another temporary measure, it was not supported by Council and was withdrawn. The Fire Brigade informed Council in January 1997 that is was intending to submit plans and details showing the removal of the existing two portable buildings and construct a new addition to suit their needs. It was also proposed to increase the size of the engine bay door and replace the existing door with a motorised panel lift door to assist site security and fire engine access.[29]

Photographs in the Council files dated August 1996 (**Figure 2.17**)[30] show the two portable buildings and associated fencing and paving on the site. The location of the additional demountable (within the eastern setback) is also noted. The images also show that the fire truck had damaged the rendered surround of the William Street engine bay opening which may have prompted the intention to enlarge the opening.

[28] Perumal Murphy Wu, Fairfield City Heritage Study (1993).
[29] Fairfield Council, File DA 558.90, DA 381/96, DA 5905.1996.
[30] Fairfield Council, File DA 558.90, DA 381/96.

The images also show that new fencing has been added to the William Street boundary and that a sink and steel hood had been added to the eastern façade of the building by this time. A flag pole is also visible in the front, south eastern corner of the site.



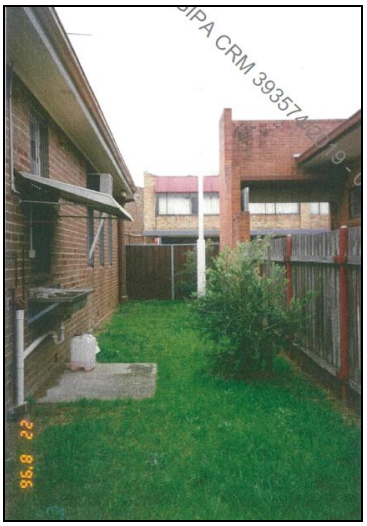


Figure 2.17 Photographs from Council files dated August 1996.

(Fairfield Council File 556.90, DA381/96)

In 1997 an application was submitted to Council for the provision of additional staff accommodation and extension of the engine bay.[31] The works (refer **Figure 2.18** & Appendix) included the construction of a lightweight addition with office, gymnasium and amenities and under cover deck. The addition also created a separate and recessed pedestrian entry along the northern side of the building (over the paved original yard). An awning with B-B-Q structure is also shown on the southern side of the addition.

The drawings also indicate some changes to the engine bay. The existing surround and concrete hood were proposed to be removed to enable the slight enlargement of the opening and a new hood, proposed to match and panel door lift door were proposed. A new vent was also proposed on the northern wall.

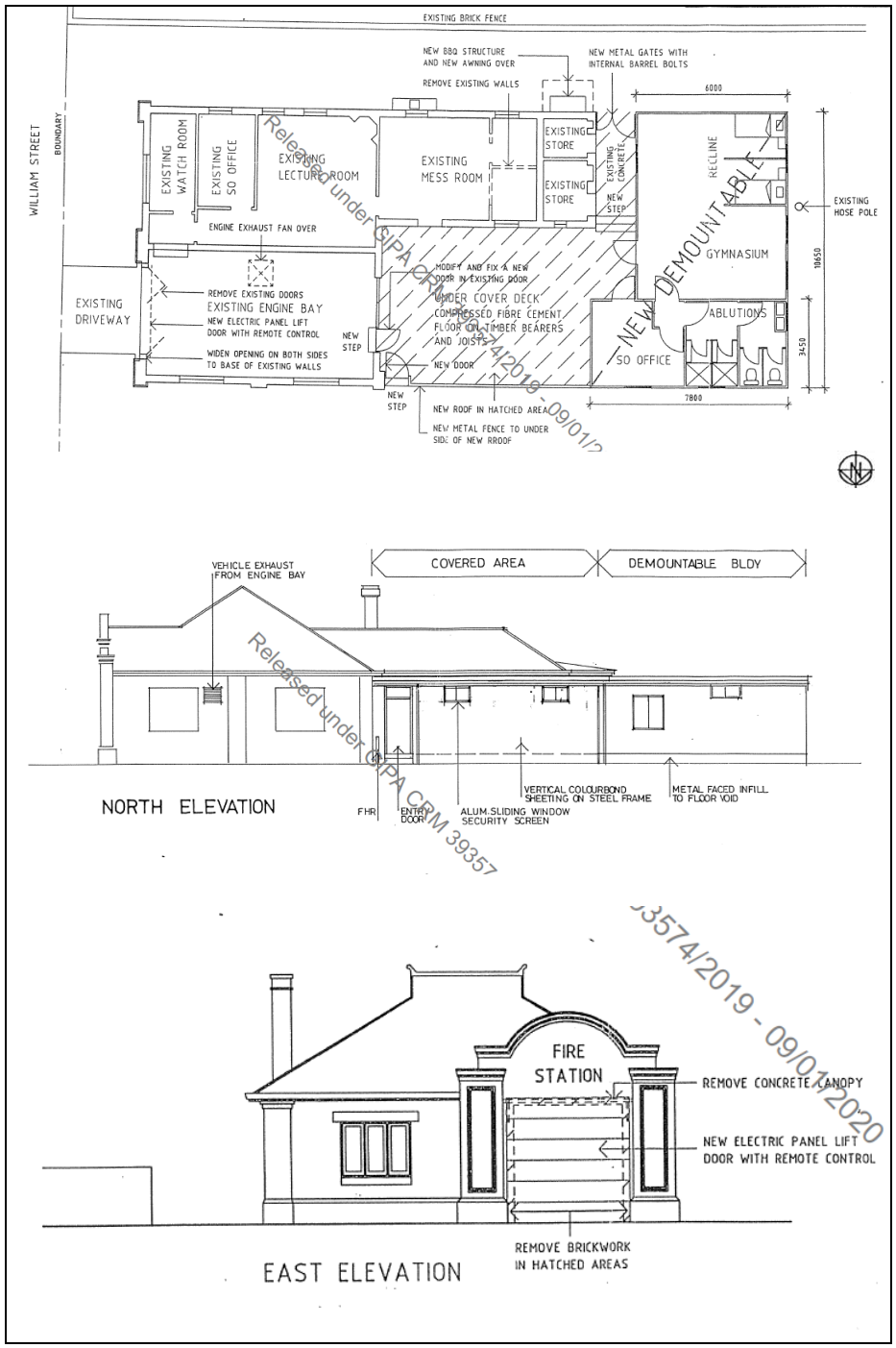


Figure 2.18 Proposed alterations and additions, 1997

(Fairfield Council File 556.90, DA216/97)

[31] Fairfield Council, DA6352.1997.

An undated photograph assumed to date from the late 1990s (**Figure 2.19**) shows part of the addition at the rear of the building. The image also shows that a modern garage door had also been added to the entry of the engine bay and that the front gates and fence on each side of the building had also been upgraded. Some additional services also appear to have been added to the front of the building and flag pole also appears to have been added and fixed to the north eastern corner of the building.

A recent aerial (**Figure 2.20**) shows the early slate roof with terracotta trims and what is assumed to be the early addition with the skillion and low pitched roofs over the recent additions. The western portion of the site remained relatively open and was used for storage of equipment and car parking. Some trees are also located on the western boundary, adjacent to the service easement which continues to cut through the block. The image also shows that the surrounding area has continued to develop with larger buildings located all around the site.

Figure 2.19 Undated photograph of the building. The late 1990s addition to the building is partly visible.

(NSW Heritage Database No. 1570072)

Figure 2.20 Recent aerial showing the c. 1997 additions and development of the area.

(SIX Maps)

It would appear that the works enabled the Station to continue on the site for some time. In 2013 Fairfield Fire Station was one of four local stations that were subject to "TOLing". This meant being placed "temporary off line" (TOL) on some days. This was done as part of a state government cost cutting measure. As a result Fairfield Council and the Fire Brigade Employees Union made some representation to Police Emergency Services and the Premier at the time, Barry O'Farrell. It was finally announced that the Station would remain permanently online, however, there was continued reservations regarding increasing pressures on Fire and Rescue NSW to close other stations to meet budget cuts.[32]

Staffing, budgets and response times continued to be a problem and the local fire fighters finally bid a farewell to their "93 year old" Station in Fairfield in 2016 when a new $3.3 million replacement Station was opened in Fairfield Road, Yennora. It was reported that Fairfield Station had responded to almost 1300 emergency calls over that last year, however, the location of the Station in the Fairfield CBD had caused delayed response times and issues for staff. It was noted that there was too much traffic congestion that made it difficult for fire fighters to come in and out of the Station.[33]

The Yennora facility was operational and local operations shifted in October 2015. At the official opening in February 2016, it was noted that the 1924 building was "*past its use-by date. It was cramped and there was no scope to redevelop it into a fire station which would meet the needs of a modern fire and rescue service protecting a vibrant and diverse community*." Fairfield Fire Station was sold in December of the same year for a reported sum of $1.5 million.[34] It is assumed that some minor internal alterations including the addition of lightweight partitions and infill in the former engine bay were added from this time (**Figure 2.20**).

In 2018 the new owners submitted a Development Application for the construction of a new boarding house development on the site. The original Fire Station building is proposed to be retained and adapted for commercial use.[35]

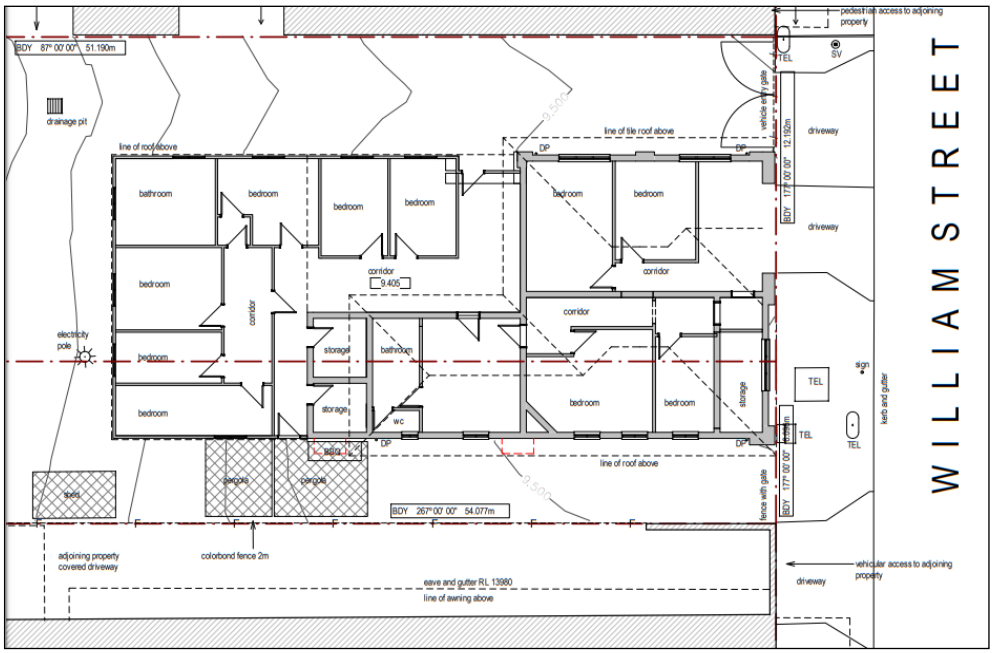


Figure 2.20 Current building plan.

(Mode Design)

[32] *Fairfield City Champion, "Fairfield Fire Stations to remain open*", 19 Nov 2013.
[33] *Fairfield Advance, "Firefighters farewell 93-year-old Fairfield Fire Station and welcome a new station at Yennora"*, 4 February 2016.
[34] *Fairfeld City Champion, "New fire station open*", 3 February 2016 & *Fairfield Advance, "Firefighters farewell 93-year-old Fairfield Fire Station and welcome a new station at Yennora"*, 4 February 2016.
[35] Fairfield Council, DA413.2018.

3.0 Description of the site

3.1 The site context

The site is located on the western side of William Street which is a wide and relatively level dual carriageway with sealed verges and car parking on both sides of the street.

The built context is predominantly characterised by two and three storey commercial buildings with some mixed use buildings largely dating from the mid to late 20th century. A number of contemporary, multi-storey mixed use and residential flat buildings also now form a backdrop to the street and are located in the area. The buildings along William Street are generally constructed to the street frontage and some have awnings extending over the verge and pedestrian footpaths. Some open setbacks and driveways also extend from the William Street alignment.

The former Fire Station building is notable as one of the oldest buildings in the street. To the immediate south of the site, on the western corner of Hamilton and William Street is a single storey commercial building with high painted and face brick parapeted walls constructed to the street frontage. Occupied by a Salvation Army Store, the building has a continuous awning extending around the corner. With the Fairfield Hotel which is located opposite, the buildings are visually prominent elements about the junction of Hamilton Road and William Street.

To the north of the site, No. 5 William Street is a late 20th century face brick building mixed use building. The front façade has a shopfront with a recessed entry on the ground floor and is topped by a stepped parapet. A suspended awning separates the ground and upper levels which have open balconies facing the street. Further north and opposite are various two storey commercial buildings. The Fairfield Community Church (Nos. 21-25 Harris Street), a face brick Inter-war structure with steep pitch gabled roof is also a prominent feature to the north east of the site, at the north eastern corner of William and Harris Streets.

Figure 3.1 William Street is a wide dual carriageway with sealed verges and car parking along both sides of the street. The built context is characterised by commercial and mixed use buildings largely dating from the mid to late 20th century.

Figure 3.2 The Fairfield Hotel is a prominent building and faces the southern end of William Street. A number of larger, multi-storey contemporary mixed use and residential buildings also now form a backdrop to the area.

Figure 3.3 The building located to the immediate north of the site (No. 5 William Street).

Figure 3.4 Commercial buildings located further north of the site.

Figure 3.5 The Fairfield Community Church (former Methodist/ Uniting Church) is also a relatively early and prominent feature of the area, located at the north eastern corner of William Street.

Figure 3.6 Mix of buildings located opposite the site.

3.2 The former Fire Station, No. 3 William Street

The former Fire Station at No. 3 William Street is a single storey, face brick Inter-war Free Classical building with brick and painted details, brick splayed plinth, timber framed windows and main gabled hipped and hipped roof clad in slates with terracotta trims and finials. The roof also has simple timber fascias with timber boarded eaves lining and a face brick chimney rises above the southern roof slope.

The front façade is constructed to the William Street frontage and comprises of two bays. The northern bay has a wide opening with modern panel lift garage door and simple timber bracketed, rendered hood over. The opening is framed by two wide brick piers with contrasting brick detail and profiled rendered capping. The opening and piers are topped by a rendered parapet with curved pediment, profiled capping and "Fire Station" in relief lettering. The southern, wider bay has set of three timber framed, multi-paned casement windows with patterned, translucent glass, simple brick sill and painted lintel over. The southern end of the façade is also terminated by a brick pier. Service conduits and remnant fixings are evident on the façade which also has a modern, suspended illuminated sign fixed to the central pier. Steel brackets and a flagpole are also fixed to the north eastern, front corner of the building.

The building is setback from the northern site boundary and blank brick wall of No. 5 William Street. A wide concrete crossover extends across the northern front bay and setback and provides vehicular access to the site. A modern steel post and gate has also been fixed to the north eastern corner of the building and extends across the north eastern boundary. The northern setback has been sealed in concrete with asphalt fill along the base of the northern façade of the former Fire Station building.

The northern façade of the original building is constructed in common, face brick and is also divided into two bays which each feature a set of three, timber framed multi-paned casement windows also with simple brick sill and rendered heads over. The façade also retains high, hooded terracotta wall vents. Some service elements and lights have been added and an opening with a modern steel vent (added in c. 1997) is located adjacent to the central pier.

The building is also setback from the southern site boundary. A high metal fence with gate extends from the south eastern corner of the building to the brick parapeted wall of the neighbouring building. A high metal fence also extends along the southern boundary. The southern facade of the building is also constructed in face, common brick and has four, timber framed multi-paned double hung single windows with simple brick sills and brick heads and a smaller opening with timber framed window and vent. The brickwork retains evidence of patching and repairs and has been affected by the installation of services including the addition of a metal sink and awning and air conditioning units. The western end also has a skillion roofed section which may be part of an early addition (added between 1924 and 1938) to which a timber framed awning has been fixed. Concrete paving has also been extended around to this area which also has brick B-B-Q constructed to the brick wall. This area is accessed by a simple timber door that is part of the lightweight, c. 1997 addition to the building. The awning, concrete apron and B-B-Q are assumed to have also been added at this time.

The (c. 1997) lightweight addition has a low pitched gabled roof and skillion roof sections clad in metal sheeting. The addition was constructed over the original rear yard between the two original wings of the building and west of the rear wing into the rear yard which has also been sealed in concrete. A recessed entry was formed on the northern side, at the junction between the original main wing and the addition. The entry accesses a hall which extends along the rear wing. The northern façade of the rear wing, whilst currently internal, remains face brick and retains evidence of a number of changes.

Figure 3.7 The front, William Street façade of the building.

Figure 3.8 The building in context. The building is setback from the northern site boundary. Modern steel gates have been added to the north eastern boundary.

Figure 3.9 The building is also setback from the southern side boundary. A high metal fence with gate extends from the corner to the building to its south.

Figure 3.10 The building is constructed to the street frontage. A sealed driveway extends from the William Street alignment to access the former engine bay. The crossover and driveway have been widened and also access the northern setback.

Figure 3.11 The front façade comprises of two bays. The northern bay retains wide opening which was modified as part of the c. 1997 work, but retains the original wide brick piers. The hood was also replaced a modern panel door has also been added to the opening as part of the c. 1997 works to the building.

Figure 3.12 Service elements including the emergency call button and signs have been added (and removed) from the façade. The brickwork at the base of the central pilaster has sustained some damage. Some of the mortar joints in the brickwork have also failed.

Figure 3.13 The southern bay which has a set of timber framed windows with a simple brick sill and painted lintel over.

Figure 3.14 The timber framed fixed and casement windows on the front, William Street façade.

Figure 3.15 Evidence of past elements and fixing holes on the façade.

Figure 3.16 The south eastern corner of the building.

Figure 3.17 A concrete driveway currently extends along the northern setback.

Figure 3.18 The northern façade of the main wing of the building also comprises of two bays divided by projecting pilaster. A gate post and flag pole been added to the north eastern corner (c. 1997). A vented opening also appears to have been added at this time.

Figure 3.19 The eastern window on the northern façade.

Figure 3.20 Detail of the window set in the western bay on the northern façade.

Figure 3.21 The north western corner of the main wing of the building. The 1997 addition was constructed to the rear façade, however, the roof sits below the main roof form which remains intact.

Figure 3.22 The lightweight rear wing addition which is clad in timber boarding and metal sheeting.

Figure 3.23 The former rear wall of the main wing which was internalised by the c. 1997 additions. The wide former engine room rear opening remains, however, the original timber doors have been modified.

Figure 3.24 The entry and hall created as part of the c. 1997 additions.

Figure 3.25 The rear wall of the main wing and original engine room western opening.

Figure 3.26 The northern façade of the rear wing has undergone some modifications and extension. It appears that an original window in what was the single men's' room has been converted into a doorway and an early door has been infilled.

Figure 3.27 Differing brickwork further along the northern façade of the rear wing and bulkhead occurs in line with what is assumed to be an early, skillion roofed addition. The bulkhead/ infill is assumed to have been added as part of the c. 1997 works.

Figure 3.28 The hallways created around the rear wing and early addition. The rear wall of which has been painted.

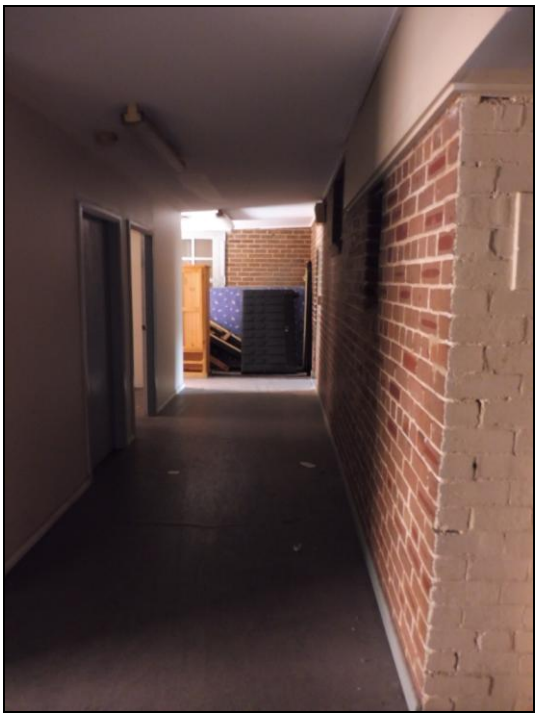


Figure 3.29 View of the rear of the existing building from the rear yard. A modern pole is located adjacent to the rear of the building.

Figure 3.30 View of the rear yard looking toward the rear lane (west).

Figure 3.31 The rear additions and awning attached to the southern façade of the modern addition.

Figure 3.32 The skillion roof section and additions to the rear wing which include the awning, concrete apron and a brick B-B-Q.

Figure 3.33 The brickwork at the southern façade has no signs of additions, however some variation in the bond is evident. The original plan shows a "drill tank" at the end of the rear wing which may have been enclosed by a brick wall. In 1938, by which time it is assumed that the brick skillion roofed section is assumed to have been added, the tank was shown in the location of the B-B-Q.

Figure 3.34 The southern façade of the building. Note the simple brick chimney rising above the southern roof slope.

Figure 3.35 The southern façade and part of the eaves lining has been affected by the addition of services including a sink, lighting and air conditioning units. A modern steel bracketed awning has also been fixed to the façade.

Figure 3.36 Detail of one of the southern side windows. Note the AC unit and damage to the boarded eaves lining.

Figure 3.37 Service elements and fence with gate fixed to the south eastern corner of the building.

The interior of the building has undergone some alterations and typical modifications to service areas, however, retains a sense of the early layout and spatial character including high ceilings and has concrete (former engine bay) and timber floors, high pressed metal, sheeted and plasterboard ceilings, rendered and lightweight walls and timber joinery including original timber screens, timber and glass panelled doors and various timber skirtings and some picture rails. The interior also retains the original splayed fireplace breast, however, the fireplace has been infilled. Service areas, kitchen and bathroom have been typically modified and modern floor finishes, fixtures and fittings have generally been added.

Figure 3.38 The former engine bay which has concrete floor and high pressed metal ceiling and cornice. The original timber doors have been replaced with a model panel door. An inscription in the rendered surround indicates that work was also undertaken to this area in 1997.

Figure 3.39 The pressed metal ceiling over the engine bay has a diamond pattern with egg and dart pressed metal cornice. The ceiling is in good condition, however, some penetrations have been made and services added.

Figure 3.40 The former engine bay retains two sets of 6-paned timber framed casement windows and architrave with the original stained timber and varnish finish. The walls also have inscribed dado rail, picture rail and high, decorative wall vents.

Figure 3.41 An opening with original timber frame, top and side light is located in the south eastern corner of the former engine bay. The engine bay concrete slab floor is at a lower level that the adjacent timber floor.

Detail of the inscribed dado rail.

Figure 3.42 Lightweight partitions and reproduction doors have recently been added to create separate rooms in the former engine bay. The southern wall retains evidence of a former coat rail.

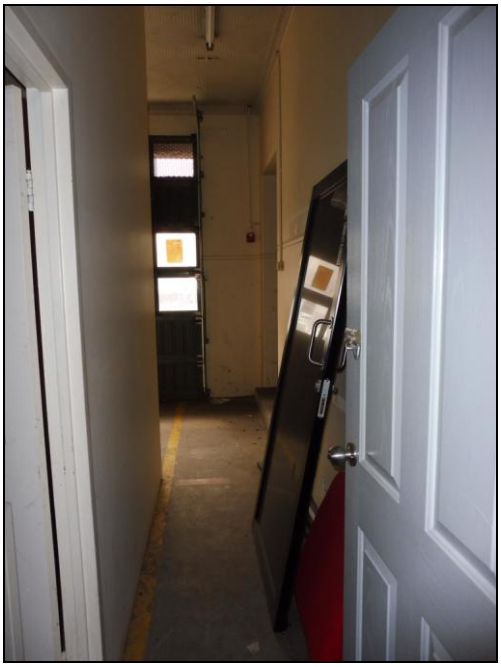


Figure 3.43 The central room in the former engine bay. A vented opening and fan appear to have been added adjacent to the eastern bay window as part of the c. 1997 works.

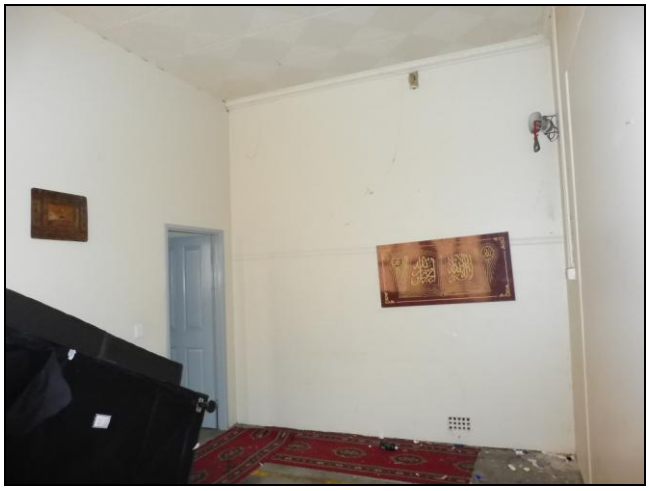


Figure 3.44 The western end of the former engine bay. The rendered detail to the wall remains.

Figure 3.45 The window and details in the north western wall of the former engine bay.

Figure 3.46 Lightweight (plasterboard) infill has been fixed to the internal face of the original wide opening on the western wall of the former engine bay. The original doors are visible on other side of the wall. Two of the three original doors remain.

Figure 3.47 The former watch room which retains the original doors/ screen in the original finish. Some modern infill has been added over.

Figure 3.48 The former watch room also retains rendered skirting and details on the external wall, timber windows (overlooking William Street) and architraves with the original stain finish, wall vents and high pressed metal ceiling. Surface mounted services have generally been added.

Figure 3.49 The former watch room (front) windows and architrave.

Figure 3.50 Original opening and door leading into the former recreation room and rear wing. Floor finishes and linings have been replaced.

Figure 3.51 Lightweight partitions have been added to divide the former recreation space into two spaces with an access hall. The space retains the high, pressed metal ceiling and cornices, some rendered walls details, windows and high wall vents on the external wall.

Figure 3.52 Hall created in the former recreation room. In addition to the high pressed metal ceiling, the northern wall retains rendered details.

Figure 3.53 The hall accesses the rear wing.

Figure 3.54 The former recreation space retains a splayed fireplace breast, high pressed metal ceiling and original windows on the external (southern) wall.

Figure 3.55 Original windows and details on the southern wall.

Figure 3.56 The splayed fireplace breast. The fireplace has been infilled and surround has been removed.

Figure 3.57 Detail of a high wall vent and timber window architraves.

Figure 3.58 Central lightweight partition added to divide the former recreation room into two bedrooms.

Figure 3.59 The original single men's room has been converted into a kitchen. The original door and access from the main wing remains (at right). The original north facing window appears to have been converted into a door (at left) and connects to the c. 1997 addition

Figure 3.60 The former single men's room retains a high pressed metal ceiling and cornice, high wall vents and window on the external (southern) wall. The original door to the bathroom remains (at right).

Figure 3.61 Modern fixtures and fittings and services have generally been added.

Figure 3.62 Detail of original door architrave and skirting and window.

Figure 3.63 The original bathroom and former store remain, however, have been modified and amalgamated and have a high simple sheeted and battened ceiling, varying details, finishes and fixtures.

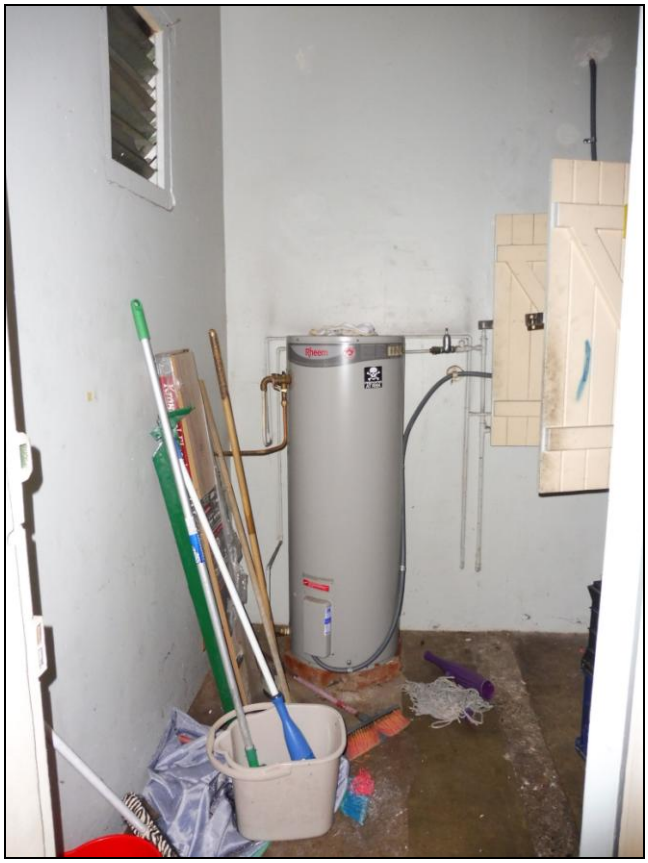


Figure 3.64 Two simply finished store rooms are located at the western end of the rear wing. Assumed to have been early additions they were originally externally accessed. The original rear wall (at left) has been rendered.

3.3 Summary analysis

The documentary and physical analysis above indicates that the former Fire Station building has evolved since its construction in 1924.

The second Fire Station established, but first purpose built, permanent Fire Station building in Fairfield it was initially manned by a volunteer brigade which was formally established in the area in 1920. This may account for the simple form and relatively restricted accommodation in the actual building.

The original, "L" shaped building comprised of the main wing with engine room, watch and basic staff room with main gabled and gabled hipped roof and a small rear wing with a secondary hipped roof over the "single men's room", bathroom and store. A paved yard was located between the two wings. Early images indicate that the building was constructed to the plan.

Accounts relating to the number of calls and need for the service during the 1920s and early 1930s may have necessitated the addition of more storage area and early changes including the addition of a small skillion roofed section at the western end of the rear wing, which is indicated on the 1938 Sydney Water plan and visible in the 1943 aerial photograph.

The first "permanent" officers were not appointed until 1959, however, it would appear that no major alterations and additions were undertaken to the building. An illuminated sign and services were added to the front of the building in c. 1970 and possibly 1980s. Some changes to the access driveway and area around the building appear to have been undertaken in the period to the 1980s.

The driveway was extended and area along the northern side of the building was sealed. Additional service elements including electrical installations, bells and lights appear to have been removed and added.

It would appear that some changes were planned in the 1980s, however, the first changes started to occur in the 1990s when additional, portable buildings were provided, as a temporary measure. A lightweight addition was finally constructed around the rear wing in c. 1997. This effectively provided a separate building entry, access hallways and improved accommodation and amenity. The engine bay remained and continued to be used to house a fire truck, however, it would appear that some changes were undertaken to the wide opening on the William Street frontage and a new panel door and hood detailed to match the look of the earlier concrete hood were added. The rear doors to the engine bay were also modified at this time. The original watch room was retained, however, some changes were also proposed and carried out to the rear wing and the original bathroom and store areas appear to have been modified and upgraded as part of these works.

The external gates and fencing, concrete paving, awnings and B-B-Q on the southern side of the building also appear to have been provided as part of the late 1990s works and upgrade of the site. An existing hose pole was retained (probably relocated when the portable structures were provided).

Internally original details such as original rendered wall details, external timber framed windows and architraves, also some internal timber doors and joinery remain with high pressed metal ceilings. Services and finishes, including floor coverings, lighting, fixtures and fittings all appear to have been replaced and modified.

The Fire Brigade continued to operate from this site until October 2015 when operations where shifted to a new purposed built facility in Yennora. The building was sold in December 2015 and since that time some minor works including the addition of lightweight partitions to create separate rooms have been added.

The building is currently vacant, however, is one of the oldest buildings in the street. The former Methodist Church and Hall buildings located at the north eastern corner of William Street (Uniting Church and Hall, Nos. 21-25 Harris Street) date from 1927 and 1894.[36]

The former Fire Station building appears to be in relatively good and sound condition. Some previous patching and repairs particularly to the brickwork is evident and some minor maintenance issues, peeling and cracking paint are visible. Some cracking, damage and failure of mortar joints in the brick work and some damage to the roof slates is also evident. The installation of services has impacted on the brick and timber building fabric and also original windows. Some broken window panes and failure of the timber boarded eaves lining was also noted.

[36] NSW Heritage Database No. 1570007.

4.0 Assessment of Cultural Significance

4.1 Comparative Analysis

The subject building was the first, purpose built and permanent Fire Station building constructed in Fairfield. Prior to this a timber building on a rented site was used by the local volunteers until 1924, when Fairfield became incorporated in the Sydney Fire District and the building was constructed.

The Board appointed William McNiven, their first in-house architect in 1923 and from this time he designed a number of Fire Stations. The designs are said to have been based on a traditional layout that had been used by both the Government Architects Office and Spain and Cosh who also designed a number of Stations for the Board. The buildings included both one and two storey versions, two and three bays wide depending on the area and site. The single storey versions appear to have been mainly constructed in country towns and less developed areas.

An early example of a single storey Inter-war style Fire Station attributed to McNiven, is Narrabri Fire Station (**Figure 4.1**). Constructed in 1921 it is also a face brick building with two bays facing the street. The plan is identical, however, a separate single door and entry is also located on the front facade which has a gabled parapet over the wide, engine bay opening.

Quirindi Fire Station (**Figure 4.2**) is also an earlier example which incorporates an attached residence, however, exhibits many similar traits. The front façade has two projecting bays also with a gabled parapet over the wider engine room opening. Quirindi also has a watch room with windows facing the street frontage and a gabled hipped roof form much like Fairfield.

Coraki Fire Street (**Figure 4.3**), which dates from 1923-1924 also exhibits a similar scale, form and details including a similar roof as Fairfield, however, retains the gabled pediment much like Narrabri and Quirindi.

Bellengin Fire Station (**Figure 4.4**) was also constructed in 1924 and has a matching form with with two bays and a similar internal layout. The building has the same, gabled hipped main roof and hipped roof over the rear wing, however, a brick parapet extends over the two front bays. It is interesting as the rear wing also has a rear skillion roofed annex with four small stores which matches what was assumed was added to the rear wing at Fairfield. The dotted lines indicating the internal walls are visible on the 1938 Sydney Water plan and confirmed by the 1980s plans showing proposed alterations and additions to the building (**Figure 2.8 and Figure 2.14**).

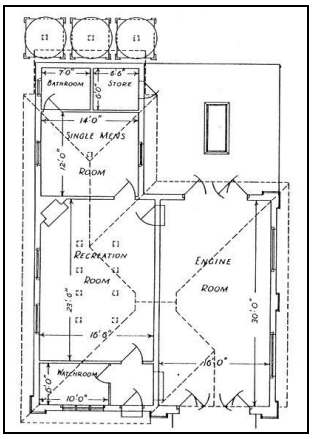
A photograph of the interior of the Bellingin Fire Station also shows the same ceiling heights and internal finishes particularly the square patterned pressed metal ceilings were also used.

Another single storey, two bayed version with similar details was constructed in Bowral in 1925 (**Figure 4.5**). The front façade is a simplified version (no front parapet) and a simple hipped roof clad in slates with terracotta trims. Two simple brick engaged piers frame the engine room opening which has a simple rendered surround.

The Taree Fire Station (**Figure 4.6**) which also dates from 1924-1925 also featured the same form including roof as Fairfield and also has a front bay with the curved parapet supported by two wide brick piers. However, the building has been extended and another bay was added in c. 1990.

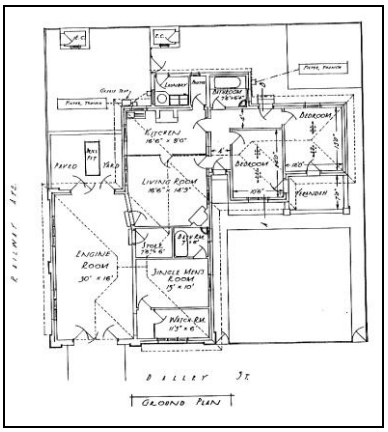
NSW Heritage Database No. 1660064 & No. 4690089)

Figure 4.1 Narrabri, 2 Doyle Street, dated 1921 and attributed to W McNiven. The floor plan is identical to Fairfield, however, a separate entry also faces the street.



(NSW Heritage Database No. 1660064 & No. 4690096)

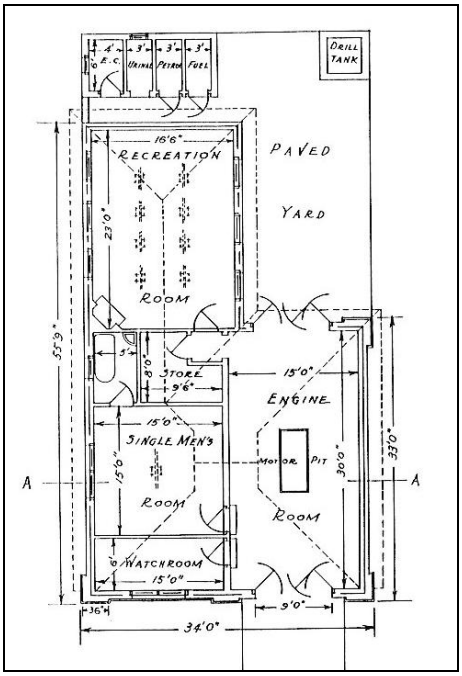
Figure 4.2 Quirindi Fire Station, No. 3 Dalley Street constructed in 1922 and also attributed to McNiven.



(NSW Heritage Database No. 2850111 & SIX Maps)

Figure 4.3 Coraki Fire Station, No. 14 Adams Street constructed in 1923-24. Whilst the front faced treatment differs the over form and roof is the same as Fairfield.

Figure 4.4 Bellengin Fire Station, No. 22 Hyde Street was also constructed in 1924 and has similar layout and matching form.



(NSW Heritage Database No. 4690005)

(NSW Heritage Database No. 4690061 & Google Street View)

Figure 4.5 Bowral Fire Station, No. 16 Merrigang Street that was operational in November 1925.

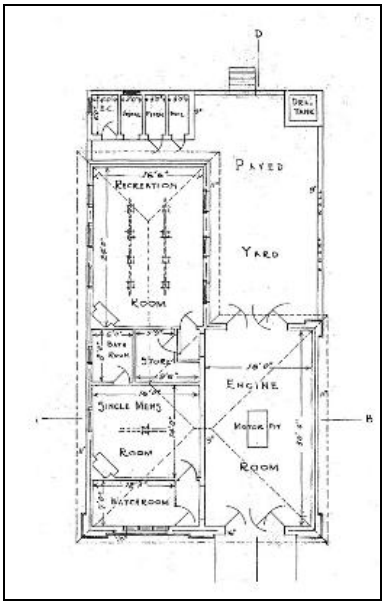


Figure 4.6 Taree Fire Station and residence at No. 75 Pulteney Street which was constructed in 1924-1925 and retains the matching parapet and similar front details, however, another bay (below at left) was also added in c. 1990.

(NSW Heritage Database No. 1660064 & No. 4680052)

A large number of Fire Station buildings were constructed in the Inter-war period and a number have been listed under Local Environmental Plans and the Section 170 Register. A number of buildings constructed in the period 1921-1928 have been attributed to William McNiven who it seems based both one and two storey buildings on models also adapted by the NSW Government Architects Office and architects, Spain and Cosh, Spain Cosh and Minnett who also continued to be work for the Board in the late 1920s. Later Stations such as Bulli and Blayney which were constructed in 1928 are similar but also incorporate other features such as the setback of one of the front bays and open verandahs facing the street.

Fairfield was a purpose built Station that incorporated a standard footprint and form. Whilst the layout may have varied, the building appears to have been one of a number of similarly scaled and detailed buildings that was designed to suit the initial volunteer based service.

A number of one and two storey Inter-war Free Classical Fire Station buildings have been included in the State Heritage Inventory and S170 Register. Other buildings individually listed under local government area LEP's include; Ballina; Dee Why; Eastwood; Coraki; Burwood; Taree; and Narrabeen. Fairfield is one of four that are single storey.

The former Fire Station building at No. 3 William Street is the only fire station building listed under Schedule 5 of the Fairfield LEP.

4.2 Assessed significance

The Statement of Significance on the NSW Heritage database[37] is as follows:

> *Former Fairfield Fire Station is of significance for the residents of the local area for historical and aesthetic reasons and as representative of Interwar period Fire Stations that is relatively rare in local government area context. Its existence presents evidence of the development of Fairfield as a separate local centre in the Sydney Metropolitan area. The building makes an important contribution to the streetscape and presents one of the local area landmarks. Architecturally, it is typical of Inter-War Fire Stations, a good example of Free Classical style public building. It has additional social and historical significance as a record of the history of the local fire brigade.*

The building was identified as having "local" historical, aesthetic, social, rarity and representative value.

4.3 Evaluation criteria

The following assessment of heritage significance has been prepared utilising the current State Heritage Inventory evaluation criteria.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The site is of local historic significance as part of an early land grant and subdivision in the area.

The formal establishment of a local Fire Brigade in 1920 and establishment of the Fire Station in 1925 represents the recognition of Fairfield as a growing suburb. Initially established as a volunteer brigade that was later manned by permanent staff it demonstrates the growth and development of the Fairfield area

[37] NSW Heritage Database No. 1570072.

The existing Fire Station building is of local historical significance as part of the Inter-war period of development of the local area. The changes and development of the building represents the changing requirements of the local area and shift from a volunteer based to professional and fully manned and integrated service. The closure and relocation of the Fairfield base of operations also represents the growth of the wider area and conditions in the Fairfield CBD.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The Fire Station was designed by the Board of Fire Commissioners architect, William McNiven, who was responsible for the design of most Fire Stations in the period between 1923 and 1928. He also appears to have designed some buildings prior to this time and retired from service in 1931.

The design of Fire Stations also was based on established models used by the NSW Government Architects Office and well known architectural firm, Spain and Cosh.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area)

The Fire Station is a good representative example of an Inter-war Free Classical single storey fire station. Constructed in 1924 the building significantly retains its single storey scale and original form. Despite some alterations and additions the building also retains original details including the two bayed front (eastern) and northern facades, brick engaged piers, brick and painted details, front curved parapet and rendered details including "Fire Station" in relief lettering, original pattern of openings and timber framed windows and some doors and main gabled, gabled hipped and hipped roof form with the slate roof cladding, timber and terracotta trims and details.

The rear, late 20th century additions have obscured the original form of the rear wing, however, the roof form remains discernible and rear of the building is also enhanced by the northern and southern setbacks and open rear yard.

The Fire Station is constructed to the William Street frontage and is highlighted by the setback to its north and southern boundaries and separation from the neighbouring buildings. The building makes a positive visual contribution to the William Street streetscape and area.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The site had a long association with NSW Fire Brigades now Fire and Rescue NSW who were associated with and occupied the building for 90 years.

The building remains as a recognisable feature of the street and "community" building that may be of some local social significance to the many former volunteers and firemen that worked there, their descendants and families and the local community.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The Fire Station appears to have been the first building constructed on the site and site appears to have been cleared and open with only a small paved yard initially. It would appear that the driveway and yard was sealed in concrete in stages in the mid to late 20th century.

The site has not been identified as being of any indigenous archaeological significance. The historic archaeological potential of the site is therefore considered to be low and likely to have been disturbed by the construction and development of the Fire Station building and development of the neighbouring sites.

The Fire Station building itself incorporates typical and standard fabric and details that are not uncommon or rare. However, the original building form is largely intact and remains as a model that is able to provide information about the design, layout and finish of an early 20th century, modest, suburban Fire Station. The building retains early floor, wall and ceiling finishes and potentially retains early 20th century resources in floor, wall or roof cavities, however, these are unlikely to reveal any new information that is not available elsewhere.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The former Fairfield Fire Station is a representative example of an Inter-war Free Classical Fire Station building that is not unique or rare in the wider context. There are a number of Inter-war period Fire Stations designed by McNiven and others and also similarly scaled and detailed Fire Stations in NSW. Fairfield is one of at least four single storey models that are also protected under local LEPs.

The Fire Station is the only listed Fire Station in Fairfield LGA and is one of the oldest buildings in the immediate context.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's

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

(or a class of the local area's

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

The former Fire Station building remains as a reminder of the early establishment of fire protection services and early growth and development of the local area.

4.4 Statement of Significance

The former Fire Station building at No. 3 William Street, Fairfield is of local historic, aesthetic and social significance as the first purpose built Fire Station in the area that is representative of the early 20th century, Inter-war period of development and provision of early services to the developing local area. The various changes to the building represent the shift from the provision of a volunteer brigade to professional fire services and organisational developments.

The Fire Station is a good representative example of an Inter-war Free Classical, single storey fire station. Constructed in 1924 the building significantly retains its single storey scale and original form that was based on a standard model and is associated with the Board of Commissioners' first in-house architect, William (Bill) McNiven, who designed a number of Fire Stations in the 1920s.

Despite some alterations and additions, the building retains original details including face brick facades, two bayed front (eastern) and northern facades, brick engaged piers, brick and painted details, front curved parapet and rendered details including "Fire Station" in relief lettering, original pattern of openings, timber framed windows and some doors and main gabled, gabled hipped and hipped roof form with the slate roof cladding, timber and terracotta trims and details.

The Fire Station is constructed to the William Street frontage and is highlighted by the side setbacks which contribute to its visibility and landmark quality. It is a recognisable feature that makes a positive visual contribution to the William Street streetscape and area.

The building incorporates standard construction materials and details, however, retains evidence of its original use and is able to provide information about the design, layout and finish of an early 20th century, suburban Fire Station and is rare in the local area.

The building significantly continued to be used as Fire Station from 1925 until 2015 and may be of some social value to the local community, former volunteers, firemen and their families.

4.5 Curtilage & views

The recommended curtilage extends to the site boundaries. However, the primary curtilage of the building is considered to include the northern and southern setbacks and area around the original building including the area of the original paved yard and also street verge in front of the building.

The area to the rear of the building has remained largely vacant and secondary to the primary areas and functions of the site which have traditionally been concentrated in the eastern half of the site. The site extends back to a rear easement, however, the primary access, views and appreciation of the building have traditionally been and remain from William Street.

The visual curtilage is broader and is enhanced by the wide street proportions, street verges and pedestrian footpaths along both sides of William Street that contribute to the curtilage and "breathing" space of the building, particularly as it is constructed to the street frontage.

5.0 Grading of Significance

5.1 Grading of Significant Elements and Spaces

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). The buildings and site elements have been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality;
- Degree of intactness and general condition;
- Relative age and authenticity (original, replaced);
- Extent of subsequent alterations;
- Association with important people or events; and
- Ability to demonstrate a rare quality, craft or construction process.

In accordance with standard guidelines for Assessing Heritage Significance, the standard NSW five-grade system has been modified to assess individual contribution of each element to the overall significance of the item. The following five grades of significance have been defined:

EXCEPTIONAL SIGNIFICANCE
Includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to rare or outstanding original fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

HIGH SIGNIFICANCE
Includes elements and features that make an important contribution to the recognition of the item's significance albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction and many reconstructed early or original elements wherever these make an important contribution to the significance of the item.

MODERATE SIGNIFICANCE
Includes building fabric and relationships that are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to that significance. Also includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

LITTLE SIGNIFICANCE
Includes fabric generally neutral in heritage value. Also includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the complex's significance.

INTRUSIVE
Includes fabric which adversely affects the significance of the complex or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

5.2 Building and site

Fairfield Former Fire Station	**Level of Significance**
▪ There are no exceptional elements.	**EXCEPTIONAL**
▪ The single storey scale and form of the original brick building; ▪ the William Street façade including the face brick façade, brick plinth, pilasters, brick and painted details, pattern of openings, rendered parapet and associated rendered mouldings and details particularly the "Fire Station" relief lettering, bracketed hood over the large opening; ▪ the main gabled, hipped gable and hipped main roof and associated timber details to the gablets, timber fascias and eave; ▪ the slate roof cladding and terracotta trims and finials; ▪ the face brick north western façade and wide opening; ▪ the face brick northern and southern facades, window openings and timber framed casement and double hung windows; ▪ the main internal walls and original layout, spatial character (high ceilings) and spaces including the original engine room, watch room, recreation room and single room in the rear wing: and ▪ the splayed fireplace breast and brick chimney.	**HIGH**
▪ The early additions and western end wall of the rear wing; and ▪ modified opening on the northern façade of the rear wing.	**MODERATE**
▪ The later, late 20th century additions to the rear of the building including the existing modern hose pole which appears to have been relocated and replaced earlier poles and the flag pole and bracket fixed to the north eastern corner of the building; ▪ the modern gates and fencing along the William Street frontage and side and rear fencing; ▪ concrete driveway and paving around the building; ▪ modern brick paving; and ▪ the recent additions including lightweight partitions to the interior of the building and modern service and finishes, landscaping, modern fencing and gates and planting.	**LITTLE**
▪ The lightweight awnings and B-B-Q attached to the southern façade of the building.	**INTRUSIVE**

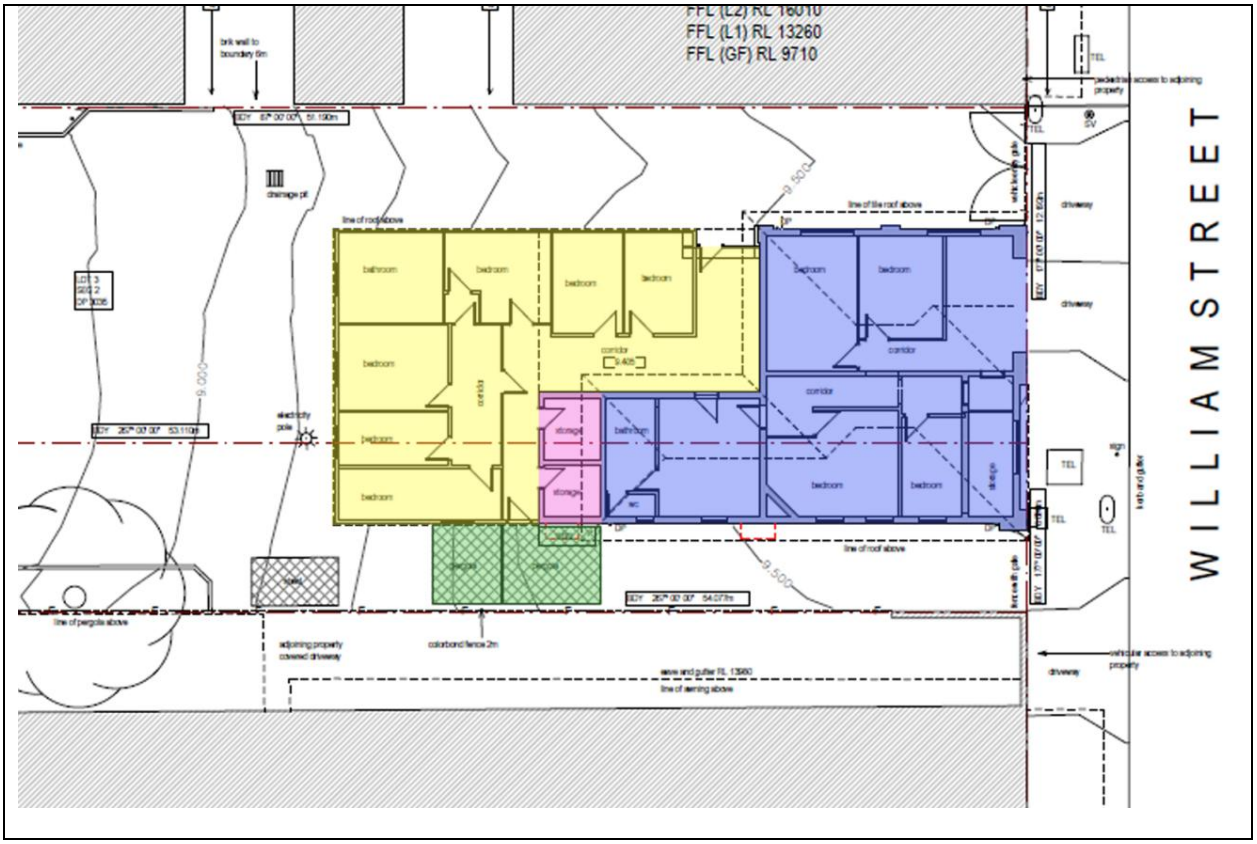


Figure 5.1 Plan illustrating the relative grading of significance of the existing building (Base Plan: Mode Design).

Figure 5.2 Elevations illustrating the relative grading of significance of the building (Base Plan: Mode Design)

5.3 Spaces & fabric

Schedule of Significant Building Elements Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Commentary
EXTERIOR		
OVERALL BUILDING		
Overall height, scale, configuration and face brick finish	High	Remains intact.
Main gabled, gabled hipped and hipped roof form	High	Remains intact.
Timber roof framing, timber fascias, barge board and vented details to gablets and eaves linings	High	Part of early and original fabric.
Slate roof cladding and terracotta trims and finials	High	Part of the original fabric.
Modern gutters and downpipes	Little	Upgraded, it is assumed part of the 1990s works to the site.
Modern gates and fences	Little	Part of later fabric.
WILLIAM STREET FACADE		
Face brick wall including brick plinth, engaged piers/ pilaster, brick details and painted lintel over the window opening and pattern of openings	High	The brickwork is generally in good condition, some damage and failure of joints is evident. The painted finish on the window lintel is peeling.
Bracketed hood over the large, wide opening on the northern bay	High	Has been reconstructed to match an original detail. The northern end has been damaged.
The rendered parapet and associated mouldings, capping and “Fire Station” lettering	High	Original and primary detail in good condition.
Timber framed, six paned casement windows	High	Part of early fabric.
The panelled door to the large, northern bay opening	Little	Has been modified. The rendered reveal indicates in 1997.
Suspended illuminated sign and former emergency button on the central pilaster	Little	Part of the later services added to the building in c. 1970.
Electrical services and conduits	Intrusive	Added as part of later works.
NORTHERN FAÇADE (INCLUDING NORTHERN FAÇADE OF THE REAR WING)		
Face brick wall including brick pilasters, sills and details and painted lintel over the window openings and terracotta walls vents	High	Largely part of the early fabric and in good condition.
Two sets of three, timber framed, six paned casement windows	High	Part of the early fabric.
Single door opening and timber door on the northern façade of the rear wing	Moderate/ Little	The opening has been modified and door is a later addition.
Vented opening and fan (to former engine bay)	Little	Added in c. 1997.
Service elements including lighting and conduits	Little	Added as part of later works.
Flag pole and bracket	Little	Added as part of later works.
Asphalted infill at the base of the wall	Intrusive	Added as part of later works.

Schedule of Significant Building Elements Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Commentary
EXTERIOR		
WESTERN FAÇADE (INCLUDING REAR OF MAIN WING & REAR WALL)		
Face brick wall including brick pilaster at the north western corner of the main wing, large opening and terracotta walls vents	High	Largely part of the early fabric, in good condition.
Modified timber doors to the large opening at the rear of the main wing	Moderate	Have been modified.
Rear wall of the rear wing	Moderate	Has been altered and modified.
SOUTHERN FACADE		
Face brick wall, brick sills and details and terracotta walls vents	High	Largely part of the early fabric.
Original timber framed, four paned double hung windows	High	Part of the early fabric of the building.
Later openings and window	Little	Part of the later additions to the building
Metal security bars and grilles	Little/ Intrusive	Part of later additions to the building.
Electrical and hydraulic fixtures, conduits, sink and pipes, lighting and air conditioning units	Little/ Intrusive	Added as part of the recent works to the site.
INTERIOR		
The four main spaces within the original building including the main rendered walls, high decorative wall vents and remaining rendered details, splayed fireplace breast and spatial character (ceiling height).	High	Indicative of early layout.
Original concrete slab in the northern bay of the main wing and timber floor framing.	High	Part of the early building fabric.
High, pressed metal ceilings and cornices	High	Part of the early building fabric.
Original timber windows and architraves and early stained timber finish.	High	Part of the early fabric of the building
Opening and step between at the eastern end of the main central internal wall	High	Part of the original plan and detail of the building.
Timber screen and original timber and glass panelled and timber panelled doors and architraves	High	Part of the early building fabric and details.
Lightweight partitions and walls and later doors	Little	Part of later additions.
Lighting and services	Little	Have been upgraded and part of later additions.
Floor linings and painted finishes	Little	Have been upgraded and part of later additions.
Ramp and rails	Little	Part of later additions.
Bathroom and kitchenette fixtures and fittings	Little	Part of later additions.
Furniture and fittings	Little	Part of later additions

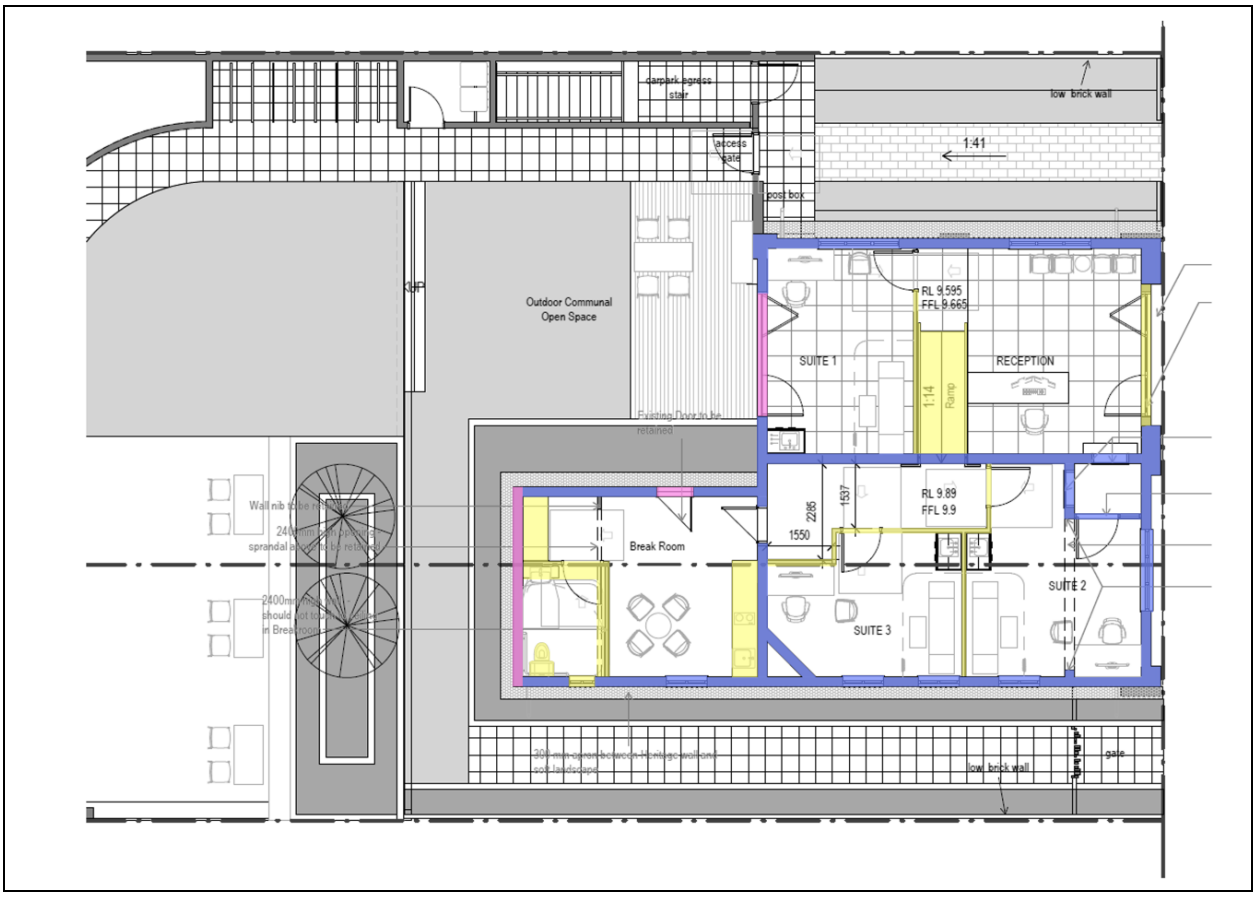


Figure 5.3 Plan illustrating the grading of building elements (Base Plan: Mode Design)

6.0 Constraints, Opportunities and Requirements

This section outlines various major issues involved in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the statement of significance, procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

6.1 Issues arising from the Statement of Significance

Considering the significance of the place:

- The building should be retained as an early, Inter-war period building and first, purpose built Fire Station building in Fairfield;
- the original single storey scale and form of the building should be retained and conserved;
- the "Fire Station" imagery and early character of the building including the primary curtilage and setbacks around the building which make a contribution to the character and appreciation of the building and its visibility and streetscape presentation should be retained and conserved;
- the original and intact face brick facades, existing face brick, rendered and painted details including "Fire Station" relief lettering, main gabled, gabled hipped and hipped roof form, chimney and slate roof cladding with the terracotta and timber trims and details should be retained;
- given internal alterations and additions to the rear wing of the building and change of ownership some adaption, alterations and additions may be considered provided that the primary form and details of the building and setbacks are retained; and
- any new uses should recognise the historic, aesthetic and social values of the place and and where possible interpret these values.

6.2 Issues arising from the physical condition of the place

The building appears to be sound and relatively good condition, however, some repairs and works will be required to enable ongoing use of the building. Some minor issues including damage and cracking in the brickwork with failure of some mortar joints is visible in some areas. The installation of services and fixing of elements have also impacted on the brick facades, windows and timber eaves lining. The slate roof cladding is also approaching 96 years of age, however, still appears sound and no major water ingress has been detected. Original timber windows also appear to be in good condition and faring better than later additions.

The building interior has been adapted to suit the changing requirements of the Station and recent change of ownership. Lightweight partitions and walls have been added. Typical upgrades to kitchen and bathroom areas and associated services have been undertaken. This has impacted on some internal details such as rendered skirtings and timber joinery elements. However, a strong sense of the spatial character, high pressed metal ceilings and cornices remain in the main spaces. The paint finish on the pressed metal ceiling is failing and ceilings have been affected by the replacement and/ or provision of additional lighting and services, but are largely in good condition.

The original layout remains discernible and comprises of four main spaces with smaller watch and store spaces. This may require some consideration of how to use and possibly divide and or amalgamate the existing rooms and spaces.

The northern bay (original engine room) is located at a lower floor level than the southern side of the building. A door opening with two steps is currently located at the eastern end of the central main wall. Some consideration is required to provide appropriate and equitable access and connection between the two levels/ sides of the building.

6.3 Owner's requirements

The building is now privately owned and a Development Application has been submitted to Fairfield Council for the adaption of the building for commercial use with a Boarding House development on the western portion of the site.

The owners are proposing some works to the building so that the building can be leased as a commercial premises. The location in the Fairfield CBD, close to the Fairfield Railway Station and amenities is recognised.

Later additions to the building are proposed to be removed. The building is proposed to be leased as a separate entity and will remain detached and largely separated from the proposed new development on the site with open landscaped areas located between and within the southern and northern setbacks. However, commercial car parking spaces are proposed to be provided in the basement of the new building.

Necessary repairs and conservation works are proposed to be carried out to the former Fire Station building. Some internal alterations and additions are also proposed to provide appropriate spatial and amenity requirements, but also comply with current building code requirements so that they can provide a functional, accessible and safe environment that will be attractive to prospective tenants.

6.4 Heritage management framework and statutory listings

6.4.1 Heritage and Conservation Register and State Heritage Register

The site has *not* been included on the State Heritage Register or agency S170 Register.

6.4.2 Fairfield City Council

The former Fire Station has been listed as an item (I66) under Schedule 5 of the Fairfield Local Environment Plan 2013.

The listing notes that the building is of "local" significance.

Section 5.10 of the Fairfield LEP 2013 contains the relevant clauses relating to Heritage Conservation. The Fairfield City Wide Development Control Plan (DCP) 2013 also sets out detailed requirements and Appendix G – Heritage and Development outlines specific requirements and guidelines in relation to any proposed works.

Heritage listing of the site on the LEP does not prohibit changes. However, any proposed changes need to be managed and carefully considered so that the values of the place are maintained. Like most properties, any proposed major works and changes to exterior and interiors of the buildings will require the submission of a Development Application.

Any proposed works including change of use will require the preparation of a Statement of Heritage Impact/ Heritage Impact Assessment report to assess the extent to which the carrying out of any proposed works or change of use would affect the heritage significance of the place and its setting.

Some works, such as a repairs and maintenance may fall under Exempt and Complying Development or Minor Works.

Some liaison and discussion with Council is always recommended as part of any future planning for the site and to ascertain specific requirements.

This Conservation Management Plan (CMP) has been prepared to also assist and provide guidelines for the appropriate use, management, maintenance and interpretation of the building and site so that the heritage values of the place are maintained and able to be appreciated in the long term.

This CMP may also form part and provide background for any future proposed works to the site and any required applications to Fairfield Council.

6.4.3 Archaeological Management

The archaeological potential of any site relates to both above and below ground archaeological resources such as remnant structures, extant buildings and elements and remnant footings, foundations, pits and buried deposits. These resources can reveal information about a former way of life, occupations, activity and building which may be known through documentary evidence or may only be evident through fieldwork.

A Desktop Archaeological Assessment has been prepared on the site by Heritage 21 (August 2018).

The report notes that the site has not been listed as an archaeological site under the Fairfield LEP 2013 (Schedule 5, Part 3).

A search of Aboriginal Heritage Information Management System (AHIMS) was conducted and and confirms that the site has not been identified as a recorded site or located near a recorded site.

The assessment noted that the site was vacant land when it was purchased by the Board of Fire Commissioners and that it was unlikely that any extensive development occurred on the site prior to the construction of the Fire Station.

The rural industries in the area, notably timber cutting and use as paddocks also would have cleared and had some impact on the original landscape of the area.

The Fire Station and associated “yard” was concentrated in the eastern portion of the site. The remainder remained undeveloped until the 1990s when the rear addition was constructed. It would appear that the rear was also sealed at this time.

The building remains as a resource, however, overall the assessment found the potential for any significant deposits to be low and that the site was unlikely to retain any archaeological relics of state or local significance.

It is, however, recommended that should any unexpected finds occur during any works that advice be sought from a qualified archaeologist.

6.5 Community groups & non-statutory listings

6.5.1 National Trust of Australia (NSW)

The site *has not been classified* by the National Trust of Australia (NSW).

6.5.2 Australian Heritage Database (former Register of the National Estate)

The site *has been included* on the Australian Heritage Database (Place ID 101964) as an "Indicative" Place. Listing on the register, is a recognition of its cultural value, however, is non-statutory and has no implications or separate requirements.

6.5.3 Other professional and community groups

The building has not been recognised on the Australian Institute of Architects *Register of Significant 20th Century Buildings* or by the Institute of Engineers or Art Deco Society.

6.6 Building Regulations

6.6.1 The Building Code of Australia (BCA)

The Building Code of Australia (BCA) is Volumes One and Two of the National Construction Code (NCC). The BCA is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and State and Territory Governments. The BCA has been given the status of building regulation by all States and Territories.

The main provisions of the BCA concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities. Generally, minimum standards are required to be reached in building works. Any DA/CC application will need to comply, or be deemed to comply with the BCA.

In general, when considering the BCA in heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised while full BCA compliance is achieved and public safety is assured.

6.6.2 The Disability Discrimination Act (DDA)

The Federal *Disability Discrimination Act 1992* (DDA) provides protection for everyone (including those with mobility or sensory impairments, the elderly, parents with small children or those temporarily disabled through injury or illness) in Australia against discrimination based on disability and supports the principle that people with a disability have the same fundamental rights as the rest of the community. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people.

Building owners and managers have a responsibility under the DDA to provide equitable and dignified access to goods and services and to premises used by the public. A complaint can be made under the DDA if appropriate or access is not provided or direct or indirect discrimination has occurred.

Provisions apply to a wide range of life activities including: access to public transport; education; provision of goods and services; employment and access to building and premises.

The objective of the "Premises Standards" or "Access Code" was to develop a single set of design and construction requirements covering access to new buildings and upgrades to existing buildings. The Building Code of Australia (BCA) has been amended so it is consistent with the Access Code of the Premises Standards.

The Building Code of Australia/National Construction Code, in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the BCA require compliance with a range of access provisions. The BCA outlines a variety of building classifications and the requirements for access to buildings within each classification.

The current works have been designed to provide compliant and appropriate access to and within the building. The requirement to meet the provisions of the DDA will apply in the case of any future proposed works on the site.

7.0 Conservation Policies

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. As such, it is one of the functions of this document to establish criteria, policies and recommendations for the conservation, on-going use of the building as an appropriate and desirable future direction. In this way the owners and managers of the place will be able to formulate proposals within a known framework of acceptable directions and planning authorities will be able to assess those proposals against the criteria.

The following section identifies **Policies** and **Guidelines** as the two basic mechanisms with which to achieve the conservation and on-going use of the site in the context of the current approved works. A brief **Background** provides the context for each of the policies.

7.1 Application of *The Burra Charter*

The Australia ICOMOS Burra Charter 2013,[38] known as *The Burra Charter*, is widely accepted in Australia as the underlying methodology by which all works to sites/buildings, which have been identified as having national, state and local significance are undertaken.

As the site is of demonstrated cultural significance, procedures for managing changes and activities at the complex should be in accordance with the recognised conservation methodology of the *Burra Charter.*

7.1.1 Consistent Terminology

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. Article 1 of the Burra Charter gives the following definitions[39] -

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.

> Cultural significance is embodied in the *place* itself, its fabric, setting, use, associations, meanings, records, related places and related objects.
>
> Places may have a range of values for different individuals or groups.

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 to retain its *cultural significance.*

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

[38] *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1999.*
[39] *Australia ICOMOS Burra Charter 1999, p. 2.*

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 the *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.

7.1.2 Conservation Principles arising from the Charter

In dealing with the built fabric, the conservation principles of *The Burra Charter* should be adopted. The relevant principles are established in the Articles of *The Burra Charter* as follows:

Cautious Approach
(Article 3)
All conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric.

Location
(Article 9)
A building or work should remain in its historical location.

Contents
(Article 10)
Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.

Change
(Article 15)
The contribution of all periods to the place must be respected, unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

Removed significant fabric should be reinstated when circumstances permit.

Adaptation
(Article 21)
Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.

New Work
(Article 22)
New work may be acceptable where it does not distort or obscure the significance of a place. New work should be readily identifiable as such on close inspection.

Use* and *Conserving use
(Article 7)
Where the use of a place is of cultural significance it should be retained and a place should have a compatible use.

(Article 23)
Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.

Managing change
(Article 27)
Existing fabric, use, associations and meaning should be recorded before disturbance occurs.

Disturbance of fabric
(Article 28)
Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.

Responsibility for decisions
(Article 29)
The decision-making procedure and individuals responsible for policy decisions should be identified.

Direction, supervision and implementation
(Article 30)
Appropriate direction and supervision should be maintained at all stages of the work.

Records
(Article 32)
A record should be kept of new evidence and future decisions and made publicly available.

Removed fabric
(Article 33)
Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.

7.2 Treatment of Fabric of Different Grades of Significance

The building components have been assessed to identify the differing levels of contribution each makes to the significance of the place. The grading utilises a five-tier system of values: exceptional significance, high significance, moderate significance, little significance and intrusive.

The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of buildings and their various elements.

Generally, the higher the rating, the greater level of care is recommended and as follows:

- Elements identified as being of **High** significance should also generally be retained and conserved *in situ* subject, however, to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including Adaptation and Alteration as defined by The *Burra Charter* is permissible, provided that level of significance of each element is retained.

- Where the fabric is of **Moderate** significance a greater level of intervention is permissible. Works to these elements and spaces is acceptable provided that it protects the overall cultural significance of the item.

- Elements assessed as of **Little** significance are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role and/ or are in poor condition. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

- Elements identified as **Intrusive** can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item. These items need not be addressed immediately.

A minimalist approach should generally be taken in removing fabric graded as **moderate, little significance** or **intrusive**, and that it is limited to protecting and enhancing fabric of greater cultural significance or allowing practical use of the building.

7.3 Current and Future Use

Background

The building was a purpose built and relatively modest structure. The design of the Fire Station was based on an established model for a fire brigade that comprised of volunteers and as such had minimal on site accommodation and amenities. Early additions provided additional storage space but it was not until the 1980s and 1990s that additional temporary and more permanent accommodation was provided. Fire and Rescue vacated the building in 2015 in part due to the limited accommodation of the building but it is understood largely due to site access and traffic in the Fairfield CBD and concerns relating to delays on emergency response times.

The building is currently vacant. However, the location of the building, in the main commercial centre, close to the Fairfield Railway Station and amenities provides opportunities for other uses. The building is a recognisable feature in William Street and is neighboured by various commercial and mixed use buildings.

The building retains three larger spaces and two smaller rooms including amenities which are adaptable and could sustain some change and a range of commercial uses.

Policy

The former Fairfield Fire Station should remain a recognisable feature in the William Street streetscape and Fairfield CBD. The location of the building and available spaces would make it ideal for a range of commercial uses. Any future commercial uses should firstly seek to retain the historic character and associations of the building, but also a sense of its significant spatial qualities which reflect the specific former use of the building.

Guidelines

- Commercial uses such as professional offices, medical practices, showroom and sales type businesses that would not place undue impact on the the existing layout and level of services and amenities are considered appropriate for the building.

- Uses that require a significant amount of additional services (electric, hydraulic and mechanical) are not considered appropriate for the building.

- Any future uses of the building should take into consideration the identified cultural significance of the place and enable it to continue to be an active focus and component of the local area.

- The adaptive re-use of the building is acceptable provided that the primary external form and character, fabric and details of the building are retained with compatible new uses selected to utilise the original character or permit a creative and responsible re-use of the fundamental architectural, functional and spatial characteristics as far as possible.

- Any new uses should adopt a principle of "loose-fit" where the new uses are adjusted to suit as necessary and work within the available spatial configuration as far as possible.

- The relationship and entry from William Street and associated features such as the "Fire Station" lettering on the building should be retained as part of any future uses.

- Any change of use should have regard to potential opportunities for public access to the building, however, activities within the building should be developed in a way that enables the heritage value of the building and site to be showcased and not obscured by these uses.

- Any new uses should retain the external face brick and rendered details of the façades and details including existing external openings and internal original details including high, pressed metal ceilings.

- Subdivision of the main internal spaces, where appropriate, should be undertaken in a secondary manner, using elements such as lightweight walls and partitions that can be removed with minimal damage to original fabric and should not cut or interrupt the pressed metal ceilings or interrupt the window openings on the building facades.

- Opening up of the internal brick walls maybe considered provided wall nibs, bulkheads and pressed metal ceilings and details and a sense of the early room configuration are retained and able to be interpreted.

7.4 Building Management

7.4.1 Owners responsibilities

Background

The property owners will be responsible for the conservation, management and maintenance the former Fire Station building and will be responsible for the appropriate use and tenancy.

Policy

The property owners should ensure the on-going conservation, management and maintenance of the former Fire Station building in a safe and appropriate manner so that the building can continue to function as an active component of the Fairfield CBD and local government area.

Guidelines

- The building owners should manage the former Fire Station building and site in a manner that ensures its on-going use, good condition, interpretation and viability.

- The intention, aims and policies of this CMP should be disseminated through and implemented by relevant key staff and other stakeholder groups, tenants and users of the buildings.

- The property owners should ensure that any future works or changes to the building are carried out in accordance with the guidelines of this document and should seek appropriate advice in relation to any works or proposed changes.

- The property owners should ensure that this document and any subsequent recording and investigations are archived in a manner that provides an accurate record of the changes to the significant fabric of the building.

- The property owners should collate accurate and up-to-date documentation on the building including floor plans and services manuals to enable efficient management of the building fabric and spaces.

- A program of regular monitoring should be established covering both the physical changes, staff and visitor experience issues and be incorporated where relevant, into future management decisions.

7.4.2 Occupants and users of the buildings

Background

To prevent the gradual loss of cultural significance of the buildings through incremental change, a mechanism for controlling any modifications undertaken by building occupants needs to be established.

Policy

All occupants and users of the buildings should be made aware of the cultural significance of the building and site. Reference should be made to this document and appropriate advice and approvals should be sought in relation any future changes, repairs and upgrades of the building.

Guidelines

- Building occupants and users of the building should be made aware of the significance of the building, its significant fabric, spaces and elements.

- Building occupants and users of the buildings should refer to the policies and guidelines contained in this document to assist decisions regarding the future use, management and interpretation of the building and elements and any decisions relating to potential changes.

- Appropriate advice and approvals should be sought in relation to any proposed changes, repairs and upgrades.

7.4.3 Adoption, Endorsement and Review of the CMP

Background

This Conservation Management Plan (CMP) proposes a framework for the management of heritage issues for the current proposed works to the building and into the long term to ensure that the identified significance of the place is retained and maintained.

Circumstances will change over the years as various recommendations are implemented and new use requirements emerge. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Policy

This Conservation Management Plan should be adopted as one of the bases for the future management of former Fire Station building. Conservation Policies should be reviewed every five to ten years.

Guidelines

- Reviews of the CMP should be based on *The Burra Charter* and other guidelines by the NSW Heritage Council.
- Reviews should also take into account any other relevant legislation, planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
- Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- Irrespective of the requirement to review the document every 5 ton 10 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed.

7.4.4 Appropriate Conservation Skills and Experience

Background

The Burra Charter encourages the use of skilled and appropriate professional direction and supervision from a range of disciplines for conservation activities.

The attitudes, skills and experience required and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

Policy

Appropriate conservation skills and experience should be available within project teams to deal with any programs of conservation and upgrading of the building components and heritage fabric of the former Fire Station building and associated elements.

Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building could include as appropriate: researchers, archaeologists, architects and heritage consultants, structural engineers, building code compliance advisers, materials conservation specialists and cost planners.

- Building contractors, project managers and trades personnel who are experienced with working on historic buildings should preferably be selected to work on the building.

7.5 Management of Significance

7.5.1 Retention of Significance

Background

The significance of the site relates to its historic associations and values, aesthetic character and long term use of the building as a local, suburban Fire Station.

The building retains its early external character and details and is a historic and recognisable feature in the street. The interior also retains a sense of its early spatial character, fabric and details which contribute to its significance.

The retention of the building on the site, adaptation and on-going use will enhance the significance of the place and is an appropriate and positive heritage outcome.

Policy

The Statement of Significance and associated grading should be adopted as a basis for the heritage management of the place. All decisions should consider and seek to retain the values of the site and aspects identified in the Statement of Significance.

Guidelines

- The former Fire Station building should be retained and conserved and continue to be a visible feature in William Street and Fairfield CBD.

- A range of commercial and other uses may be explored, however, any other uses should recognise the long established use of the site and retain the imagery of the building, its external scale and form, architectural character and details, particularly the face brick facades, brick and rendered details, roof form and chimney and pattern of openings on the front, main wing of the building.

- The open setback of the building from the northern and southern side boundaries should be retained. New fencing and landscaping are permissible, however, should remain relatively low and not dominate the building or adversely impact on the building fabric and details.

- An open setback and rear courtyard space should also be preferably retained at the rear of the building. Any new development at the rear of the building should be designed to minimise any visual impacts and not dominate or detract from the significance of the former Fire Station building.

- The front parapet and “Fire Station” lettering should be retained and conserved and remain as a reminder of the original use of the building.

- No additional storeys should be added to the building.

- Adaptation of the front, wide doors is permissible to allow direct access and entry from William Street. However, given that documentary evidence remains showing the original design of the timber doors, any new doors and windows should be detailed to match and preferably be constructed in timber.

- Evidence of the changes to the building and particularly the rear wing may be retained.

- Externally mounted air-conditioning, ventilation equipment, water heaters or service components should not be fixed or impact negatively on the primary form and façades of the building. It is recognised that some services will be required and should be discretely integrated and should not damage or detract from the highly significant building fabric or imagery of the building.

- Internal alterations and adaptation is acceptable within the context of compatible use and should seek to retain as much internal original fabric and spatial qualities of the building as possible including the pattern of openings, windows and doors on the primary external façades and elements highly visible along William Street.

- Significant internal spaces such as the former engine bay and high pressed metal ceilings and a sense of the early spatial character and layout should be retained or able to be interpreted. Adaptation of the original and early spaces may be considered, provided a sense of their early character and details are retained or able to be interpreted.

7.5.2 Conservation of Significant Fabric

Background

One of the key objectives of contemporary conservation practice is that as much of the significant original fabric of the building or place should be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim, consistent with responsible re-use or management aims, should be to minimise the work necessary. In this way the authenticity of the item will be retained as far as possible within a process of evolutionary changes and good maintenance practice.

The building is now privately owned and it is anticipated that ongoing use of the former Fire Station building will require adaptation and changes to accommodate the changing spatial, access, amenity and security requirements. The building and site has previously undergone some change and can sustain some change to enable an appropriate use, however, any future works should seek to retain what is important and minimise damage to significant fabric and changes. Any new work should also preferably be reversible.

Policy

Extant building fabric, both internally and externally should be retained and conserved in accordance with the levels of significance identified in Section 5.0 Grading of Significance and in accordance with particular actions specified in this CMP. Any new works and additions should be reversible and removable.

Guidelines

- Original external and internal components, spaces and fabric of the building, which have been identified as of High significance should be retained and conserved.

- No conservation or maintenance work should alter or negatively impact on the elements of the external façades or internal fabric/space that have been identified as being of High level of significance unless it has been carefully considered and does not impact on the overall significance of the whole building.

- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, evidence of change should not be so well matched as to be impossible to read on close inspection.

- Face face brick should remain unpainted. Previously painted elements such as render and timberwork should continue to be painted in appropriate colours. Previously painted and modified brickwork (rear wall of the rear wing) may continue to be painted or detailed to show previous changes.

- Repairs to brickwork should match the form, colour and detail as close as possible. Mortar mixes to match the existing should be used. Composite and some epoxy patch repairs may be considered, no hard cement or silicon should be used.

- Internally, details such as the splayed fireplace breast and rendered skirtings and details on the walls should be retained. It is not necessary to reinstate lost elements such as timber rails or fireplace surround, however, any reinstated elements should seek t match the style and remaining details of the building.

- The original timber varnish finish of internal doors and internal face of the windows should preferably be retained. Other internal joinery may be sanded back to match or remain painted as required.

7.5.4 Conservation of Significant Spaces

Background

The building was designed as a purpose built, suburban Fire Station and comprised of several larger spaces with smaller rooms and services which largely remain discernible today. The rear wing amenities have been altered, however, the three main spaces (former engine room, recreation room and single men's' room) and a sense of the former watch room should ideally be retained. These spaces also retain high ceilings with pressed metal finish and cornices.

Policy

The spatial qualities and character of the former Fire Station building contribute to its significance and interpretation and should be conserved or interpreted as part of the future use and management of the place.

Guidelines

- The internal spatial character of the building, its high ceilings and details should be retained and conserved and able to be appreciated.

- A sense of the existing layout and internal relationships of spaces should also be retained.

- Any new uses that require division of spaces should seek to retain a sense of the existing spatial character and use lightweight partitions or walls which do not cut into the ceilings or cornices and can be removed with minimal damage.

- Any new partitions and walls that are required to extend to the ceiling should preferably not be fixed to the ceiling and use a soft joint and shadow line at the junction.

- Openings in the existing walls and connection of the existing openings are permissible provided that wall nibs, bulkheads or an inlay in the floor are provided to interpret the original layout and ceiling sections are retained.

- Some internal adaptation is permissible, however, the window openings on the external façades should be retained and remain uninterrupted. No new openings or enlargement of the existing external window openings should be made on the primary facades (main wing) of the building.

7.5.5 Element Specific Policies

Background

In addition to general policies applicable to all areas of the site, a strategic direction for management of individual elements of the building has been considered to assist the ongoing conservation and maintenance of the building fabric.

Policy

The various components of the building and historic built fabric and other site elements shall generally be retained and conserved in accordance with the levels of significance identified in Section 5.0 of this CMP – Grading of Significant Elements, and managed in accordance with the different grades of significance.

Guidelines

The following schedule contains conservation policy statements for specific individual elements of the historic and significant building elements on the site. The policies generally acknowledge past changes and modifications and evolution of the use of the building components.

Element Specific Policies Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Policy
EXTERIOR		
OVERALL BUILDING		
Overall height, scale, configuration and face brick finish	High	Retain and conserve.
Main gabled, gabled hipped and hipped roof form	High	Retain and conserve.
Timber roof framing, timber fascias, barge board and vented details to gablets and eaves linings	High	Retain detail and conserve timber where possible. Any repairs and replacement should match the existing fabric and detail.
Slate roof cladding and terracotta trims and finials	High	The cladding and details should be retained and repaired and/ or replaced to match.
Modern gutters and downpipes	Little	Retain, repair or upgrade as required to match the existing. No PVC downpipes should be used.
Modern gates and fences	Little	Should be low. May be repaired or replaced as required however, should not be fixed to the brick walls and added with care to the building fabric.
WILLIAM STREET FACADE		
Face brick wall including brick plinth, engaged piers/ pilaster, brick details and painted lintel over the window opening and pattern of openings	High	Retain and conserve. Face brick and details should remain unpainted. Repair cracked and broken bricks to match as required. Repoint failing mortar joints and patch holes with a softer mortar mix to match the existing mortar mix, mortar and brick colour and detail. Repair and repaint painted window lintel preferably to match or in an appropriate colour.
Bracketed hood over the large, wide opening on the northern bay	High	Retain and conserve. Repair brackets and hood to match the existing material and detail.
The rendered parapet and associated mouldings, capping and “Fire Station” lettering	High	Retain and conserve and continue to paint in appropriate and preferably contrasting colours.
Timber framed, six paned casement windows	High	Retain and conserve. Repair timberwork as required to match. Replace any broken window panes with matching glass. No external shutters, screens or security grilles are permissible.
The panelled door to the large, northern bay opening	Little	Original door has been removed. Repair and replace new timber doors as required and preferably continue to detail to match the original design. Retain rendered reveal with “1997” date if possible.

Element Specific Policies Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Policy
EXTERIOR		
WILLIAM STREET FAÇADE continued		
Suspended illuminated sign and former emergency button on the central pilaster or new suspended signage.	Little	Retain existing signs and details or remove and repair brickwork as required. Any new signage is subject to an approval. Any new signage should not be fixed or adhered to the brickwork of timber windows or rendered elements. The existing suspended hamper sign may be upgraded, however, any new element should use the existing fixings holes and not detract from the historic character and details of the building.
Electrical services, conduits and lighting	Intrusive	No electrical services or conduits should be fixed to the building facades. If some new services, lighting and security services are required these should be discretely added and minimise damage to the brick walls and rendered elements.
NORTHERN FAÇADE (INCLUDING NORTHERN FAÇADE OF THE REAR WING)		
Face brick wall including brick pilasters, sills and details and painted lintel over the window openings and terracotta wall vents	High	Retain and conserve. Face brick and terracotta wall vents should remain unpainted. Repair cracked and broken bricks to match as required. Repoint failing mortar joints and patch holes with a softer mortar mix to match the existing mortar mix, mortar and brick colour and detail. Repair and repaint painted window lintels to match and paint in an appropriate colour.
Two sets of three, timber framed, six paned casement windows	High	Retain and conserve. Repair timberwork as required to match. Replace any broken window panes with matching glass. No external shutters, screens or security grilles are permissible.
Single door opening and timber door on the northern façade of the rear wing	Moderate/ Little	The opening has been modified and door is a later addition. Repair or replace as required.
Vented opening and fan on the northern western façade (north eastern wall)	Little/ Intrusive	Preferably remove and infill with brick to close match.
Service elements including lighting and conduits	Little	No electrical services or conduits should be fixed to the building facades. If some new services, lighting and security services are required these should be discretely added and minimise damage to the brick walls and rendered elements.

Element Specific Policies Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Policy
EXTERIOR		
WESTERN FAÇADE (INCLUDING REAR OF MAIN WING & REAR WALL)		
Face brick walls including brick pilaster at the north western corner of the main wing, large opening and terracotta walls vents	High	Retain and conserve. Face brick and details should remain unpainted. Repair cracked and broken bricks to match as required. Repoint failing mortar joints and patch holes with a softer mortar mix to match the existing mortar mix, mortar and brick colour and detail.
Modified timber doors to the large opening at the rear of the main wing	Moderate	Original doors have been partially modified. Repair and replace timber doors as required and preferably continue to detail to match the original design.
Rear wall of the rear wing	Moderate	Has been altered and modified. The rendered finish and nibs may be retained to interpret past changes.
SOUTHERN FACADE		
Face brick wall, brick sills and details and terracotta wall vents	High	Retain and conserve. Face brick and details should remain unpainted. Repair cracked and broken bricks to match as required. Repoint failing mortar joints and patch holes with a softer mortar mix to match the existing mortar mix, mortar and brick colour and detail.
Original timber framed, four paned double hung windows	High	Retain and conserve. Repair timberwork as required to match. Replace any broken window panes with matching glass. No mounted air conditioning units or new awnings are permissible.
Later openings and window	Little	Part of the later additions to the building. Retain and repair as required.
Metal security bars and grilles or shutters	Little/ Intrusive	Should not be added to the façades or window openings.
Electrical and hydraulic fixtures, conduits and pipes, lighting and air conditioning units	Little/ Intrusive	No air conditioning units, electrical services or conduits should be fixed to the building facades. If some new services, lighting and security services are required these should be discretely added and minimise damage to the brick walls and windows.

Element Specific Policies Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Policy
INTERIOR		
The four main spaces (former engine room, watch room, recreation room and single men's room) within the original building including the main rendered walls and remaining rendered details, splayed fireplace breast early fixtures and ceiling height.	High	Retain and conserve a sense of the original layout, configuration, early details and remaining features and spatial character.
Original concrete slab in the northern bay of the main wing and timber floor framing	High	Retain and conserve. Repair floor structure to match. New timber floor boards and linings and floor finishes are permissible, however, should minimise damage to the floor structure.
Rendered masonry wall and wall vents	High	Retain and conserve. Repair or replace to match.
High, pressed metal ceilings and cornices	High	Retain and conserve. Any repairs should be undertaken to match and by contractors with experience with pressed metal. Any new partitions and walls should not cut into or be fixed to the pressed metal ceilings or cornices and should use a soft joint/ shadow line so that they can be removed. Services particularly lighting should also been added with care and to minimise damage.
Original timber windows and architraves and early stained timber finish.	High	Retain and conserve. Repair timber elements and replace glass to match as required. Preferably retain the original stained finish.
Opening and step between at the eastern end of the main central internal wall	High	Retain and conserve. Door opening should be used or a lightweight infill may be added to the reveal, however, the original door opening should be able to be interpreted.
Timber screen, original timber and glass and timber panelled doors and architraves	High	Retain and conserve original details. Repair and finish to match.
Lightweight partitions and walls, modern doors and ceilings	Little	Retain, adapt, repair or remove as required with care to the highly significant fabric.
Lighting and services	Little	Retain or upgrade as required with care to the highly significant fabric.
Modern floor linings and painted finishes	Little	Retain or upgrade as required with care to the highly significant fabric.
Ramp and rails	Little	Retain or upgrade as required with care to the highly significant fabric.
Bathroom and kitchenette fixtures and fittings	Little	Retain or upgrade as required with care to the highly significant fabric.
Furniture and fittings	Little	Retain or upgrade as required with care to the highly significant fabric.

Additional Guidelines for Conservation of Significant Brickwork and Render

- All face brickwork should remain face brick and unpainted.
- Damaged sections of brick and render should be repaired or reconstructed to match the original.
- For repairs and reconstruction, appropriate mortar should be used, for example sections built using softer lime mortars as opposed to cement mortars should be repaired with the matching mortar mix used. Some composite or epoxy fill may be considered for patching of brickwork, however, hard cement and silicon are not permissible.
- In case of surface damage to the built fabric (graffiti, weathering) non-abrasive methods of intervention should be used. Specialist professional organisations should be contacted for cleaning techniques and available products.
- In case of repeated graffiti occurrence, specialist professional organisations should be contacted for currently available protective products and techniques. The use of coatings should be avoided.
- New surface mounted services and signage elements should be avoided, however, any required signage or elements should be attached with care and should firstly seek to use existing fixing holes or mortar joints rather than drilling into brick or the rendered details.

Additional Guidelines for Conservation of Roofing and Guttering

- Works and repairs to the existing slate roof should be undertaken with care. Any repairs to the roof should match the existing form and new slates should match the colour and detail of the existing roof.
- The brick chimney should be retained. The chimney should remain face brick and be appropriately flashed to ensure no leaking. A simple capping should also be retained and maintained.
- Repair and replacement of the guttering is permissible and details such as the form and profile of the gutters should match the existing elements unless the sizing is deemed inappropriate. Existing locations and fixings holes of gutters should preferably be used. No plastic or PVC should be used.

7.5.6 Archaeological Monitoring

Background

A Desktop Archaeological Assessment has been carried out (Heritage 21, August 2018) and has noted that it is unlikely that any significant resources would be located on the site. The existing building incorporates standard details and fabric, however, remains as a resource. Early floor, walls and ceiling linings and roof cladding also remain and may retain resources within the building cavities.

Policy

Any major future works on the building should be directed by an archaeological assessment of the building. Any future works involving alteration or excavation in or immediately around the building should be assessed by and carried out as recommended by a qualified archaeologist.

Guidelines

- Archaeological advice should be sought as part any future major building works to the building and site.

- Should any unexpected finds be uncovered as part of any works on the site, advice should be sought from a qualified archaeologist.

7.5.7 On-going Maintenance and Repair

Background

The nature of any building is that its fabric will deteriorate due to the effects of age, maintenance, weather, vegetation incursion and use. To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented, which provides for regular inspection and for remedial action to be taken where necessary.

Policy

The former Fire Station building should be maintained by the implementation of the maintenance program such as a regular cyclical maintenance regime outlined in the following section of this report. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric.

Guidelines

- The building fabric and services should be subject to continuing care and maintenance by the building owners and occupants of the building.

- In addition to regular maintenance activities, prompt preventative action, stabilisation and repair should be taken as necessary.

- Prevention of continuing deterioration should take priority over widespread repair or reconstruction.

- Care should be taken whilst undertaking any maintenance work or repairs to avoid impact on significant fabric.

- Inspection, maintenance and repair works should only be conducted by those with professional knowledge and experience of buildings and materials and are to be carried out by tradespeople with demonstrated heritage skills, knowledge and experience.

7.5.8 Interpretation

Background

Interpretation of historic places essentially reveals long-term connections and cohesions which underpin our cultural identity. To "interpret" a historic place, in its geographic and physical setting, is to bring its history to life to increase the public's understanding and through this extended understanding, to give them an enhanced perception of the significance of the place.

The former Fire Station building is of local historic, aesthetic and social significance due to its long term use and role in the local area.

In addition to the retention of the building and its recognisable form and "branding", interpretive elements such as signage elements may also be added for users of the site or for visitors or members of the public in accessible locations.

Policy

The significance of the existing Fire Station building may be further interpreted on site and enhanced by appropriate methods such as signage, photographs or interpretive displays located in publicly accessible locations.

Guidelines

- The building owners should consider the addition of interpretive elements such as historic photographs and signage so that the users, tenants and visitors to the building and site are aware of its history and development and its significance to the area.

- The owners should maintain the building and elements such as the "Fire Station" lettering on the façade and any interpretive elements so that the users, visitors and general public are aware of the former use and significance of the place.

- Any new interpretive elements should not be fixed to any historic fabric and should not incorporate flashing lights or details that will dominate or detract from the historic buildings and elements.

- Interpretation should take into account all the historic phases of the site and building development and precinct in general.

7.6 New Work Policies

7.6.1 Integration of New Work

Background

The building and site no longer suited its original use. Fire and Rescue vacated the building in 2015.

The former Fire Station building was a purpose built structure that has previously undergone some alterations and additions to enable ongoing use. The building will require some adaptation so that it can continue to be used as an active and viable part of the local area.

This CMP has been prepared in the context of development of part of the site and adaptive re-use of the original, former Fire Station building for a commercial use.

It is anticipated that the building will be leased and as such any new works should allow for flexibility and possible future changes and where possible be reversible and removable.

Policy

Any alterations and additions and introduction of new fabric should be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place.

New work (adaptation, conservation, repairs and new additions) should be identifiable as such and should, where possible, be undertaken without detracting from any highly significant fabric or spaces. Internal fitouts and changes should allow for flexibility and be reversible.

Guidelines

- Any new work should retain the overall form, single storey scale, height and details of the former Fire Station building.
- Any new work should also retain the primary, front side setbacks and visual relationship with William Street.
- An open area around the building particularly an open space between the two wings of the building should be retained. New work and additions to the open areas are permissible provided that the fundamental architectural character and sightlines to and from the building and primary facades of the building are retained and are able to be interpreted.
- New work should seek to respect and minimise the visual and physical impact to highly significant fabric, features and spaces within the building.
- Internally, period detailing should only be used for elements for which there is clear evidence of the original details (either physical or documentary). It is not necessary to invent a period detail, particularly as the building was originally relatively simply finished and detailed.
- Any replacement of fabric should ensure minimal damage to the significant building fabric and remaining details.
- When a new function is being introduced, a new architectural vocabulary of details and materials may be adopted to complement the existing architectural character.
- New work may adopt a contemporary character, provided that the new development is not likely to have a detrimental impact on the primary building form, scale and materials.
- Internal alterations should be respectful of the existing building layout and details and should be lightweight and removable.
- New internal finishes, floor coverings and paint finishes to walls are permissible. Window details and joinery should also preferably match the existing finish. Reinstatement of the stained and varnished timber finish to painted original windows may be considered.
- New suspended ceilings, fixed the existing pressed metal ceilings, should be avoided. The high ceilings should be retained and maintained. Removal of peeling paint and repairs to the pressed metal ceiling and cornices should be undertaken with care.

7.6.2 Integration of Services

Background

The installation of services is an intrinsic component of the contemporary functioning and viability of buildings. It is recognised that periodic upgrading of services within the building components will be required.

Policy

The extension or alteration of existing services must be carefully considered and should not have a detrimental impact on the significance of the highly significant building components and spaces as a whole. '

Guidelines

- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage the significant fabric or disrupt significant spaces or original walls and surfaces.

- Areas previously modified for services should be re-used, in preference to modifying intact fabric.

- The use of existing building cavities and surface mounting of services is preferable to chasing services into significant fabric.

- Brackets or fixings for services should not damage significant fabric. The use of double sided adhesive tape may be considered as an option. Floor, wall and ceiling cavities should be used where appropriate.

- No new holes should be made in the pressed metal ceilings or cornices.

- No externally mounted air-conditioning, ventilation equipment or other equipment should be visible on the primary facades of the building or impact negatively on any highly significant fabric.

- The addition of security and lighting elements on the primary facades and building entries should be carefully considered and seek to use alternative methods or integrate with the new work such as over the new timber doors on the front façade or timber eaves which can been easily patched and repaired. Building cavities should be used to run conduits and wiring.

7.6.3 Ordinance Compliance & Accessibility

The National Construction Code (NCC, incorporating the Building Code of Australia, (BCA)) has been adopted as the technical standard for design, construction and operation of buildings. The NCC also includes the National Plumbing Code and will be progressively extended to include other similar codes.

The BCA is a performance based code, specifying only performance requirements to be met, but including "deemed-to-satisfy" provisions that are accepted as meeting the performance requirements.

Historic buildings are frequently non-compliant with the deemed-to-satisfy provisions of current building codes. Even recently upgraded building can become non-compliant as the BCA provisions may change annually.

In terms of on-going use, the key issues are usually compliance with fire resistance, egress provisions, and provision of disabled access and facilities. It is essential that the cultural values of the buildings and the overall complex not be degraded by inappropriate responses to meeting ordinance requirements. The provision of equitable access and use may present some challenge. A ramp has been proposed to the interior to bridge the gap between the two levels of the existing building.

Policy

Approaches to compliance with building ordinances for the conservation and upgrading and re-use of the building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Access solutions should seek to improve accessibility to the building while maintaining the identified significance of the place and minimising adverse heritage impact.

Guidelines

- Major changes on the building fabric in order to meet excessive requirements of ordinance compliance should be avoided.

- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rating material, which may obscure and reduce original ceiling finishes and heights and affect the spatial qualities of the primary spaces in the building.

- Any future works to the building should take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric.

- Where possible access solutions should seek to supplement the existing amenity rather than to replace existing fabric.

7.6.4 Signage, External Lighting & Security

Background

External lighting of buildings can add to their character. At present the lighting is minimal. Some signage has been previously fixed to the William Street facade. A number of fixing holes and areas where signage and service elements have been added (and removed) are also visible. It is anticipated that any new commercial use will require identification signage.

Signage, external lighting and security elements, however, should have no adverse impact on significant heritage fabric and the overall character of the place.

Policy

External signage, lighting and security elements should be in harmony with the overall character of the place, and complement the historic character of the building and be carefully integrated to avoid any damage to any significant fabric.

Guidelines

- The William Street and northern facade of the building could be lit for practical and interpretive reasons.

- Any illumination should highlight the architectural features of the façades rather than floodlighting the whole of the building.

- The lighting should be discreet and not be fixed to any highly significant fabric or mounted on the building facades. Options such as use of nearby street poles and infrastructure or new landscaping and elements in the northern and southern setbacks should be considered in preference to fixing elements to the building fabric.

- New lighting may be incorporated in the new timber entry doors and joinery to the larger opening on the front façade in lieu of adding a new lamp or conduits or cutting through the significant façade and fabric.

- The existing suspended sign may be upgraded or replaced with a similar sign. Any new signs should re-use the existing fixing holes. The sign should be similarly small and discrete and not detract from the historic character and architectural features of the historic buildings on the site.

- Fixing of any additional or new signs on the brick and stone fabric should generally be avoided, however, some minimal signage maybe carefully integrated and where possible use existing fixing holes.

- Contemporary styled signs are permissible, however, signs should be discreet and complementary in terms of colour, material, proportion, positioning and detail and should not dominate the historic details and features of the building facades and entry.

- Any new security elements should be discreetly located and similarly should not be fixed to significant brickwork, rendered details or original timberwork. Fixing to the timber eaves is permissible provided that any elements are relatively small and do not detract from the historic character of the building.

8.0 Implementing the Plan

This Conservation Management Plan has been prepared to provide guidelines for the conservation, use, interpretation and on-going management of the building to ensure that the heritage values of the place are maintained and enhanced into the longer term.

This section sets out the implementation guidelines for the policies, including a list of management issues, Conservation Works to be undertaken in the short term and maintenance strategy for the longer term.

8.1 Management Guidelines

The site is subject of a current Development Application that includes the removal of existing additions to the former Fire Station building and construction of a new Boarding House development with basement car park on the western portion of the site. New landscaping and fencing are also proposed around the former Fire Station building and between the buildings.

In the short term it is proposed to carry out refurbishment, repair and adaptive works to the former Fire Station building. These works have been developed by the architects (Mode Design) in consultation with the heritage architects and consultants working on the project (Heritage 21).

The property owners should continue to manage and maintain the former Fire Station building in consultation with the users and occupants of the buildings on the site.

In the long term and following these works the property owners should implement regular building inspections that monitor the condition of the heritage building in addition to access and egress, fire protection and security. A suggested cyclical maintenance regime is included in this report.

8.2 Current Proposed Works

The current proposed works to the former Fire Station building are summarised as follows:

- demolition and removal of the later lightweight (weatherboard) addition and brick masonry extension to the rear wing;
- conservation and repair of the original former Fire Station building particularly the external form, fabric and details; and
- repair, adaption and upgrade of the building interior and services in the original building including some adaption of the rear wing.

The Schedule of Works prepared as part of the Development Application includes a detailed assessment and summary of repair works required which are recommended to be implemented.

In particular areas of concern relate to the following:

- repair of the roof slates were required;
- repair of the timber boarded eaves linings and areas affected by services particularly on the front façade and southern facades which are in part failing;
- broken and poorly repaired brickwork to the central pilaster on the front facade and failing mortar joints and cracks on the front and northern façade; and

- holes and damage caused by the poor installation of services along the southern façade.

It is also recommended that the opening and fan on the northern wall of former engine room be removed and wall repaired and infilled. The fan appears to have been added as part of the c. 1997 works to the building.

The flag pole also appears to have been a later addition and may be removed and brickwork repaired.

The western end of the rear wing, both internally and externally has undergone some change and is proposed to be adapted. The removal of the rear brick extension will expose the former rear wall that has been rendered and finished. Retention of the rendered finish and evidence of the brick wall/ extension in the way of a nib for interpretive reasons is recommended.

Internally some adaptation is proposed, however, redundant services and elements fixed to the pressed metal ceilings and rendered walls and timber framed windows and doors should be carefully removed and building elements repaired and adapted as approved.

8.3 On-going Maintenance

The following recommended on-going maintenance schedule refers to cyclical maintenance works to the fabric that should be implemented as part of the ongoing management of the site.

The building owners should ensure that a record of any work that is performed on the building and any faults discovered, or repairs made, is collated. This record should be supplemented by current and up-to-date building plans that clearly identify each room and space in the building, and services maintenance manuals and details. A copy of these should be kept on site.

Recommended On-going Maintenance Schedule Former Fire Station, No. 3 William Street, Fairfield			
Element	Every Year	Every 5 to every 10 years or at change of use	Every 20 years
EXTERIOR			
Overall building & configuration	Inspect. Undertake annual general cleaning and stabilisation of building fabric. Check security and general safety.		
ROOF			
Slate roof cladding	Inspect. Repair slates and flashings as required.	Clean down, repair and stabilise as required.	Repair and replace slates to match as required. Repair and replace flashings. Consider full replacement to match.
Terracotta trims and finials	Inspect, repair to match as required.	Clean down, repair and stabilise as required.	Repair or replace to match as required.
Timber eaves & linings, fascias, timber barge and vents to gablet s	Inspect, repair and stabilise as required.	Clean down, repair and replace elements to match as required. Sand back, prepare and paint.	
Chimney	Inspect, patch and repair brickwork and flashing as required.	Clean down brickwork, repoint and repair as required. Mortar mix to match the original.	Repair and replace flashing as required.
Gutters and downpipes	Inspect, clear debris, leaves and rubbish.		Repair or replace with appropriate material (no PVC) and profile to match as required.
WALLS			
Face brick walls, sills, heads and details	Inspect and monitor condition and any cracks.	Clean down, repoint and repair as required. Mortar mix to match the original. Replace any broken or damaged brick with matching brick size, form and colour.	
Painted/rendered wall and details	Inspect. Patch repair to match as required.	Clean down, patch, repair and stabilise as required. Prepare and paint in approved colours.	
Terracotta wall vents	Inspect. Clean down.	Clean down, repair and stabilise or replace to match as required.	
Timber windows	Inspect, check working condition and undertake repairs and replace broken glass to match as required.	Repair and replace members as required. Check flashing and repair as required. Clean down, sand back and prepare and paint in approved colour.	
Timber doors	Check working condition. Repair and replace elements and glass as required.	Repair and replace members as required. Replace furniture and locks with care as required. Clean down, sand back and prepare and paint in approved colour.	
Remnant elements or services	Inspect and stabilise as required.	Repair or remove and repair wall as required.	
Signage	Inspect, repair as required	Clean down, repair and replace as required.	

Recommended On-going Maintenance Schedule Former Fire Station, No. 3 William Street, Fairfield			
Element	Every Year	Every 5 to every 10 years or at change of use	Every 20 years
EXTERIOR			
SETTING - FENCING, LANDSCAPING & PAVING AROUND THE BUILDING			
Brick walls and planters	Inspect, repair and stabilise as required.		Clean down, patch, repair and stabilise as required.
Modern paving	Inspect, clean down, repair and stabilise as required.	Repair or replace as required.	
Timber deck and facilities	Inspect, clean down and repair as required.		Clean down, repair and replace timber decking and elements as required.
Modern fences and gates	Check stability and working condition. Repair and replace elements and locks as required.	Repair and replace members as required.	
Trees & plantings	Inspect, prune, cut down and treat as required.	Seek specialist advice regarding health and safety of trees and plantings & work as recommended.	
Signs including any directional or Interpretive signs	Inspect. Clean down, repair and stabilise as required.	Repair or replace and upgrade as required.	
Services including lighting.	Inspect. Clean down. Repair or replace as required.		Repair, upgrade or replace as required.

Recommended On-going Maintenance Schedule Former Fire Station, No. 3 William Street, Fairfield			
Element	Every Year	Every 5 to every 10 years or at change of use and/ or tenancy	Every 20 years
INTERIOR			
FLOORS			
Timber floors & framing	Inspect. Repair as required.	Repair and replace framing and floor members as required. Patch, prepare and finish as approved.	
Concrete floors and slabs	Inspect, patch and fill and repair as required.	Clean down, patch and repair as required. Prepare and finish as directed.	
Original steps adjacent to the main entry	Inspect and ensure sound and level.	Patch and repair as required.	
Modern floor finishes	Inspect. Repair and replace as required	Remove or replace as required.	
Ramps and thresholds	Inspect, ensure safe and repair as required.	Clean down, patch and repair as required. Prepare and finish as directed.	
WALLS			
Rendered walls including remnant moulded details and chimney breast	Inspect. Patch repair as required.	Clean down, repair to match as required, prepare and repaint. Reinstate fireplace opening and provide a simple timber surround if desired.	
Wall vents	Inspect. Secure and repair as required.	Repair, clear out dust and debris and paint. Replace to match if required.	
Lightweight partition walls	Inspect. Repair and replace as required.	Retain, adapt or replace with care to highly original fabric.	
CEILINGS			
Pressed metal ceilings & cornices	Inspect, repair and stabilise as required.	Clean down and remove peeling paint. Secure or repair as required. Replace to match if required. Prepare and paint.	
Modern ceilings and cornices	Inspect, repair and stabilise as required.	Clean down, patch and repair or replace, prepare and paint as required.	
TIMBERWORK & JOINERY			
Original timber screen, doors and architraves at the eastern end of the building	Inspect and repair timber and glass to match as required.	Repair, patch and fill and replace timber elements, glass and infill over the screen to match as required. Sand back, prepare and finish to match existing finish.	
Timber windows and architraves	Inspect condition and functioning. Repair elements and glass as required. Repair locks, furniture and sash cords with care as required.	Repair, patch and fill and replace timber elements, glass , furniture and sash cords as required. Sand back, prepare and finish to match.	
Other timber elements	Inspect condition and repair as required.	Patch and fill, sand back and finish as required.	

Recommended On-going Maintenance Schedule Former Fire Station, No. 3 William Street, Fairfield			
Element	Every Year	Every 5 to every 10 years or at change of use and/ or tenancy	Every 20 years
INTERIOR			
OTHER ELEMENTS			
Modern kitchen joinery and WC fixtures and fittings	Clean down and repair as required.	Repair, remove or replace as required.	Upgrade and replace as required.
Office furniture fixtures and moveable screens and items	Inspect and ensure no impact to significant building fabric.	Repair, remove or replace as required.	
SERVICES			
Electrical and lighting	Inspect. Replace & repair as required.		Repair, upgrade or replace as required with care to adjacent fabric.
Hydraulic	Inspect and ensure no water runoff onto building fabric.		Repair, upgrade or replace as required with care to adjacent fabric.
Mechanical	Inspect and ensure no water runoff onto building fabric.	Preferable that any air conditioning services are concealed or packaged units within spaces rather than units fixed to windows and building facades.	

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10.0 Appendix

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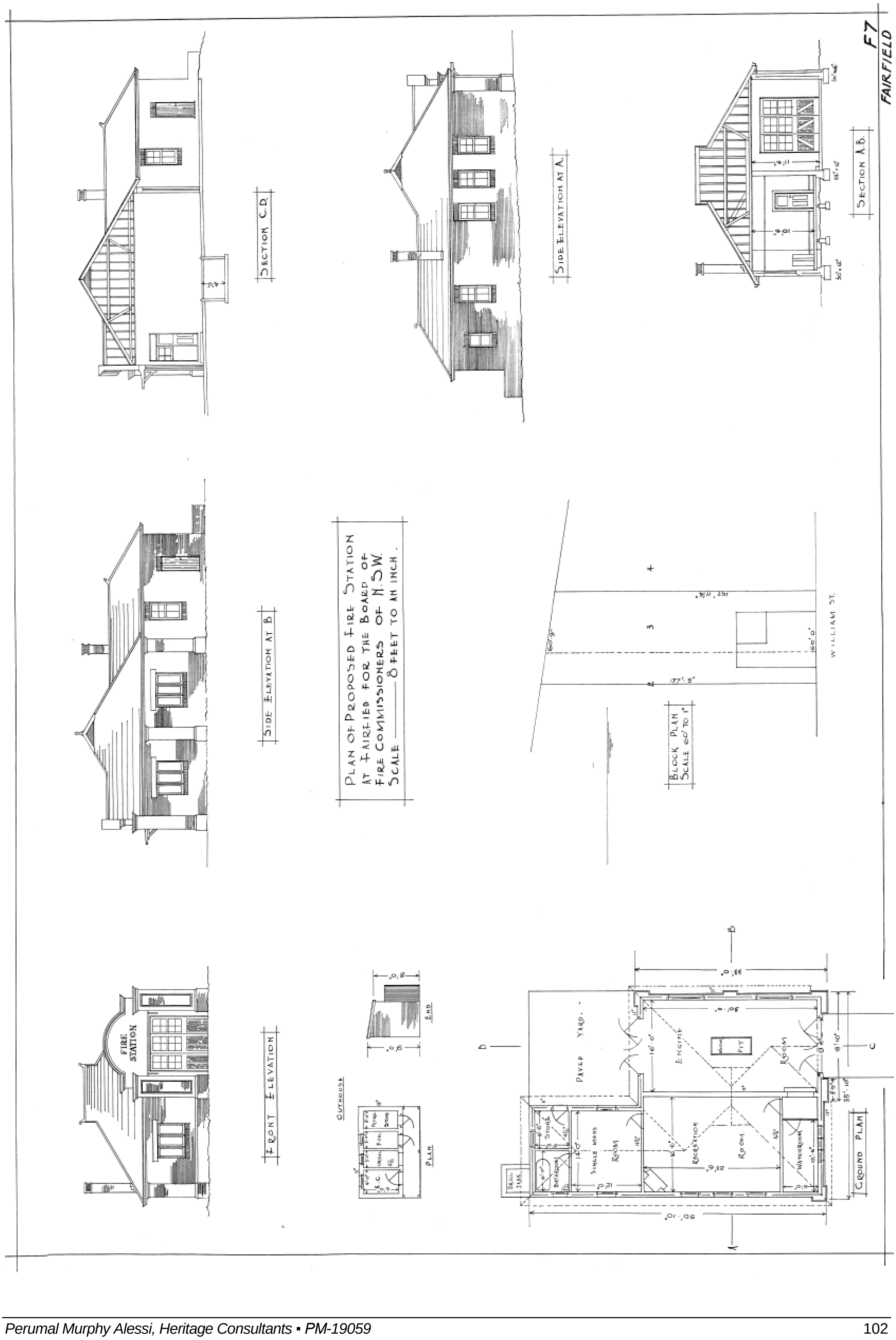
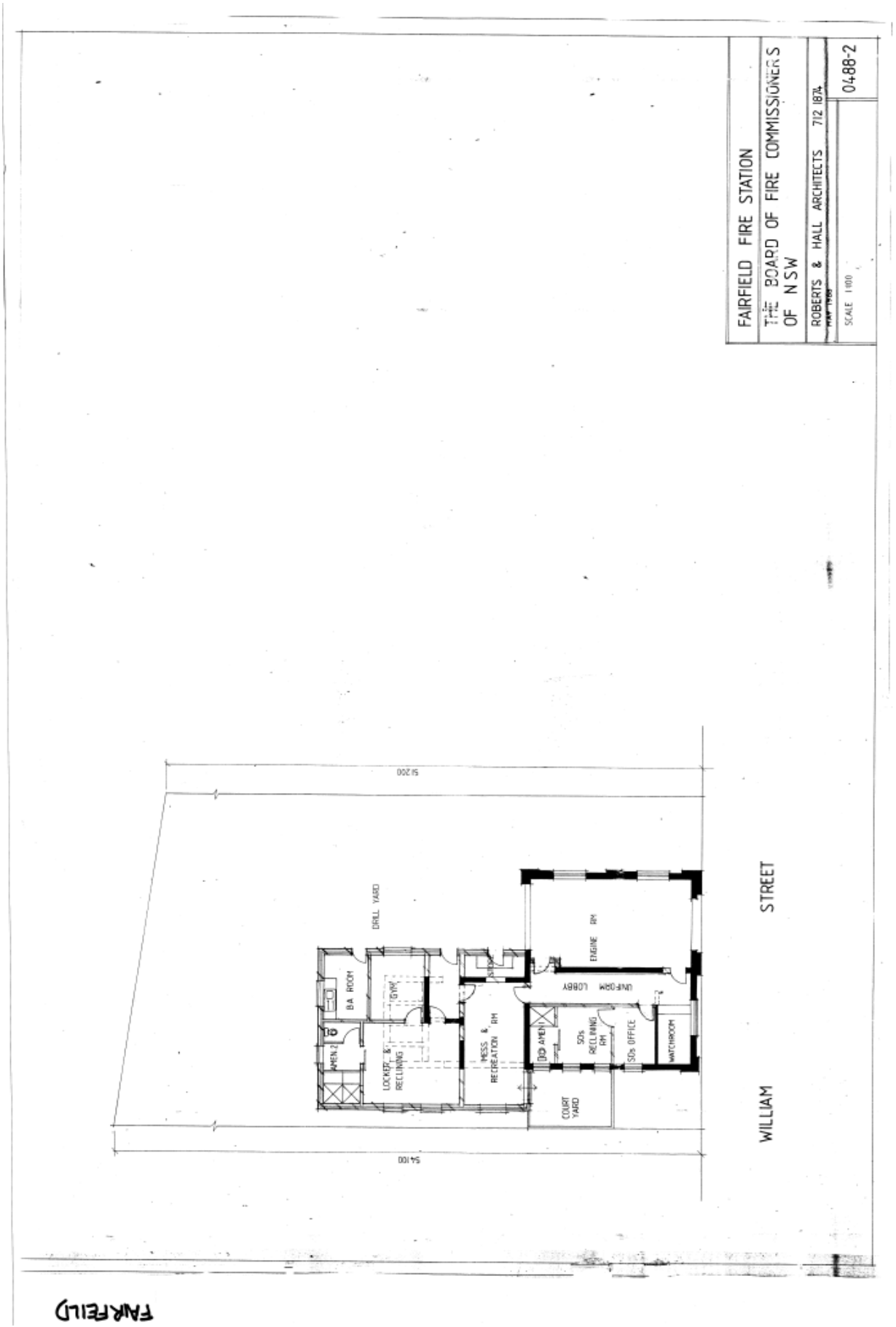
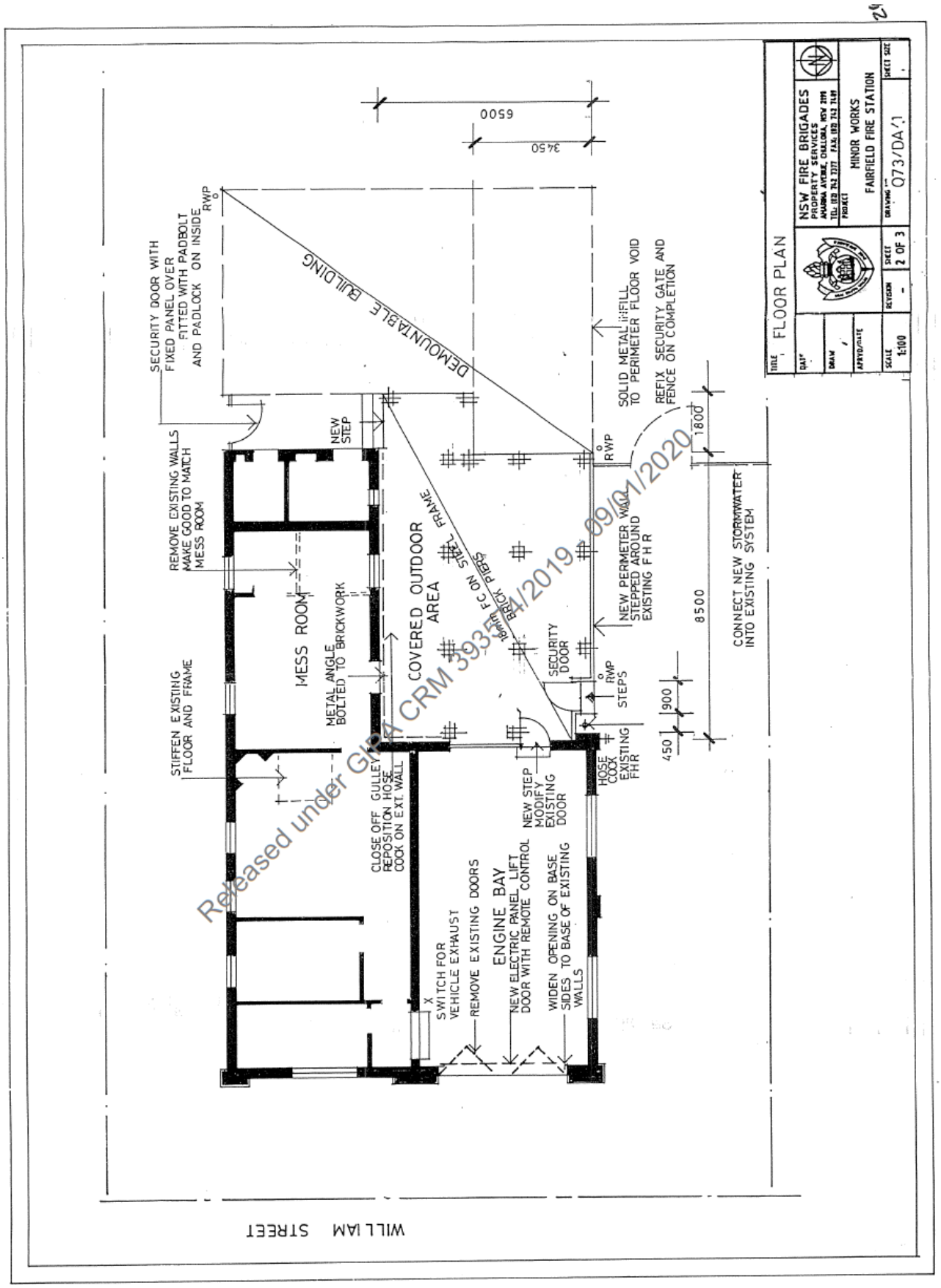
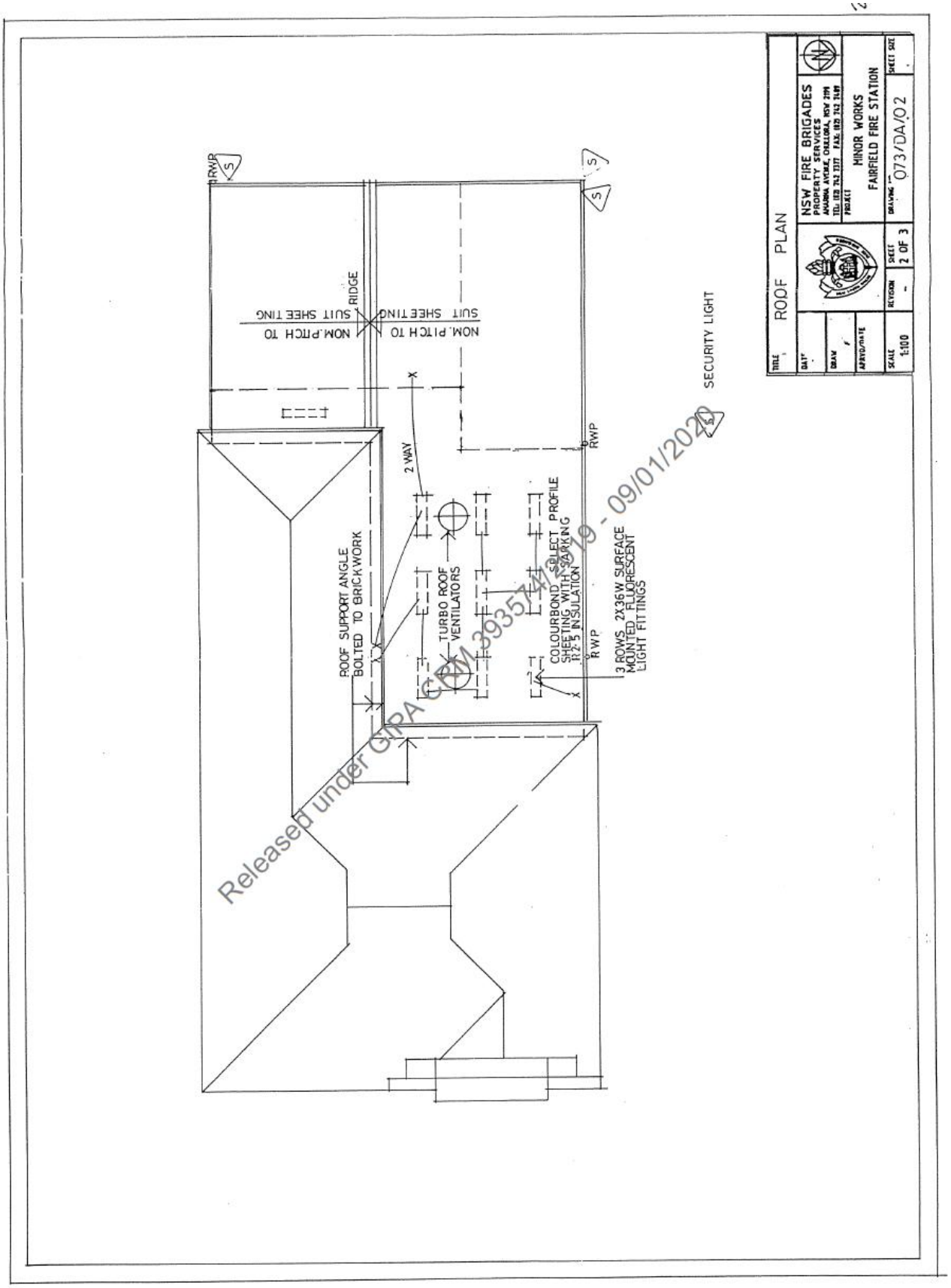
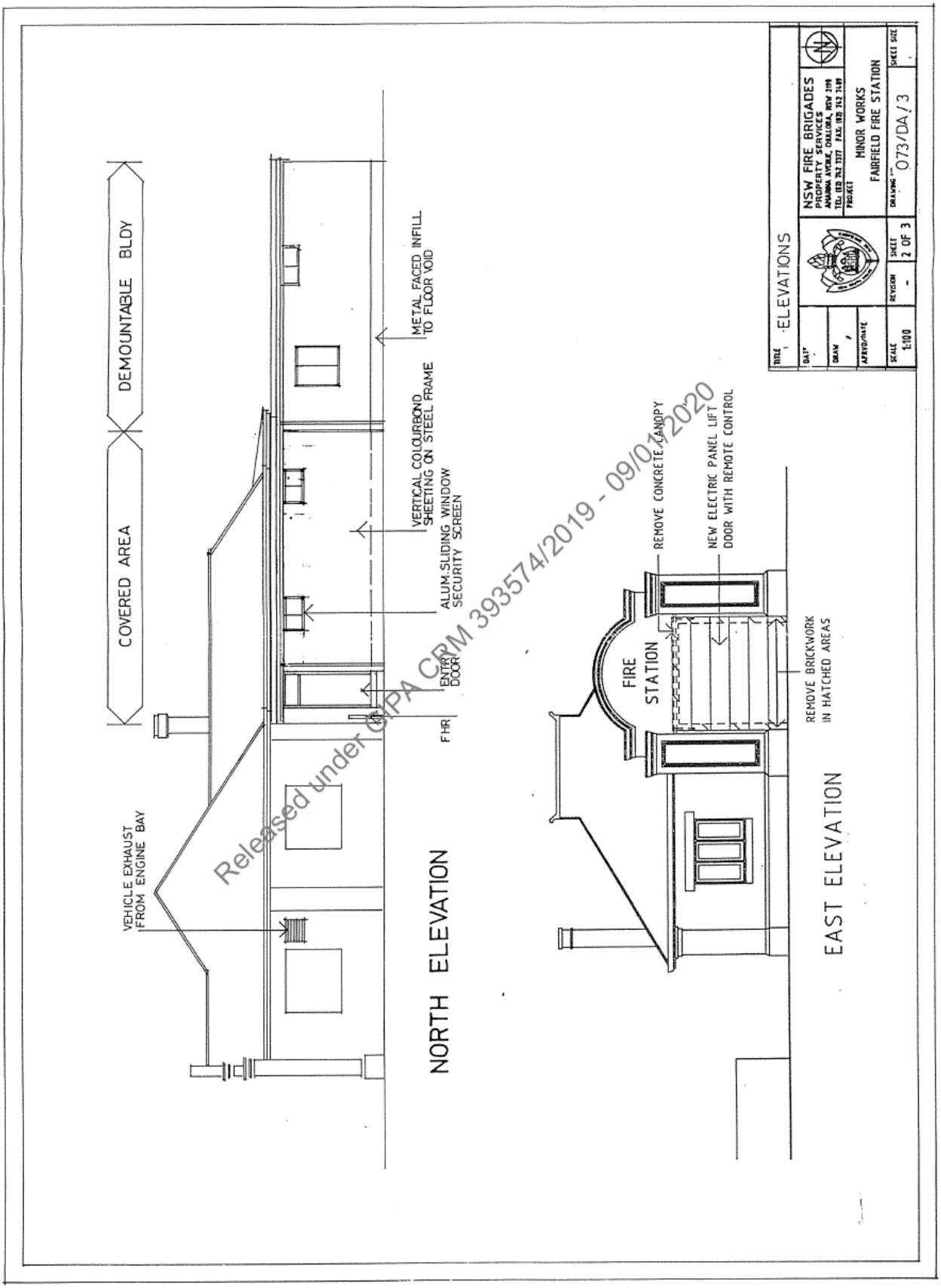

F7
FAIRFIELD
SECTION C.D.
SIDE ELEVATION AT A.
SECTION A.B.
SIDE ELEVATION AT B.
PLAN OF PROPOSED FIRE STATION AT FAIRFIELD FOR THE BOARD OF FIRE COMMISSIONERS OF N.S.W. SCALE ——— 8 FEET TO AN INCH.
WILLIAM ST.
BLOCK PLAN SCALE 60' TO 1"
FIRE STATION
FRONT ELEVATION
OUTHOUSE
END
PLAN
PAVED YARD
ENGINE
PIT
ROOM
RECREATION
ROOM
SINGLE MENS
WATCHROOM
STORE
BATHROOM
GROUND PLAN

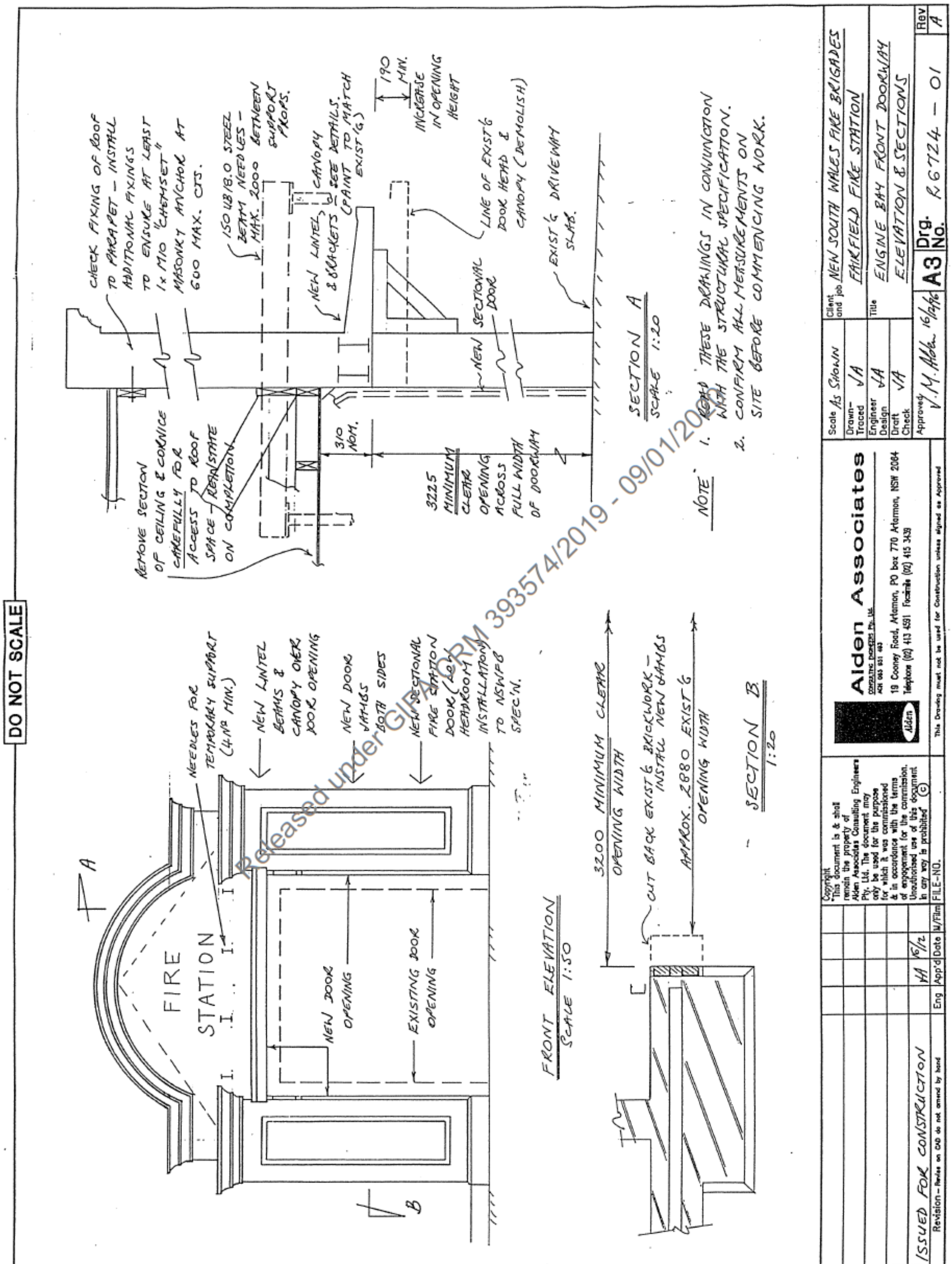

FAIRFIELD FIRE STATION
THE BOARD OF FIRE COMMISSIONERS OF N S W
ROBERTS & HALL ARCHITECTS 712 1874
SCALE 1:100
0488-2
DRILL YARD
B.A. ROOM
GYM
LOCKER & RECLINING
MESS & RECREATION RM
ENGINE RM
LOBBY
SDs RECLINING RM
SDs OFFICE
WATCHROOM
COURT YARD
STREET
WILLIAM
FAIRFIELD

10.2 Plans sourced from Fairfield Council files (9080.10, DA216/97)








DO NOT SCALE
FIRE STATION
FRONT ELEVATION
SCALE 1:50
NEW DOOR OPENING
EXISTING DOOR OPENING
NEEDLES FOR TEMPORARY SUPPORT (4 No MIN.)
NEW LINTEL BEAMS & CANOPY OVER DOOR OPENING
NEW DOOR JAMBS BOTH SIDES
NEW SECTIONAL FIRE STATION DOOR (ALL HEADROOM INSTALLATION) TO NSWFB SPEC'N.
3200 MINIMUM CLEAR OPENING WIDTH
CUT BACK EXIST'G BRICKWORK – INSTALL NEW JAMBS
APPROX. 2880 EXIST'G OPENING WIDTH
SECTION B
1:20
REMOVE SECTION OF CEILING & CORNICE CAREFULLY FOR ACCESS TO ROOF SPACE – REINSTATE ON COMPLETION
3225 MINIMUM CLEAR OPENING ACROSS FULL WIDTH OF DOORWAY
310 NOM.
CHECK FIXING OF ROOF TO PARAPET – INSTALL ADDITIONAL FIXINGS TO ENSURE AT LEAST 1x M10 "CHEMSET" MASONRY ANCHOR AT 600 MAX. CTS.
150 UB/18.0 STEEL BEAM NEEDLES – MAX. 2000 BETWEEN SUPPORT PROPS.
NEW LINTEL, CANOPY & BRACKETS – SEE DETAILS. (PAINT TO MATCH EXIST'G)
190 MIN.
INCREASE IN OPENING HEIGHT
NEW SECTIONAL DOOR
LINE OF EXIST'G DOOR HEAD & CANOPY (DEMOLISH)
EXIST'G DRIVEWAY SLAB.
SECTION A
SCALE 1:20
NOTE 1. READ THESE DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATION.
2. CONFIRM ALL MEASUREMENTS ON SITE BEFORE COMMENCING WORK.
A ISSUED FOR CONSTRUCTION VA 16/12
No. Revision Eng App'd Date M/Film FILE-NO.
Alden Associates
19 Cooney Road, Artarmon, PO box 770 Artarmon, NSW 2064
Telephone (02) 413 4591 Facsimile (02) 415 3439
This Drawing must not be used for Construction unless signed as Approved
Scale AS SHOWN
Drawn–Traced VA
Engineer Design VA
Draft Check VA
Approved V. M. Alden 16/12/96
Client and job NEW SOUTH WALES FIRE BRIGADES FAIRFIELD FIRE STATION
Title ENGINE BAY FRONT DOORWAY ELEVATION & SECTIONS
A3 Drg. No. R6724 – 01
Rev A
Released under GIPA ORM 393574/2019 - 09/01/2020