



PLANNING PROPOSAL HERITAGE ASSESSMENT

121-125 ANZAC PARADE
KENSINGTON NSW 2033

NOVEMBER 2014

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects
Graham Thorburn: Reg No.5706; Geoffrey Deane: Reg No.3766;
Garry Hoddinett: Reg No 5286; Andrew Duffin: Reg No 5602

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PLANNING PROPOSAL HERITAGE ASSESSMENT FOR 121-125 ANZAC PARADE KENSINGTON

1.0 INTRODUCTION

This report has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany a Planning Proposal Application for residential redevelopment at Anzac Parade Kensington which involves the demolition of buildings which are considered by Randwick Council to contribute to an understanding of the evolution of the area.

1.1 Requirements for this Report

This report is a requirement for the preparation of a planning proposal for redevelopment of the site to meet the State Government's objectives for increased density in the vicinity of major transport facilities.

1.2 Methodology

This study looks at the existing status of the subject buildings as potential contributory buildings in the streetscape of Anzac parade and assesses heritage significance based on the standard criteria published by the NSW Heritage Branch of the Department of Planning.

1.3 Site Location

The site in this assessment is located on the north western corner of Anzac Parade and Todman Avenue as shown in Figure 1. It is described as Lot 1 in DP 956200. The site forms part of a larger redevelopment site that extends to the north along Anzac Parade.



Figure 1 — Aerial view of the subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

1.4 Heritage Listings

The site is not identified as an item of Environmental Heritage by Randwick Council and is not located within a Conservation Area identified by that Council.

There are no other heritage listings applicable to the site.

The Kensington Town Centre DCP 2002 which was prepared to promote the redevelopment of the Anzac Parade strip in Kensington identified this site with others as being 'contributory'. This was seen as an opportunity to create 'Mews Style' development at the rear, connected to Todman Avenue and Anzac Parade by a pedestrian and visual through link which was to remain permanently open to public access. The maximum development height envisaged in that plan was 6 storeys with a 4 storey podium to the street and 5 storey development to the rear. The relevant controls were shown at Section 4.3.9 for Block 09 between Todman Avenue and Duke Street.

Block 09 was identified as being within the core retail precinct.

The intersection of Todman Avenue and Anzac parade was identified in the plan as a 'key intersection' however the building envelope created by the plan would result in a recessive character to the corner by the differential scale between the retained building on the corner and the taller buildings adjoining.

1.5 Heritage Significance

The identification of 'contributory buildings' in the Kensington Town Centre DCP 2002 was because their 'basic form' had not be altered significantly over time and referenced main street shopping in Kensington. Their retention was proposed as a means of interpreting the past.

Notwithstanding this identification no heritage assessment or inclusion in the Randwick Local Environmental Plan proceeded from the initial identification and the primary purpose of this classification in the DCP was an urban design and streetscape one.

The buildings are not considered to be worthy of individual heritage listing and are not part of any cohesive character areas that would be considered conservation areas.

1.6 Authorship

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

2.0 DOCUMENTARY EVIDENCE

2.1 European Era History

The subject site is located on part of 570 acres granted by Crown Grant to Samuel Terry on 27th May 1823. Terry was an emancipist convict transported to Australia in 1800 for stealing. He amassed a fortune through shrewd, sharp business dealings throughout the Colony. After receiving the land grant at Kensington, he established flour mills on land covering much of the present day suburb, taking in the present Australian Golf Club. He formed a partnership with William Hutchinson known as Terry, Hutchinson and Company, which was bought out by Cooper and Levey in the 1840s.

Following the deaths of Cooper and Levey, their extensive Sydney estates, including the land at Kensington, passed to Sir Daniel Cooper in England. In 1888, Cooper sold his interests in the Kensington Estate to the Australian Cities Investment Corporation for £152,306. The Board of that company subsequently held a competition in 1899 for the design of a new Model Suburb for the area. Very little of the winning design eventuated once real estate agents became involved. Around 1893, the subject property was released for sale in Section 1 of the Kensington Freehold Estate.

The Corporation went into liquidation in 1906 and the residue of unsold allotments was purchased by various real estate agents who put them on the market. Major development began around the 1920s as the second wave of residential development swept across the suburb.

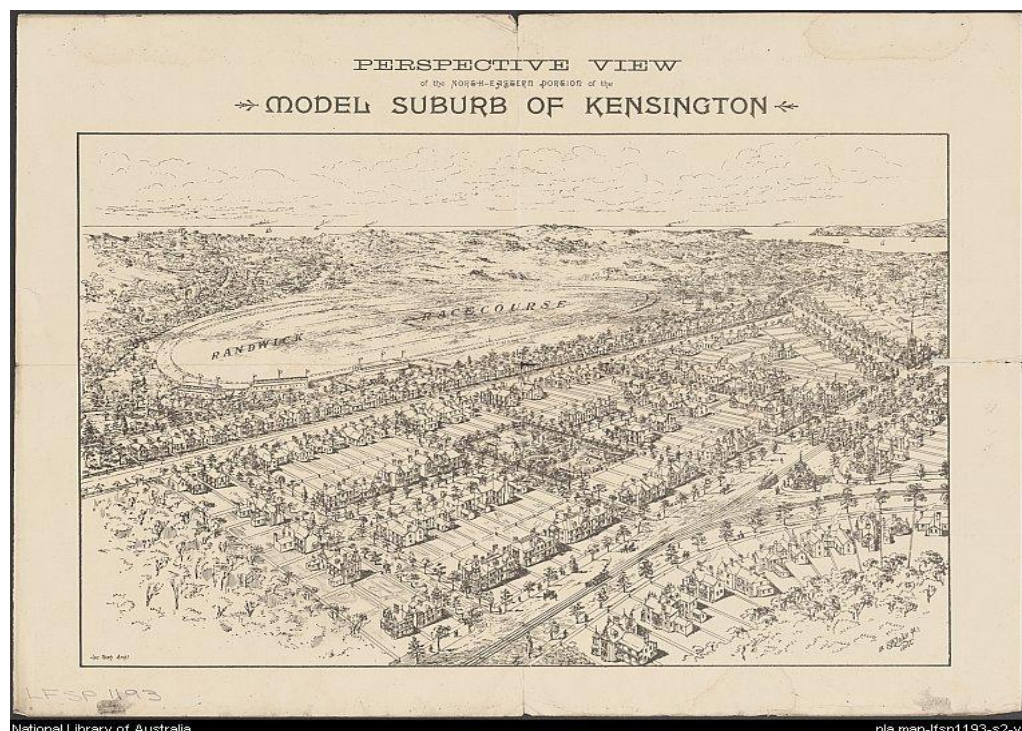


Figure 2 — The model suburb of Kensington: plan of the first subdivision of the Kensington freehold estate: to be offered for sale by public auction on the ground on Saturday April 11th [1891] at 3 p.m. (Source: National Library of Australia, MAP Folder 80, LFSP 1193. Part 2.

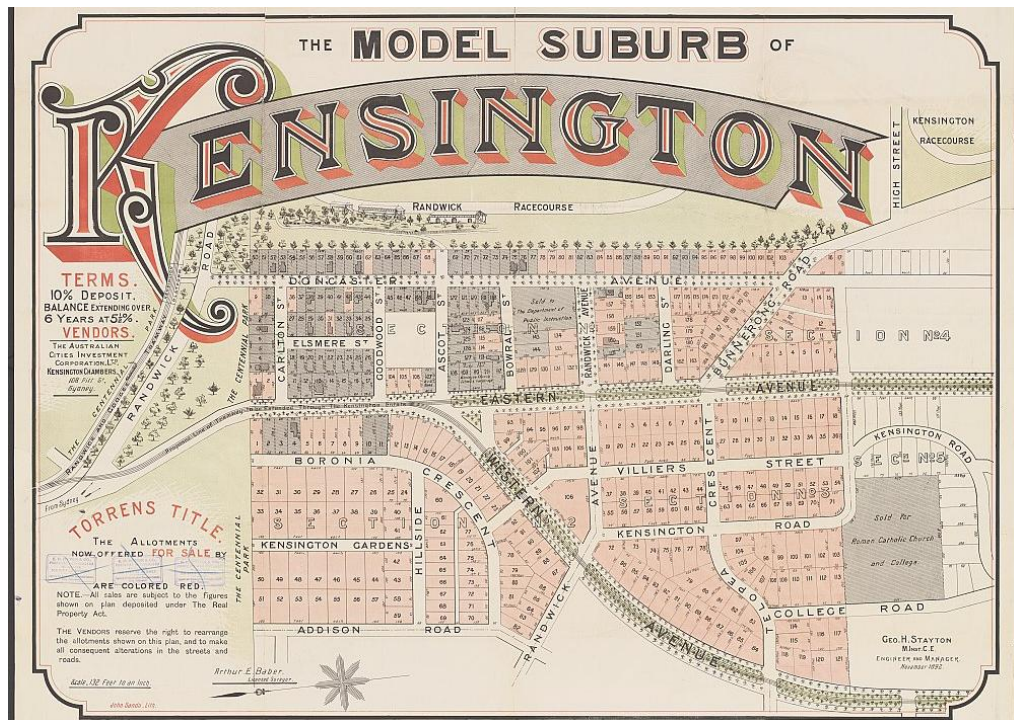


Figure 3 — The model suburb of Kensington, 1892. (Source: National Library of Australia, MAP Folder 80, LFSP 1197)

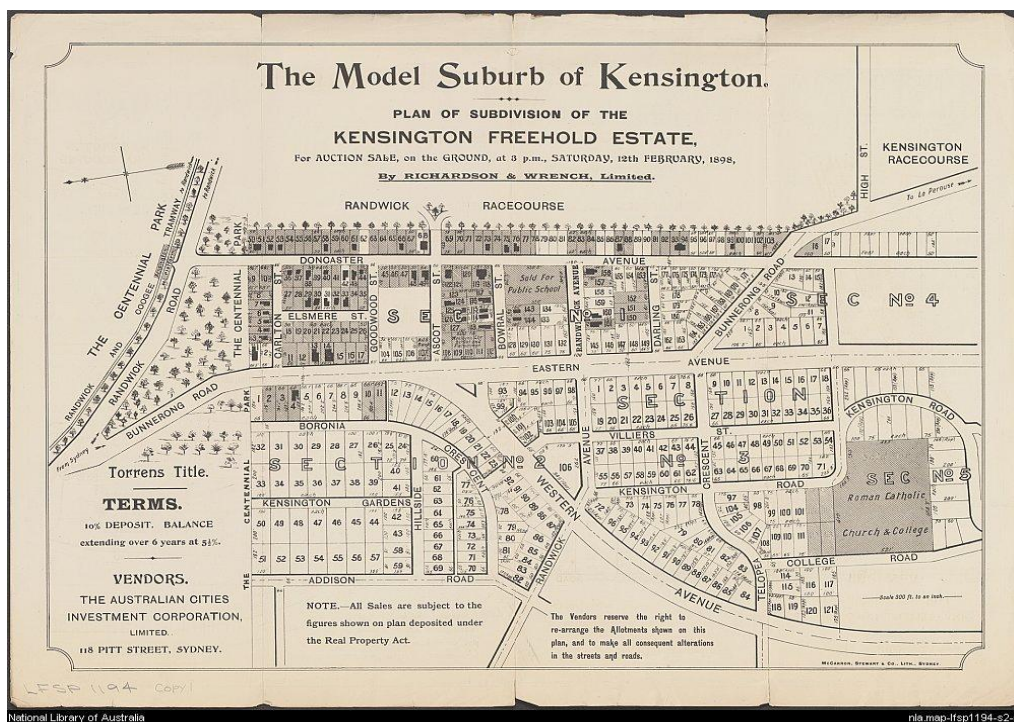


Figure 4 — The model suburb of Kensington: plan of the subdivision of the Kensington freehold estate: for auction sale on the ground at 3 p.m. Saturday 12 February 1898. (Source: National Library of Australia, MAP Folder 80, LFSP 1194 (Copy 1). Part 2)

2.2 History of the Subject Site

The subject site is located on Lot 6 and part of Lot 5 of Section 3 of the Kensington Estate (Figure 5). This land was transferred in July 1917 from Rachel Phillips to Joel Phillips of Kensington, financier, in July 1917. Coinciding with the change of ownership, architect Varney Parkes advertised tenders in May 1917 for the erection of three shops and residences in Eastern Avenue, Kensington.¹ It is not known who won the tender. The subject buildings were erected before the end of the year as “1917” is written in the centre of the parapet above the three shops and residences. The three shops and dwellings are first listed in the Sands Directory in 1919 in the occupation respectively of Gow & Co (grocers), Cecil S Solomon (small goods) and Philip A Debnam (boot shop). Incidentally the owner, Joel Phillips, was listed at a residence adjoining the trio of buildings called “Joeville” where he is first listed in 1918.

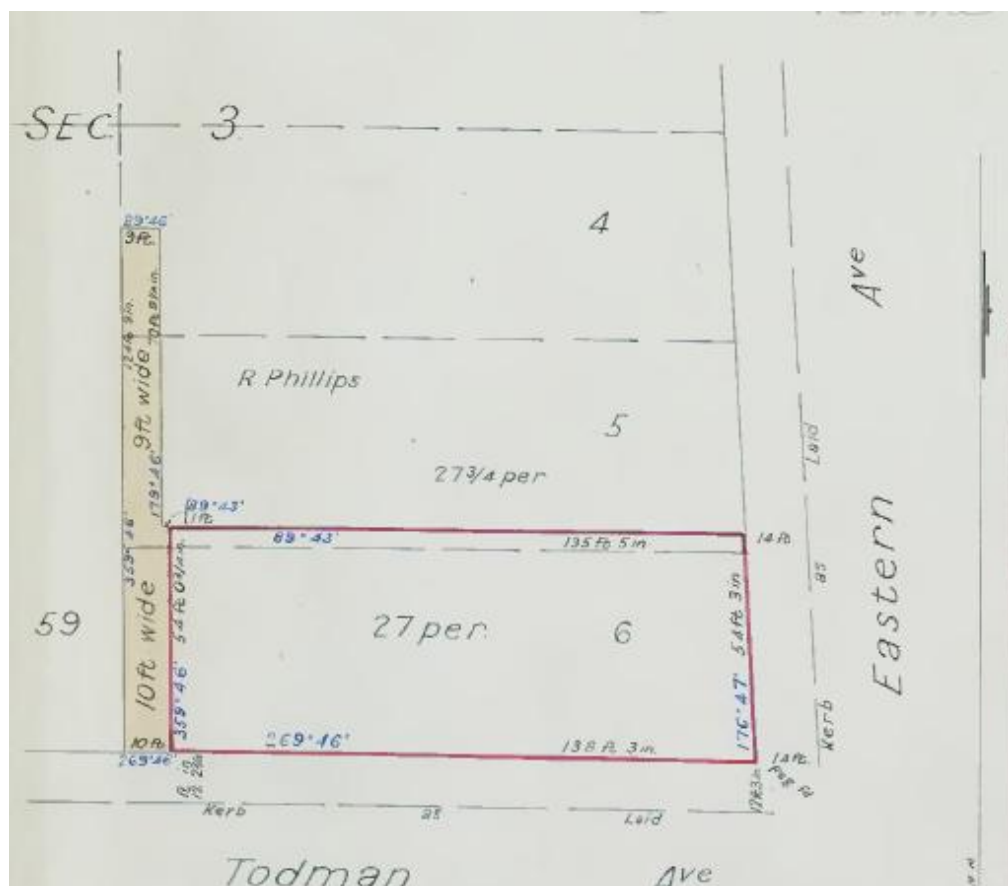


Figure 5 — Block plan accompanying Certificate of Title Vol 2771 Fol 230, being land conveyed to Joel Phillips in July 1917. (Source: NSW Land & Property Information)

The property passed by transmission in 1923 to the Permanent Trustee Company of New South Wales and Rachel Phillips of Bondi, widow.² There are no leases registered on the certificate of title until 1926. Either side of that year, 123 Anzac Parade was advertised for rent by the Permanent Trustee Company of New South Wales as a “large shop & dwelling in a busy centre, shop, 5 rooms, etc”.³ In the intervening period a variety of typical

¹ Tender, *Sydney Morning Herald*, 26 May 1917, p9.

² Certificate of Title Vol 2771 Fol 230, NSW Land & Property Information.

³ *Sydney Morning Herald*, 24 October 1925, p3 and 15 January 1927, p4.

neighbourhood shopping centre tenants are listed at 121 to 125 Anzac Parade. For instance No. 123 was leased from 8 April 1926 to William Millman Buckland and William George Cusack (estate agents), and No. 121 to George Tremble of Kensington, grocer, from 13 April 1926, while No. 125 was leased in August 1928 to Reginald Harry Alexander of Kensington, dentist. Correspondingly in the Sands Directory Tremble is named at 121 Anzac Parade to 1932-33 (when the directory ceased publication), Alexander is listed to 123 Anzac Parade and in 1927 jointly in occupation with Cusack & Co estate agents. 125 Anzac Parade is occupied from 1925 to 1932-33 by George McMahon (fruiterer). Otherwise the tenants of the three shops and dwellings vary somewhat over that period.

123 Anzac Parade was again advertised for rent in 1930 as “4 unfurnished rooms, bath-heater, every convenience”.⁴ Apparently this particular shop and dwelling had a higher rental turnover. When 121 Anzac Parade was advertised for rent in 1936 it was described “shops and dwelling of 5 rooms and all conveniences in busy centre of main thoroughfare, reasonable rent, suitable for grocery, ironmongery, etc”.⁵ 125 Anzac Parade was in the occupation of a fruiterer by the name of Palamaro from 1930 to 1932-33 when the Sands Directory ceased publication. The following year Giuseppe Denaro of Italian nationality was living at this same address in 1933 when he applied for Australian citizenship.⁶

A decade following the death of Rachel Phillips in 1941, The Permanent Trustee Company of New South Wales Limited sold the property to Guiseppe Sidoti of Kensington, fruiterer, and Maria Sidoti, his wife, as joint tenants.⁷ They had leased 125 Anzac Parade since May 1941.



Figure 6 — Extract from 1943 aerial survey of Sydney showing subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

⁴ *Sydney Morning Herald*, 31 March 1930, p17.

⁵ *Sydney Morning Herald*, 18 April 1936, p5.

⁶ *Sydney Morning Herald*, 16 February 1933, p16.

⁷ Certificate of Title Vol 7373 Fol 37, NSW Land & Property Information.

There are several leases of the three shops registered on Certificate of Title Vol 7373 Fol 37. A history of title transactions on the subsequent (current) title 1/956200 contains a large number of leases and transfers of same. There was a notice of death registered in 2005 and a transmission application in 2009, presumably to the present proprietor.

3.0 PHYSICAL EVIDENCE

The existing building comprises three attached shop / residence. The corner of the building is now a commercial use that extends to the first floor, the other two sections of the building maintain residential uses on the upper floors with separate access from the rear.

The building is typical of early 20th century commercial buildings but has been modified by the external painting of the face brickwork and the renewal of the awning and the under awning shopfronts.

The building does not form part of a larger group of similar buildings and is somewhat isolated by the context which includes a large service station site opposite in Todman Avenue and residential development to the rear. Late twentieth century and a large contemporary Mix development are located to the north of the building.

Due to the width of Anzac Parade, any visual connection between similar buildings to the east are somewhat inconsequential to an understanding of the earlier character of the area and do not reflect any significant heritage values. When originally constructed and well into the second half of the 20th century the building was adjoined by single storey semi detached residences..

3.1 Context of the Item

The building is one of a number of now isolated early and mid 20th century commercial and residential developments that exist beside later infill developments and redevelopment sites.

Due to the ribbon style nature of development on Anzac Parade, the building backs onto smaller scale residential development in Todman Avenue.

Anzac Parade is a major transport route from the south to the north and this will be further accentuated by the introduction of light rail connections proposed to be constructed along its length. A proposed station is envisaged adjoining the intersection of Todman Avenue and this provides a substantial impetus for redevelopment of the subject site and its adjoining sites to the north.



Figure 7 - Anzac Parade facade details

The building addresses the intersection with a spayed corner treatment typical of early 20th century commercial development. The corner parapet treatment is higher than the main parapet with engaged piers featuring recessed panels accentuating the height. The pediment on the corner contains the original name of the building “Phillip’s Corner” and a monogram.

Along the Anzac Parade frontage the building is expressed as three bays aligned with the three shops at ground floor. The facade is articulated by engaged piers with recessed panels accentuating the vertical elements of the design. The central bay is topped with a semi circular pediment containing the date of the erection of the building, 1917.

The return to Todman Avenue continues the general facade treatment for two narrow bays and then reverts to simpler service structure forms with lower roofs and skillion lean-tos.

A strong cornice line and a secondary string course create horizontal balance to the facade design. This is also provided by the cantilevered awning above the shops which is a modern replacement of the original. Original arched openings on the first floor were formerly open balconies but have been infilled with rectangular aluminium window sashes. Square tiled panels above these provide an Arts & Crafts element to the design and assists in reducing the apparent visual bulk of the upper wall surface.

The facade was originally face brickwork with rendered detailing but is now painted.

The lower levels of the building have been completely modified below the awning with modern shopfronts and the removal of any original finishes.



Figure 8 - Rear elevations of the building with later residential access stairs and single storey service outbuildings. Narrow light wells provide light and ventilation between the rear service wings over two floors.

Internally the buildings have undergone a variety of modifications and fitouts that have generally been carried out within the constraints of the existing fabric. Some original elements survive in modified form while relining of ceilings and replacement of joinery is widespread.

Views to and from the building are available from Todman Avenue and from Anzac Parade. Another group of so called contributory buildings is located opposite in Anzac Parade while the development opposite in Todman Avenue is a large service station.



Figure 9 - View across Todman Avenue to the subject site



Figure 10 - View from the subject site across Anzac Parade to similar development located to the east which are also identified as 'contributory'



Figure 11 - Isolated groups of similar development on the eastern side of Anzac Parade to the north of the subject site showing the relationship with new development scale and character as approved by Council. The Regent Court site is also proposed to be re-developed at a higher scale.



Figure 12 - View from Bowral Street looking south west towards the subject site with the contemporary infill building located in the same block shown on the right.



Figure 13 - View from the upper corner window in the existing buildings to the Residential buildings located diagonally opposite in Anzac Parade

4.0 PLANNING CONTROLS

The 2002 Randwick DCP contained planning controls for the Anzac Parade corridor on a Block by Block basis. The subject site is included in Block 9 of those controls with an indication that redevelopment would retain the corner buildings while allowing for higher and denser development around it as shown in the attached extract:

4.3.9 Block 09

Todman Avenue to Duke Street

As a Block within the core retail precinct, located on a convenient corner, Block 9 is one of the Blocks identified as suitable for a neighbourhood supermarket shopping centre, should site amalgamation result in an allotment with a minimum area of 3000 sq metres.

A Contributory Building on the Anzac Parade/Todman Avenue corner creates the opportunity for Mews Style development at the rear, connected to Todman Avenue and Anzac Parade by a pedestrian and visual through-link which is to remain permanently open to public access.

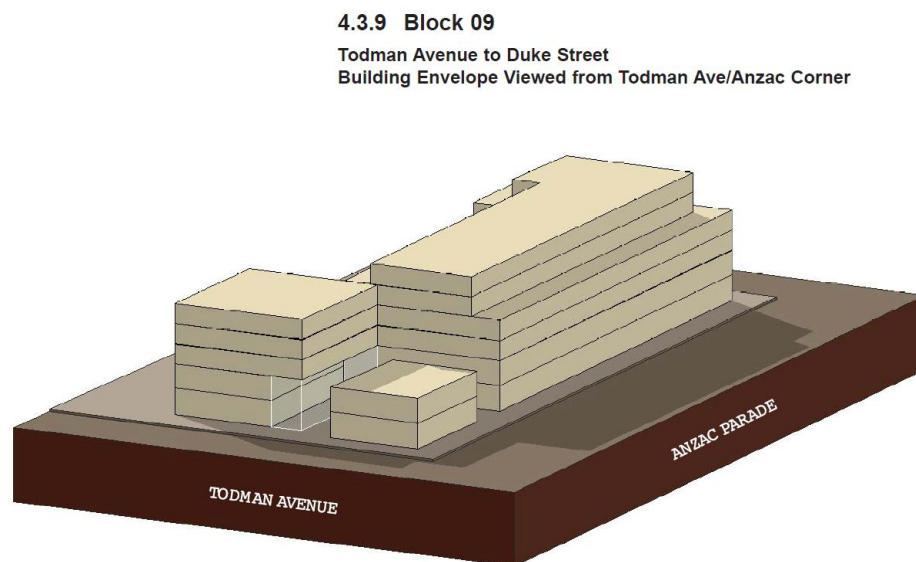


Figure 14 - Proposed development control guidelines contained in the 2002 Randwick DCP for Kensington showing Block 9. A similar diagram has been adopted for inclusion in DCP 2013 for the same block. The subject buildings are those shown as two storeys located on the corner with separation from adjoining development envelopes.

A new comprehensive DCP was prepared by Randwick Council in 2013. In that document the following statement indicates that none of the so called 'contributory' buildings can be considered as being exemplary expressions of architecture of their respective periods. The document nevertheless continues to require retention of the identified building notwithstanding they have no statutory heritage protection. The following extract from DCP 2013 is indicative of this approach:

3.4 Heritage Built Form

In today's Centre the Masonic Hall and the Doncaster Hotel are identified as Items of Heritage (in LEP 2012). The balance of properties represent a cross section of architecture dating back to the late 19th and early 20th centuries. None can really be considered as exemplary expressions of the architecture of their respective periods. However, a number of two storey Victorian terrace style shops do reflect the gentrified origins of Kensington in its earliest days of subdivision. These properties are considered Contributory to the Kensington Centre streetscape.

All new development should be sympathetic to the architectural characteristics of Contributory buildings. Improvements to Contributory buildings should utilise established Heritage principles to avoid Facadism.

The DCP 2013 contains the following controls in relation to those site including the subject site which are identified as being 'contributory Buildings as follows:

Controls for Contributory Buildings

Provide a Statement of Conservation Works prepared by a heritage practitioner/Conservation Specialist identified by the Heritage Office of NSW

Conserve the substantial part of Contributory Buildings indicated in the Block by Block Controls

Do not diminish, destroy, distort or conceal significant fabric. If alteration to significant fabric is necessary, ensure that it is reversible

Avoid changes that falsify evidence of the building's history.

When undertaking Reconstruction or repairs, clearly distinguish new work from old. Buildings and structures should not nostalgically create a false impression or interpretation of age or a style.

Do not place emphasis on one period of the Building's development at the expense of others, unless that period is much more significant.

For any developments involving neighbouring contributory buildings, ensure that any internal connections are designed to recognise and express original room configurations.

Controls for new development adjacent to Contributory Buildings:

Provide a contemporary design which is sympathetic to the Contributory building in terms of: proportions; materials; colours and details.

Do not closely imitate, replicate or mimic the historic style of the Contributory Building.

Do not apply historic details such as small paned windows, cast-iron decoration, ornate decorative details, original window glazing, etc. New development should be recognisable as a product of its time and should not create a false impression of age or a style.

These controls severely limit development potential of the subject site which would otherwise achieve development that goes to meeting the desired demand for accommodation along the transport corridor and in the immediate vicinity of a new transport hub as set out by the NSW Government.

The controls as set out above are those that would normally apply to individual heritage items and are unreasonably restrictive for any adaptation of the buildings if they were to be retained.

Due to the identification of a new light rail stop in the Kensington Village core adjacent to the site being planned for 2019, revised development controls are under consideration for land within 400m of the nodes. A draft Urban Activation Precinct proposed by the NSW Department of Planning and the Environment currently under review allows for up to 16 storeys on the site which would make retention of the existing buildings on the corner even less relevant to the identified outcomes for the area.

5.0 CONCLUSION

The existing building while reflective of the early twentieth century development of Kensington and representative of the commercial character of groups of buildings along Anzac Parade is not identified as a heritage item and is not located within an area designated as having heritage significance as a conservation area.

More detailed examination made as part of this report shows that the building is typical of many erected at the time as speculative ventures which indicated a change to the originally intended residential character of Kensington established in the late 19th century and resulted in a less homogenous and more diverse mix of building types. This process has continued throughout the second half of the 20th century and into the first decade of the 21st century with resulting changes of scale and juxtaposition of building types along the Anzac Parade corridor in this precinct.

New development proposals in accordance with renewed development standards will further modify the original and early character of the streetscape in a manner that would make residual buildings such as those on the subject site anomalies rather than meaningful 'reminders of earlier times' as was sought in the 2002 planning study and DCP controls.

The location of the site on a major transport corridor which is proposed to be further serviced by new transport facilities and the recognition that this corridor is an appropriate area for increased density of residential development appears to override any earlier anticipated DCP requirements for the retention of so called 'contributory' buildings which would provide evidence of earlier development patterns.

The continued presence of DCP controls which were established prior to current strategic planning for the area would appear to be an antipathetic to the planning process and to have little value in achieving the desired planning outcomes for this area.

In my opinion demolition of the buildings to allow for increased density is an appropriate outcome for this prominent site which subject to appropriate design resolution will result in a positive urban design outcome. As part of the transitional changes which are envisaged for the corridor.

I would recommend appropriate archival recording be undertaken as part of any future work involving demolition of the structures.

I do not consider that given the circumstances of the construction of the existing building that detailed archaeological investigation of the site is warranted.

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, slightly stylized font.

Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS

November 2014