

STATEMENT OF HERITAGE IMPACT

Planning Proposal



30-62 Barcom Avenue, Darlinghurst

22 MAY 2018

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Andrew Duffin NSW reg. 5602 (Nominated Architect), James Ward MDIA,
Garry Hoddinett NSW reg. 5285, Rodney Drayton NSW reg. 8632,
Andrew Leuchars LA reg. 035, Geoffrey Deane NSW reg. 3766

STUDIO PRINCIPALS

Anthea Doyle, Trevor Eveleigh, Sophie Orrock, Samantha Polkinghorne, Brett Sherson, Andrew Tripet, Jonathan West. **SENIOR ASSOCIATE** Barry Flack
ASSOCIATES Hung-Ying Foong Gill, David Heap, Derek Mah, Craig Stephen

NBRS & PAR NERS Pty Ltd
Level 3, 4 Glen Street
Masons Point
NSW 2061 Australia

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

ABN 16 002 247 565

Nominated Architects

Geoffrey Leane Reg No 3766; Andrew Griffin Reg No 5602; Garry Hoddnett Reg No 5286

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence.

This document remains the property of NBRS & PAR NERS Pty Ltd
The document may only be used for the purposes for which it was produced
Unauthorized use of the document in any form whatsoever is prohibited

ISSUED	REVIEW	ISSUED BY
26 February 2018	raft	Abigail Cohen
12 March 2018	Revised raft	Abigail Cohen
22 May 2018	Final	Abigail Cohen

CONTENTS

1.0	INTRODUCTION	1
1.1	Requirements for this report	1
1.2	Methodology	1
1.3	Authorship	2
1.4	Limitations	2
1.5	Copyright	2
1.6	Site location	2
1.7	Heritage Management framework	3
1.8	Contributory Buildings	4
2.0	DOCUMENTARY EVIDENCE	5
2.1	Pre-European History	5
2.2	History of the Subject Site	7
3.0	PHYSICAL EVIDENCE	13
3.1	Context	13
3.2	Important Views	14
3.3	External Description	16
3.4	Internal Description	17
4.0	THE PROPOSAL	18
4.1	Background	18
5.0	ASSESSMENT OF HERITAGE IMPACT	20
5.1	Introduction	20
5.2	Potential impact on Heritage items in the vicinity	20
5.3	New Development adjacent to a heritage item (including additional buildings and dual occupancies)	23
5.4	Heritage Objectives of the <i>Sydney LEP 2012</i>	24
5.5	Heritage Guidelines of the <i>Sydney DCP 2012</i>	24
6.0	CONCLUSION	25

STATEMENT OF HERITAGE IMPACT FOR 30-62 BARCOM AVENUE, DARLINGHURST

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany a Planning Proposal.

The Planning Proposal is a site-specific amendment of the Sydney Local Environmental Plan (LEP) 2012 to:

- Increase the maximum floor space ratio (FSR) applicable to the site from 2:1 to 3.75:1;
- Increase the maximum height of building (HOB) applicable to a portion of the site from 15 metres to 18 metres; and
- Insert a site-specific clause within Division 5 'Site specific provisions' relating to the allowable use of the additional floor space on the site.

The amendments will facilitate an increased building envelope comprising an additional two storeys set back from the primary building form. The proposed use of the modified building envelope is to provide a communal co-working office space.

No part of the subject land is listed as an individual item of heritage significance however the site is located in the vicinity of a number of heritage listed items. The subject site is located adjacent to the *Barcom Avenue Conservation Area* as defined in Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012*. There are also a number of contributory buildings included in the vicinity as defined on Map 22 Building Contributions Map of the *Sydney Development Control Plan (DCP) 2012*.

As such the land is subject to the heritage provisions of the *Sydney LEP 2012* and the *Sydney DCP 2012* under the *Environmental Planning and Assessment Act 1979*. City of Sydney Council must take into consideration the potential impact of any Planning Proposal on the heritage significance of the heritage items in the vicinity and the adjacent conservation area.

Accordingly this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Sydney LEP 2012* and the requirements of the *Sydney DCP 2012*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.1 REQUIREMENTS FOR THIS REPORT

This report reviews the Planning Proposal and considers the implications of the proposed amendments for the increased FSR of the site from a heritage perspective in terms of the potential impacts on the significance of the heritage items in the vicinity and the adjacent conservation area.

This report is based on the Preliminary Concept Plans prepared by Ethos Urban for Canrade Investments Pty Ltd. The Concept Plans demonstrate the feasibility of the design within the Darlinghurst East locality and would be followed by a future detailed Development Application. Any future development will be accompanied by a Statement of Heritage Impact assessment detailed design development in terms of form, bulk and scale including materials and finishes.

1.2 METHODOLOGY

This Heritage Impact Statement (HIS) has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013 known as *The*

Burra Charter and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication *NSW Heritage Manual*

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used particularly the words *place*, *cultural significance*, *fabric* and *conservation* is as defined in Article 1 of *The Burra Charter*. The NSW Heritage Manual expands and promotes the standardisation of heritage investigation assessment and management practices in NSW.

1.3 AUTHORSHIP

This report was prepared by Abigail Cohen Heritage Consultant and reviewed by Brad Vaisey Senior Heritage Consultant using research and a history written by Léonie Masson Historian at NBRSARCHITECTURE

1.4 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions relating to heritage.

1.5 COPYRIGHT

Copyright of this report remains with the author NBRSARCHITECTURE. All images in this report have been taken by NBRSArchitecture unless otherwise stated.

1.6 SITE LOCATION

The subject site is located on the northern end of Barcom Avenue intersecting Craigend Street and New South Head Road. The site comprises a large irregular shaped lot identified as lot B in DP 111138. The subject site is fronted by Barcom Avenue to the west. A row of contributory Victorian terraces are located immediately to the west of the subject site fronting Barcom Avenue. The adjacent development site at 65 Craigend Street, Darlinghurst, located to the north of the site currently under construction to provide a four storey building.

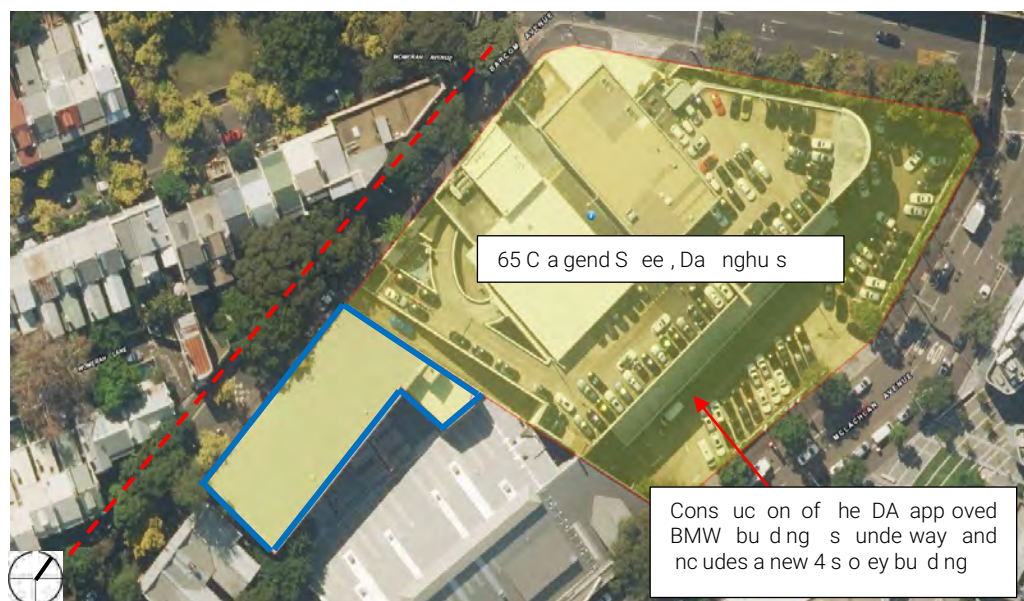


Figure 1 – Aerial map of the subject site outlined in blue and shaded in yellow. The red dashed line indicates the row of contributory buildings included in the Barcom Avenue Conservation Area to the west of the site. The adjacent site at 65 Craigend Street has been approved for construction of a new four storey building (Source: NSW Land & Property Information, SIX Maps, February 2018).



Figure 2 – Location of the subject site at 30-62 Barcom Avenue, Darlinghurst shaded in yellow and outlined in red (Source: NSW Land & Property Information, SIX Maps, February 2018).

1.7 HERITAGE MANAGEMENT FRAMEWORK

The subject site comprises a single lot which is not listed as an item of local heritage significance on Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012*. There are however a number of heritage items in the immediate vicinity including

- 13 Barcom Avenue Darlinghurst (local) item No 211
- 59 Barcom Avenue Darlinghurst (local) item No 212
- 11-13 Barcom Avenue Darlinghurst (local) item No 213
- 26 Womerah Avenue Darlinghurst (local) item 501

The subject site is located adjacent to the *Barcom Avenue Conservation Area*, which includes a number of heritage items. Other heritage listed items further west of the subject site are visually and physically separated by intervening development and distance and so do not warrant assessment as part of this report. Views to the heritage items in the vicinity further west will most likely be visible from the upper level additions.

No part of the subject site is listed on the NSW State Heritage Register, the Commonwealth Heritage list or the National Heritage list.

The following description of the *Barcom Avenue Conservation Area* is extracted from the Office of Environment and Heritage database reference no 242148.

The Barcom Glen Estate was a predominantly industrial and rural area until the nineteenth century, subdivided for residential development later than surrounding districts. It therefore has historical significance for its ability to evidence the industrial history of Darlinghurst. The area also has high aesthetic values for its fine coherent streetscapes representing middle class, residential development of the late Victorian period, Federation and inter-war periods. The

topography and street plantings enhance the picturesque qualities of the highly intact streetscapes.

The subject site is located within the Darlinghurst East locality as described in Section 2 Locality Statements 2.4.8 Darlinghurst East of the *Sydney DCP 2012*.

This locality is bounded by Craigend Street and New South Head Road to the north, Neild Avenue to the east, Boundary Street to the south, Barcom Avenue, McDonald Street, West Street, Liverpool Street and the rear of eastern lots with frontages to Victoria Street to the West.

Retail uses in the local neighbourhood centre are to be consolidated to increase the amenity of the surrounding residential neighbourhood, and outdoor dining is occurring in the local neighbourhood centre.

Uses located on the north-eastern edge of the precinct along McLachlan Avenue and Boundary Street must complement those along Victoria Street and Darlinghurst Road (between Burton and William Street) and provide residents with daily shopping needs.

Liverpool Street is to have active frontages that reinforce retail and commercial uses at the street level and buildings with a low streetwall height and awnings for pedestrian protection.

Future development is to maintain the character of the area created by low scale buildings with street heights that respond to the topography of a low and high side of the street, with a small lot pattern and intact heritage Victoria and Federation residential streetscapes.

The subject site is zoned as B4 Mixed Use in the *Sydney LEP 2012*. Properties along Barcom Avenue to the west of the subject site are zoned as R1 General Residential.



Figure 3- Detail from the Sydney LEP 2012 heritage map. Heritage Items are shaded brown, and the Barcom Avenue Conservation Area is hatched in red. The subject site is outlined in blue (Source: Sydney LEP 2012, Heritage Map HER_022).

1.8 CONTRIBUTORY BUILDINGS

The following extracts taken from the *Sydney DCP 2012*. The subject site is outlined in blue and shown in the vicinity of a number of contributory items included in the *Barcom Avenue Conservation Area* and the Darlinghurst East locality.



Figure 4 – Building Contributions Map Sheet 022 (Source: Sydney DCP 2012).

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Pr or to the arr va of European sett ement the area surround ng Rushcutters Bay was nhab ted by the Gad ga peop e a c an of the Dharug. The r and extended from South Head to the Bay of Gad wh ch s the south s de of Port Jackson and as far as Petersham nc ud ng the areas now known as Dar nghurst Redfern Ersk neve Surry H s Padd ngton and the surround ng suburbs.

The area now known as Dar nghurst was popu ar w th the abor g nes and was known to them as Currah Gn mean ng Cranky Woman². The Rushcutters Bay area was a swampy n et w th a fresh water supp y and the c an used some of the sem aquat c p ants for food. Groups of two and three hundred abor g nes camped n the Woo oomoo oo Bay area and they used the caves around Potts Po nt and the bay for shelter.

n 1788 soon after the arr va of the frst feet the c an was recorded as hav ng around 50 peop e³.

3.2 Early Development of Darlinghurst / Rushcutters Bay

The land where the subject s te s ocated was near the area frst used for the gather ng of rushes for the thatch ng of cottages n Sydney Town. n 1788 the bay was named B ackburn Cove after the master of the sh p Supp y and a source of fresh water was noted there. The bay subsequent y ga ned the name Rushcutters amongst the conv cts because of the gangs sent there to cut and gather thatch ng mater a for wa ng and roof ng.

Dur ng the governorsh p of ach an Macquar e “Henr etta Town (E zabeth Macquar e s m dd e name) was app ed to the area south of the Bay wh ch at that t me was st an

¹ Guwany: S o es of he Redfe n Abo g na Commun y, An Exh b on a he Museum of Sydney, 21s Decembe 1996

² Egan P, *St John’s Darlinghurst, Serving the Cross, A Short history*. S a e b a y of NSW, M che b a y, P7

³ Guwany: *op Cit.*,

aboriginal reserve Macquarie built huts for the local indigenous inhabitants at Elizabeth Bay and gave boats and fishing gear to help them become conventional self-sufficient

The surrounding suburb to the west became more exclusive when development commenced along the high ridge overlooking Sydney Town in the 1830s and the name was changed to Darlinghurst when Governor Darling assumed office. The land to the east of the Rushcutters Bay was called Mrs Darlings Point and was the first developed in this period. It became known as the Mayfair of Sydney in recognition of the wealth of the local property holders.

The suburb of Darlinghurst along with Potts Point and Elizabeth Bay comprises an area which corresponds approximately to the Parish of St John's Darlinghurst. The area is roughly rectangular in shape measuring about two and a half kilometres from north to south and one kilometre from east to west with the northern third jutting out into the harbour. The parish consists geographically of a ridge running along its westerly border from Potts Point to near Oxford Street being fairly steep in parts. The Observatory Hill was the highest point on the ridge which falls away gently to the east and Rushcutters Bay. The ridge had no natural water supply and was therefore generally overlooked before the 1820s.

3.3 Thomas West - 'Barcom Glen'

In 1810 Thomas West, convict carpenter and millwright by trade, received permission to build a water mill on a freshwater stream running through what was known as the Crozza Valley on the Eastern Side of Woolloomoo Hill and into Rushcutters Bay. Macquarie gave him possession of an area of about 40 acres in the area. West also built a house and planted a garden and orchard near the mill located on the west side of Rushcutters Creek, a little northerly of the present Verpool Street south west of the subject site. West's grant was surveyed successfully by Meehan in 1816 and Surveyor Hoddge in 1828. It was increased by acquisition as early as 1815 and in 1830 Surveyor Dixon in a check survey found that West had fenced in a further 19 acres making the total occupation by him of about 59 or 60 acres.

Thomas's son Obed West who lived in the valley once described it as a dark dense forest wild and rugged thick timbered with splendid specimens of immense mahogany trees growing in great profusion. Rushcutters Creek at the bay end was little more than a reedy salt marsh spreading out into three channels and was subject to the ebb and flow of the tide.

The water wheel of the mill at Barcom Glen was the first of its kind in the colony. The dam which held the water for the mill was located near what is now the junction of Verpool and Boundary Streets south west of the subject site. The first water powered industry was hence established in Darlinghurst. The original water mill was said to have been pulled down about 1870. In the 1828 Census Thomas West is recorded as miller at "Barcom Glen" occupying 60 acres of land 15 of which he being cleared and cultivated. His livestock consisted of 7 horses and 40 head of horned cattle.

The guano on the eastern and western sides of the ridge or Woolloomoo Hill and several acres at Potts Point were used for rural production and were occupied some twenty years before and on the ridge itself was granted for residential occupation. This then was the extent in the early 1820s of the European settlement which was later to be known as Darlinghurst.

On 19 October 1831 some 54 acres of land was granted to Alexander MacEay, Colonial Secretary of the Colony at Elizabeth Bay. Much of the other Crown land in Darlinghurst was similarly granted in lots from four to eleven acres. These grants of land rewarded local public servants and created an elite group of residents who were tied to the colony through their possessions and social position in society. Amongst those who benefited from these grants were Sir John Downing, Edward Haen, J.H. Grose, J. Stephen, A.B. Spark, John Busby, H.C. Sempie and Colonel Shadforth. Each built fashionable and substantial homes facing the town.

On 30^h May 1844 the portion of and forming Barcom Glen with an area of 71 acres was officially granted to Thomas West. The subject site formed part of this grant and was located to the immediate west of Rushcutters Creek.

The property became known as "Barcom Glen" and immediately after it was officially granted in 1844 was transferred to Thomas's son, Obed West. Thomas pursued stock raising on his other large estate at Camden. The land at Darlinghurst appears to have been used primarily as a dairy farm and was occupied by Obed for his lifetime.

It is generally understood that Obed West gave up active work in the mid 1860s and spent the rest of his life in peasant retirement. In the 1880s he wrote a number of historical articles about Sydney and Suburbs. Obed was also a great sportsman and was one of the best marksmen in the colony. He is said to hold the first gold medal for rifle shooting in the country. After a life of about 84 years, Obed West died in Barcom Glen House on 24^h August 1891. His name is kept in memory by the names of Barcom Glen Estate, Barcom Avenue, Barcom Lane, Cow Street, West Street, Lindsay Lane, Crozza Lane and playground.

Following instructions in Obed West's will, the land at Darlinghurst was divided into over 80 portions known as the "Barcom Glen Estate Subdivisions".

Obed's youngest son, Arthur Owen West, took over the estate and mortgaged the land to a number of parties over the following years. He inherited among other portions, the freehold of lot 10 and part of lot 11 of the Barcom Glen Estate and in 1902 vested this land to Russe Marsha and Sydney Mackenzie Dempster (Estate Agents).

In 1906 portions of the Barcom Glen Estate were leased on long term leases of 99 years.

By the early 20th century most of the surrounding area including portions of and to the west of Macach Avenue and further south west to Ned Avenue were also subdivided and sold.

2.2 HISTORY OF THE SUBJECT SITE

The subject site is located on lot B in DP 111138 being formerly a subdivision of lots 16 to 21 in DP 10832 (Barcom Estate Darlinghurst and Rushcutters Bay).

In March 1906 Arthur Hart of Sydney chemist purchased the leasehold on lot 10 and part of lot 11 of the Barcom Glen Estate on a 99 year lease⁴. He owned the leasehold until his death in 1913. This land was then inherited by Ernest Hart in 1914. In 1921 and re-subdivided into 21 lots known as the Barcom Estate DP 10832 (figure 5). Barcom Estate was advertised for auction sale on 28 May 1921 comprising "21 lots suitable for residential and commercial purposes" on "84 years Rea Property Act leasehold". The subdivision poster is reproduced at figure 6.

⁴ CT Bk 799 No's 701,702,703, NSW RS

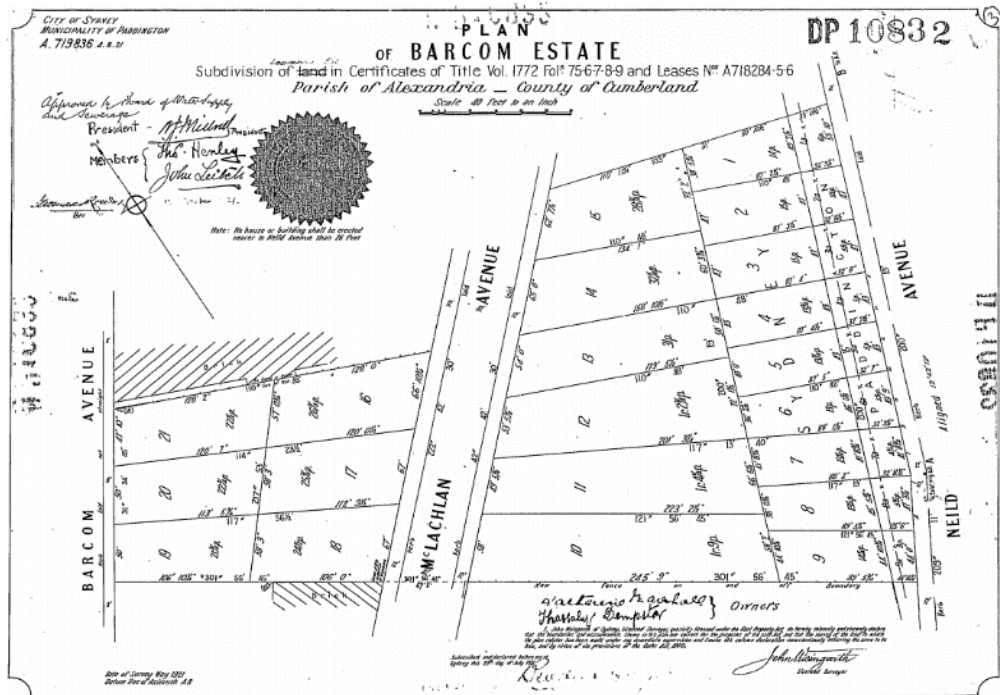


Figure 5 – Plan of Barcom Estate subdivision of leasehold estate in Certificates of Title Vol 1772 Fols 75-6-7-8-9 and Leases Nos. A718284-5-6, 1921. (Source: NSW LRS, DP10832)

In October 1922 Marsha and Dempster conveyed the leasehold of one rood and thirty perches of lots 16 to 21 of the Barcom Estate to Standardised Motors Ltd⁵. These had frontages to Barcom Avenue and MacLachlan Avenue as shown in the plan of subdivision. According to the 1924 City of Sydney Assessment List Standardised Motors Limited were in occupation of a single storey/four room “garage & works” constructed in brick and iron fronting MacLachlan Avenue and simultaneously named lessees of lots 19/21 in Barcom Avenue. In August 1926 MB Sutton lodged an application to City of Sydney Council to erect a new building for Standardised Motors Ltd on the MacLachlan Avenue frontage of the road⁶. The following year Sutton lodged a second application for “additional avatory section”⁷.

In 1929 at the outset of the Great Depression Standardised Motors Limited conveyed the Barcom/MacLachlan Avenues site to Pouars Limited.

⁵ City of Sydney Vol 1772 Fols 75 and 79, NSW LRS

⁶ City of Sydney Planning Street Cards 1908-1928, City of Sydney Archives

⁷ Ibid



Figure 6 – Real estate poster for Barcom Estate Darlinghurst and Rushcutters Bay, 28 May 1921. (Source: City of Sydney Archives, S7C-27_5)

It is unclear when exactly the subject site was built upon as it was not included in the assessment starting for 45/59 MacLachlan Avenue as "factory & tennis court". The building was built by 1943 as it is clearly visible in the 1943 aerial survey (Figure 7). It may have been erected in

1938/39 as September 1938 R Po ock lodged an app cat on to South Sydney Council for "new bu d ng (factory) at "45/47 Mac ach an Avenue adj Pou ars ⁸ The fo ow ng year Pou ars Pty td was reg stered under the new company name of Ama gamated Dyers of Austr a Pty td Support ng ev dence for the date of construct on of 30/62 Barcom Avenue s the reg strat on on the and tte n 1940 of a sub ease from Ama gamated Dyers of Austr a Pty td to S k and Text e Pr nters Pty td of part of the property Accord ng y the 1945 Assessment st dent f es S k & Text e Pr nters Pty td as the occupant of a br ck/ ron factory (2 f oors & basement/ three rooms) at 30/62 Barcom Avenue



Figure 7 – Detail from 1943 aerial survey of Sydney showing subject site (shaded yellow). (Source: NSW LRS, SIX Maps)

S k & Text e Pr nters Pty td occupied 30/62 Barcom Avenue unt 1948 when they surrendered the r (sub) ease Ama gamated Dyers of Austr a Pty td conveyed the sub(ease) of the property n Ju y the same year to Dav d Jones m ted

n 1955 the Barcom/Mach ach an Avenues and was subd v ded nto two a otments w th 30/62 Barcom Avenue ocated on ot B thereon (gure 8) The fo ow ng year Ama gamated Dyers of Austr a Pty td conveyed ot B to the occuper Dav d Jones m ted whereupon the and was conso dated on a sng e cert f cate of tte Vo 7836 o 212 reg stered n January 1960 They owned same to 1979 when t was transferred to Ph p Du hunty Pty m ted⁹

C anr carde nvestments Pty m ted became reg stered propr etor of the subject ste n 1986 ¹⁰ The property s present y occup ed as Rushcutters Bay Se f Storage

⁸ So th Sydney P ann ng Street Cards 1929 1994, C ty of Sydney Arch ves

⁹ C Vo 7836 Fo 212, NSW RS

¹⁰ C Vo 15500 Fo 4, NSW RS

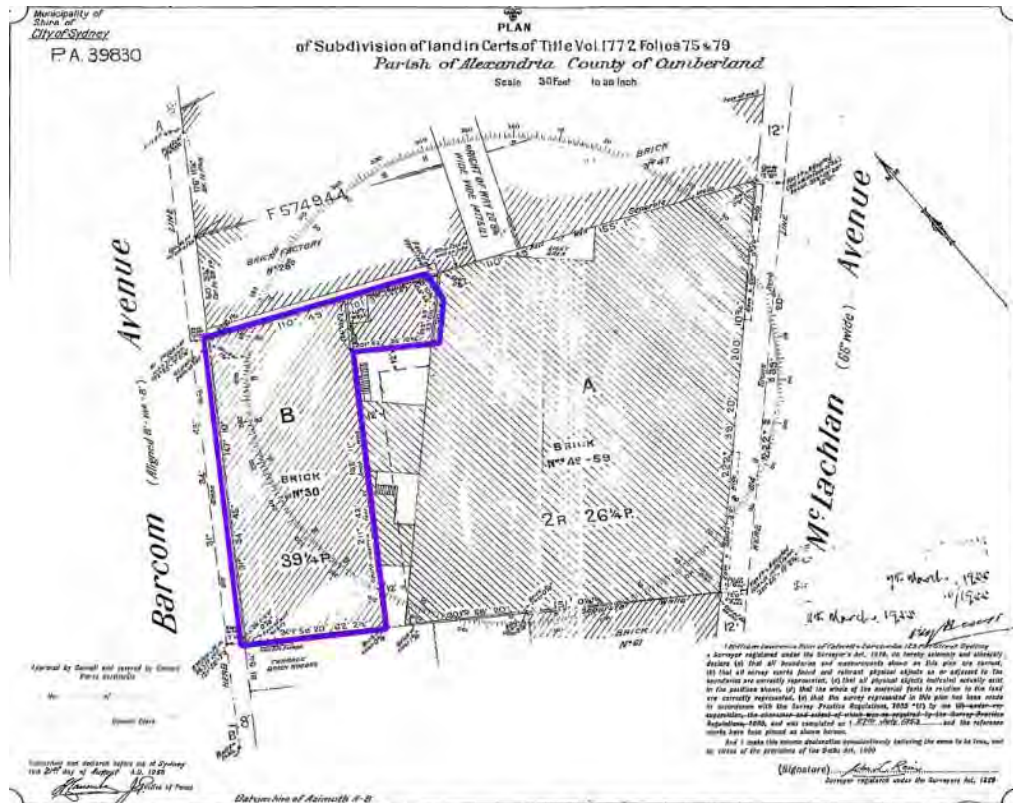


Figure 8 – Plan of Subdivision of land in Certs. of Title Vol 1772 Folios 75 & 79, 1955. Lot B annotated thereon with purple outline. (Source: NSW LRS, DP 111138)

The South Sydney Planning Street Cards 1929-1994 contain a lengthy list of building/development applications and changes of use in respect of the building as follows

BA/DA no	Applicant	Description
966/39	R Wa & Sons	Additions £3000
872/46	Budden Nangle	Att & Adds Primary £600
580/48	Dav d Jones Ltd	Entrance £23
908/48	Dav d Jones Ltd	Spray booth £54
1028/48	Dav d Jones Ltd	Stairs £15
408/57	C MacKe ar	Att & Subdivs on £4000
9714/57	Dav d Jones Ltd	Stairs £350
462/58	Dav d Jones Ltd	Stairs £2250
2130/58	Dav d Jones Ltd	Partitions £85
2481/59	C MacKe ar	Partitions £2500
3021/59	Dav d Jones Ltd	Partitions £185
1519/61	Rev on Australia Pty Ltd	Tablet block £1103
1127/69	T Eastment & Son Pty Ltd	restairs \$4500
1300/79	Robertson & Hindmarsh P/	Installation of restairs etc \$20 000
83 881/51	Minter Simpson & Co for Trustees Estate Obed West & Amalgamated Dyers of Aust Pty Ltd	Subdivision of and into 2 allotments
216/58	Dav d Jones Ltd	Construction of unauthorised atts to ft & erection of partitions
84 20/57	Rev on Aust Pty Ltd	Discontinuation of cosmetic mfg
219 3/63	Dav d Jones Ltd	Discontinuation of joinery & shopfitting

390/64	David Jones Ltd	DA use for storage & joinery shop + shopfitting work
478/79	Philip Dunthony P/	DA Alterations to factory
44 83 0301	Rymec Developments P/	DA use part ground floor for car repairs
44 83 0792	Peter Saros & Co P/	DA use ground floor as sound recording studio
44 83 0791	Peter Saros Co P/	DA use basement as car park
44 84 0612	Havama P/	DA use as car park clothing warehouse & offices
47 85 0122	Gergey & Pnter	DA use basement & ground floor for storage & parking
44 86 0006	Gergey & Pnter	DA erection of storage cubicles to basement & 1 st floor as extension of ground floor use
899/89	Gergey & Pnter	Reocated caretaker flat on ground floor to 1 st floor \$25 000
45 86 0543	Gergey & Pnter	Ats to walls windows etc \$120 000
805/89	Gergey & Pnter	Reocate caretakers flat 1 st floor \$25 000

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT

The subject site is located within the Darlinghurst East Local Government Development Incorporated in the surrounding local government area features mixed use development comprising 1-3 storey Victorian terraces. The site is fronted by Barcom Avenue to the west which extends north towards Craigend Street. The adjacent corner site at 65 Craigend Street features a large irregular shaped site bounded by New South Head Road to the north and Macchann Avenue to the east.

The subject site is located adjacent to the *Barcom Avenue Conservation Area* characterised by irregular street patterns that respond to the topography of the area. The conservation area of Barcom Avenue adjacent to the subject site is characterised by two storey Victorian terraces, apartments, cottages, street painting and one to two storey fences. The rear portion of the two storey Victorian terraces along Barcom Avenue have the primary frontages to Womerah Avenue further west.

There are a number of contributory items along Barcom Avenue further west of the subject site which define the streetscape character.



Figure 9 – View from Barcom Avenue looking northeast towards Craigend Street. The proposed four storey BMW building has been approved for construction.



Figure 10 – View from the corner of Womerah Avenue and Barcom Avenue looking southwest towards the subject site outlined in red. 65 Craigend Street is located immediately to the north.



Figure 11 – View from Barcom Avenue looking northeast towards the subject site and other large-scale development in the distance.



Figure 12 – View looking north along Barcom Avenue towards Craigend Street. The rear elevations of the row of contributory buildings are located to the west as identified by the red dashed line. The subject site is seen to the right.



Figure 13 – View looking south from Craigend Street towards the subject site outlined in red. The contributory buildings are seen to the right. 65 Craigend Street is identified by the blue dashed line.



Figure 14 – Contributory development as seen along Barcom Avenue immediately west of the subject site features two storey development.



Figure 15 – Row of contributory Victorian terraces as seen at 1-3 Barcom Avenue. The row of terraces are also identified as individual heritage items.



Figure 16 – Rear elevations of contributory development to the west of the subject site as seen along Barcom Avenue.

3.2 IMPORTANT VIEWS

There are no views that have been identified as being significant in any statutory setting however there are important visual connections from the site to heritage items and contributory items to the west

Important views include those to and from the principal facades of the heritage items in the vicinity. Views of the heritage items and contributory items along Barcom Avenue will be retained

Views from Barcom Avenue further northeast towards New South Head Road are obscured by the sloping topography and existing development. Views are further obscured by trees along the street frontage

Barcom Avenue



Figure 17 – View looking south along Barcom Avenue. The two storey Victorian terraces identified as heritage items, are considered contributory to the Barcom Avenue Conservation Area. The streetscape character is characterised by mature street trees that visually separate the larger development of the subject site from the adjacent contributory items.



Figure 18 – View of the contributory development opposite the site presenting rear additions, with the topography of the conservation area sloping up to the west away from the subject site.

McLachlan Avenue



Figure 19 – View as seen from the eastern portion of the existing building of the subject site on the first floor. The surrounding development further east of the site features large scale industrial style buildings, obscuring views towards McLachlan Avenue.

3.3 EXTERIOR DESCRIPTION

The existing building comprises two storey face brick development currently used as a self storage facility. The exterior presents a painted brick façade with aluminium framed windows. Primary access is from Barcom Avenue. The building has undergone multiple modifications as a result of the various change of use. Refer to the table under Section 2.2.



Figure 20 – View of the western elevation. Two additional levels above the existing building are proposed. The 4 storey DA approved BMW building currently under construction is located immediately to the north site boundary.



Figure 21 – Primary entry to the building from Barcom Avenue.



Figure 22 – View of the existing face brick building as seen along Barcom Avenue.



Figure 23 – Adjacent two storey Victorian development at 64-78 Barcom Avenue, south of the subject site.

3.4 INTERNAL DESCRIPTION

Internally the building presents a contemporary fit out which has been modified numerous times as a result of the multiple changes of use. The building is currently used as a self-storage facility with storage lockers on the ground and first floor. The following images indicate the typical character of the interior of the building.

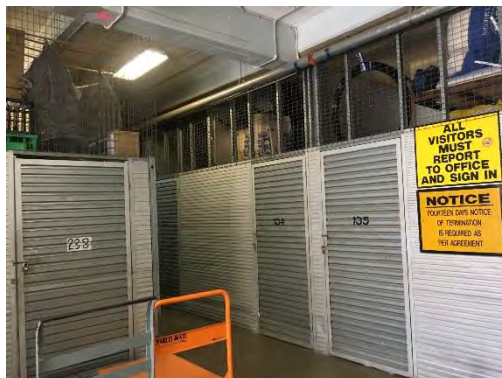


Figure 24 – Ground floor storage facilities as seen at the primary entry.



Figure 25 – Finishes as seen at the staircase leading up to the first floor.

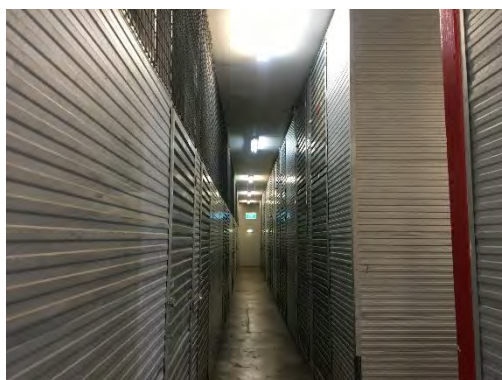


Figure 26 – Typical layout of the first-floor storage facilities.

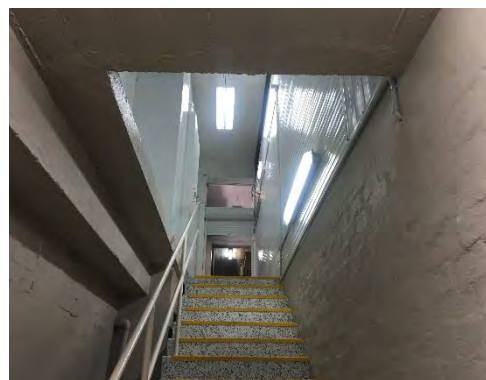


Figure 27 – Contemporary fit out of the interior.

4.0 THE PROPOSAL

4.1 BACKGROUND

The following extract has been provided by Ethos Urban

The Planning Proposal is a site-specific amendment to the Sydney Local Environmental Plan (LEP) 2012 for the following:

- Increase the maximum floor space ratio (FSR) applicable to the site from 2:1 to 3.75:1;
- Increase the maximum height of building (HOB) applicable to a portion of the site from 15 metres to 18 metres; and
- Insert a site-specific clause within Division 5 'Site specific provisions' relating to the allowable use of the additional floor space on the site.

The additional FSR and increased building height will support the change of use to provide a co-working/office space. The new elevations will be set back from the existing building envelope.

The following Urban Design Report & Concept Design prepared by Ethos Urban have been assessed for this proposal and demonstrate the visual impact of the proposal.

Details of the form and materiality of a specific design response will be the subject of a future Development Application.

Drawing name	Drawing number	Issue	Date
Basement Plan	7.1	A	23.04.18
Ground Floor Plan	7.2	A	23.04.18
Level 1 Floor Plan	7.3	A	23.04.18
Level 2 Floor Plan	7.4	A	23.04.18
Level 3 Floor Plan	7.5	A	23.04.18
Section	7.6	A	23.04.18
Barcom Avenue Elevation	7.7	A	23.04.18
3D Photomontage	7.8	A	23.04.18



Figure 28 – Barcom Avenue Elevation showing the proposed finishes and height of the new development in its context (Source: Ethos Urban, Urban Design Report & Concept Design, Issue A, April 2018).



Figure 29 – View from Barcom Avenue looking northeast. The proposed building envelope is shaded in blue, with the upper two levels set back from the primary street frontage. The building envelope shaded in yellow is the DA approved BMW Building at 65 Craighend Street (Source: Ethos Urban, Urban Design Report & Concept Design, Issue A, April 2018).



Figure 30 – View along Barcom Avenue looking south. The proposed building envelope is shaded in blue, with the DA approved 4 storey BMW building adjacent (Source: Ethos Urban, Urban Design Report & Concept Design, Issue A, April 2018).

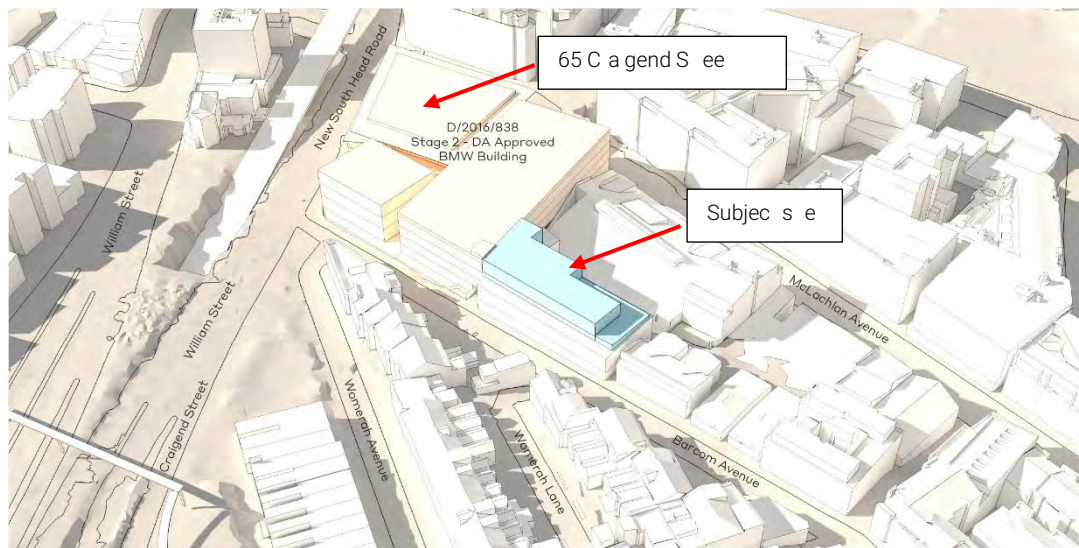


Figure 31 – 3D view of the proposed building envelope shaded in blue, in its surrounding context. Note the surrounding large-scale development further northeast. The DA approved 4 storey BMW building is shaded in yellow (Source: Ethos Urban, Urban Design Report & Concept Design, Issue A, April 2018).

5.0 ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Sydney Local Environmental Plan (LEP) 2012*, the *Sydney Development Control Plan (DCP) 2012* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines *Altering Heritage Assets* and *Statements of Heritage Impact* contained within the NSW Heritage Manual. The following includes a case by case assessment of the potential impacts on the heritage items in the vicinity and the adjacent conservation area that may be impacted by the proposal.

5.2 POTENTIAL IMPACT ON HERITAGE ITEMS IN THE VICINITY

The subject site is located in close proximity to the following heritage items listed in Schedule 5 of the *Sydney LEP 2012*. These heritage items are identified as contributory buildings in the *Sydney DCP 2012*, Building Contributions Map 022.

- Item 211: 13 Barcom Avenue Darlinghurst (Terrace group part of "Barcom Mews" including interiors, front fences & gates)
- Item 212: 59 Barcom Avenue Darlinghurst (Terrace group including interiors & front fence)
- Item 213: 11-15 Barcom Avenue Darlinghurst (Terrace group part of "Barcom Mews")
- Item 501: 26 Womerah Avenue Darlinghurst (Contributory building "Corinthians" 2 Womerah Avenue including interiors)

Terrace group, 1-3 Barcom Avenue, Darlinghurst

The following Statement of Significance for 1-3 Barcom Avenue Darlinghurst is extracted from the Office of Environment and Heritage Database reference no 2420321

The site is representative of the development of small lot subdivision patterns of one of the last remaining large estates of the area, and of the development of residential styles, particularly those of the Late Victorian building 'boom' period of the late 1880s.

The subject buildings have local heritage significance for their historic and aesthetic values, and some potential archaeological value, at a representative level. They are representative examples of late nineteenth century Victorian Italianate residential architecture which make a positive streetscape contribution within the Barcom Avenue Conservation Area.

The Conservation Area is associated with Thomas West and his early nineteenth century property 'Barkum Glen'. The area is representative of late nineteenth century inner suburban residential development and contains many individual houses that display high quality application of typical Victorian design elements.

Potential Impact

The proposed building envelope comprising two additional storeys above the existing building may impact on the setting of the row of contributory and heritage items along Barcom Avenue. Any impact would however be understood in the context of the adjacent four storey development immediately to the north of the subject site at 65 CRAIGED STREET. The increased building envelope is mitigated by the setbacks of the upper two levels from the primary elevation fronting Barcom Avenue.

The visual setting adjacent to the heritage items and the conservation area whilst altered is in the context of larger scale development further northeast and is consistent with the surrounding built character.

This denser urban character is supported by the desired changes reflected in the current and contemplated Council development controls.

Terrace group, 5-9 Barcom Avenue, Darlinghurst

There are no Statements of Significance for 5-9 Barcom Avenue Darlinghurst

Potential Impact

The subject site is separated from the heritage item further to the south west along Barcom Avenue with views obscured by mature street trees. The increased height of the building envelope may have a minor impact on the visual setting of the row of contributory terraces from the public domain. This is however mitigated by the building setbacks of the upper two levels.

Any impact would be understood in the context of other recent large scale development further east of the subject site further away from the adjacent conservation area.

Terrace group, 11-15 Barcom Avenue, Darlinghurst

The following Statement of Significance for 11-15 Barcom Avenue Darlinghurst is extracted from the Office of Environment and Heritage Database reference no 2420323

The site is representative of the development of small lot subdivision patterns of one of the last remaining large estates of the area, and of the development of residential styles, particularly those of the Late Victorian building 'boom' period of the late 1880s.

The subject buildings have local heritage significance for their historic and aesthetic values, and some potential archaeological value, at a representative level. They are representative

examples of late nineteenth century Victorian Italianate residential architecture which make a positive streetscape contribution within the Barcom Avenue Conservation Area.

The Conservation Area is associated with Thomas West and his early nineteenth century property 'Barkum Glen'. The area is representative of late nineteenth century inner suburban residential development and contains many individual houses that display high quality application of typical Victorian design elements.

Potential Impact

The increased building envelope height may have a minor visual impact on the streetscape character of Barcom Avenue. Any impact is minor as the terraces are located further away from the subject site and views towards the site obscured by street trees.

The visual setting of contributory and heritage items along Barcom Avenue has already been altered due to the larger scale development on the eastern side of the road.

Flat building, 2-6 Womerah Avenue, Darlinghurst

There are no Statements of Significance for 2-6 Womerah Avenue Darlinghurst.

Potential Impact

Whilst the subject site is separated from the heritage item and the adjacent conservation area along Barcom Avenue, the increased height of the building envelope may have a minor impact on the visual setting from the public domain.

Any impacts however mitigated as the topography of the surrounding context slopes up further west away from the subject site ensuring that the general context is not altered by the additional building height and more importantly will be understood in the context of other recently approved large scale development.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The subject site is not a heritage item nor situated within a conservation area. It is however within the vicinity of a number of heritage items identified as contributory to the *Barcom Avenue Conservation Area*, which is located adjacent to the subject site on the west.
- Existing views to the contributory and heritage items included in the adjacent conservation area located west of the site will be retained.
- The increased building envelope height will be read in the context of the four storey DA approved building at 65 Craigend Street and other large scale development further northeast.
- The selected materials are in keeping with the character of the surrounding context with the upper two storeys clearly identified as contemporary (Refer to 7-7 Barcom Avenue Evaluation for further detail).
- The proposed amendments will ensure continued use of the site for commercial purposes. The addition of the upper two levels will ensure a continued understanding of the site within its already altered setting.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed height of the building envelope is of a larger scale to the existing two and three storey Victorian terraces along Barcom Avenue. This may impact the streetscape character of the conservation area from the public domain however the additional two storeys will be setback from the primary façade. This ensures a continued appreciation

of the streetscape character along Barcom Avenue. Any impact would be understood in the context of other large scale development to the east.

- The existing setting of the *Barcom Avenue Conservation Area* has already been altered due to the existing large scale development further east. Construction of the DA approved four storey BMW building is currently underway further altering the surrounding setting.

5.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

Construction of the two additional storeys above the existing building will support the new use as a co-working office space within the vicinity of a residential setting. The increased height of the existing development is in the vicinity of a number of heritage items and contributory buildings to the *Barcom Avenue Conservation Area*. The height of the new development is consistent with the desired future character of the Darlinghurst East locality comprising a setting that has already been altered (Refer to Section 5.5.2).

The subject site is zoned as B4 Mixed Use in the *Sydney LEP 2012*. Properties along Barcom Avenue to the west of the subject site are zoned as R1 General Residential. The following questions have been considered in relation to development in the vicinity of heritage items and contributory buildings to the conservation area.

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Any potential impacts of the increased building envelope height from two storeys to four storeys may have a minor visual impact on the heritage items and contributory items of the adjacent conservation area. Maintaining views from the public domain. The setting surrounding the conservation area features both commercial and residential development and has already been altered due to the larger scale development of the subject site at 30-62 Barcom Avenue and other development further northeast.

The subject site is located adjacent to a row of two storey Victorian terraces and a larger commercial site at 65 Craigend Street. The site at 65 Craigend Street has received DA approval for construction of a four storey building adjacent to the *Barcom Avenue Conservation Area*. There is also a number of large scale development located further northeast of the site along McEachan Avenue and New South Head Road.

The increased height of the building envelope is sympathetic to the two and three storey Victorian terraces in the vicinity and the adjacent conservation area and will not visually impact on the contributory buildings as the upper two levels will be set back from the primary building form. This ensures a suitable visual curtilage to the heritage items and the adjacent conservation area. The selected materials include a new face brick façade with powder coated aluminium profile sheet cladding. The face brick façade is in keeping with the

character of the surrounding context with the upper two storeys identified as contemporary additions

5.4 HERITAGE OBJECTIVES OF THE SYDNEY LEP 2012

The proposed development is considered to be acceptable from a heritage perspective for the following reasons

- The additions to the two levels of the building envelope achieve a sensitive transition in scale due to building separation and setbacks of the upper levels sympathetic to surrounding smaller scale development of the adjacent conservation area
- There may be a minor change to the appreciation and interpretation of the group of terraces from the public domain as seen along Barcom Avenue due to the height of the new building. This is however acceptable as the immediate setting has already been altered. The increased height of the building envelope will be read in the context of other large scale development immediately to the north at 65 Craigend Street and further east

The proposal is therefore considered to be consistent with the relevant heritage objectives of the *Sydney LEP 2012*, which are

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

5.5 HERITAGE GUIDELINES OF THE SYDNEY DCP 2012

The *Sydney DCP 2012* supports the *Sydney LEP 2012* by providing additional objectives and development standards for properties within the vicinity of heritage items or conservation areas

5.5.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *Sydney DCP 2012* that relate to heritage and are set out in the following DCP Sections

- Section 2.4.8 Darlinghurst East
- Section 3.9 Heritage
- Section 3.9.7 Contributory Buildings
- Section 3.10 Significant Architectural Building Types
 - 3.10.1 Warehouses and Industrial Buildings Older than 50 Years
- Section 4.2 Residential at Commercial and Mixed Use Developments
 - 4.2.1 Building Height
 - 4.2.2 Building Setbacks

This report has considered the objectives and provisions under Section 3.10.1 of the *Sydney DCP 2013*. Whilst the building is older than 50 years the objectives and provisions relating to alterations and additions to warehouse buildings are not applicable as the building is not a heritage item nor is it located within a conservation area and has undergone multiple alterations and additions both internally and externally including numerous change of use

5.5.2 DARLINGHURST EAST LOCALITY STATEMENT

The Darlinghurst East locality statement contains the following principles for future development

- a) *Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.*
- b) *Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.*
- c) *Maintain active frontages with showrooms and specialty services along the northern part of McLachlan Street.*
- d) *All development is to maintain and conserve the existing heritage streetscape, which includes Victorian and Federation buildings on residential streets by reinforcing the subdivision pattern, predominant street setback and alignment and building height.*
- e) *Maintain the streetwall height of existing warehouses along McLachlan Avenue.*
- f) *Provide awnings along McLachlan Avenue.*
- g) *Provide openings such as windows and balconies along pedestrian through site links to improve casual surveillance.*
- h) *Maintain the green vista along Liverpool Street that terminates at the end of Darlinghurst Public School.*
- i) *Encourage small offices and home offices or small commercial suites in terraces on residential streets.*
- j) *Encourage active retail uses and outdoor dining on Liverpool Street and McLachlan Avenue.*
- k) *Support specialty services and showrooms located along the northern part of McLachlan Avenue.*

The desired future character of the Darlinghurst East locality encourages small offices or small commercial suites in terraces on residential streets. The proposed use for the modified building at 30-62 Barcom Avenue is consistent with the desired future character of the Darlinghurst East locality in terms of its setbacks and proposed use as a working space for small businesses of an existing building.

6.0 CONCLUSION

The proposal is consistent with the heritage objectives of the *Sydney LEP 2012* and the *Sydney DCP 2012*. In our view, the City of Sydney Council should have no hesitation in supporting this Planning Proposal from a heritage perspective.



NBRSARCHITECTURE
Abigail Cohen
Heritage Consultant