



Architectural Projects

1728 – 1-5 Chester Street, Annandale
Heritage Impact Statement – Planning Proposal
September 2017

Architectural Projects

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1728 – 1-5 CHESTER STREET, ANNANDALE – HERITAGE IMPACT STATEMENT

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1. EXECUTIVE SUMMARY

1.1. BACKGROUND

Architectural Projects were commissioned by Britely Property to prepare this Heritage Impact Statement in July 2017. The site of 1-5 Chester Street, Annandale is currently the subject of a Planning Proposal.

The site of 1-5 Chester Street is not listed as a Heritage Item, nor is it located within a current or proposed Heritage Conservation Area.

The site of 1-5 Chester Street is located in the vicinity of:

- Sandstone Kerb and Guttering, Chester Street, listed as a Heritage Item
- Warehouse including Interiors (corner Guihen and Chester St), listed as a Heritage Item
- Johnstons Creek Stormwater Channel -which is in part listed as a Heritage Item
- Annandale Heritage Conservation Area (proposed for extension)
Refer to Heritage Map Fig. 1.02.1 and Fig. 1.02.2.

The site is located within the Camperdown Precinct (Character Area 3) of the Parramatta Road Urban Transfromation Study (PRUTS), and the associated Fine Grain Study.

Refer to Map of Camperdown Precinct Fig. 1.03.3.

Leichardt Council commissioned a "Heritage Assessment Parramatta Road corridor" (NBRS, February 2016). Whilst not a statutory document this has been considered in this proposal.

1.2. SUMMARY OF SIGNIFICANCE

1.2.1 Sandstone Kerb and Guttering, Chester Street

The trachyte and stone kerb and gutters in Chester Street is of local historic and aesthetic and technological significance as relatively intact examples of late 19th century road construction and improvements.

1.2.2 Warehouse including Interiors, 52-54 Pyrmont Bridge Road

The Warehouse is of local historic and aesthetic significance as a good and relatively intact representative example of a Federation period warehouse constructed in the early decades of the 20th century that retains its original scale and distinctive face brick character and details.

1.2.3 Johnstons Creek Stormwater Channel

Johnstons Creek SWC has historical significance as it represents one of the earliest purpose built stormwater drains to be constructed.

1.2.4 Annandale Heritage Conservation Area

"One of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s-1890s, aimed initially at the middle class market and demonstrates a close relationship between landform and the physical and social fabric of the suburb.

1.2.5 Heritage Assessment (NBRS, February 2016)

This Heritage Assessment of Parramatta Road Corridor Study Area was prepared by NBRS+PARTNERS for Leichhardt Council as part of Leichhardt Heritage Study 1 – Parramatta Road Corridor. The core purpose of the study is to identify the heritage values for an area identified as the Parramatta Road Heritage Conservation Area (“C2”) within the local government area of Leichhardt. In doing so, this study reviews parts of the Annandale Heritage Conservation Area (“C1”).

1.3. SUMMARY OF CONSTRAINTS

The Fine Grain Study sets the following Objectives:

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

New development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment.

Development in the vicinity of a heritage item is to minimise the impact on the setting of the item

Preserve the eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings

1.4. ASSESSMENT OF HERITAGE IMPACT OF THE PROPOSAL

The proposal considers the immediate context of the area which encompasses the following heritage considerations:

1. The Chester Street area which is occupied by a number of simple utilitarian rendered masonry buildings, dating from the interwar and post war period and includes heritage listed kerbing and guttering which is proposed to be retained, and a warehouse building, 52-54 Pymont Bridge Road, listed as a heritage item.
2. Johnstons Creek connects a series existing open spaces including: Small pocket located on Chester Street, adjacent to site. This reads as a landscaped edge to a water channel and interprets the former creek and drainage system dating from 1895.
3. Annandale Heritage Conservation Area defined by its topography shaped by its unique street pattern, dominated by a series of wide, north/south streets, and large terraces and cottages mostly oriented to the east and west.

The proposal responds to the immediate character including the heritage listed warehouse by its:

- Retention of the kerbing and guttering of Chester Street.
- Street alignment
- Masonry wall character
- Compliance with 17m height limit
- Proposed articulation of facades
- Proposed use of repetitive window treatment
- The façade rhythm as a backdrop to the creek which enhance its linear peak
- The façade rhythm as 5 metre bays which counterpoint the proportion of terrace development in the Annandale Conservation Area

The Planning proposal is seen to be an appropriate response to the Heritage Items in the Vicinity, the character of the immediate industrial area, the heritage significance of Johnstons Creek and the Annandale Heritage Conservation Area.

The proposal also respects the character of the draft Heritage Conservation Area (not gazetted) to the north.

4. PRUTS - Fine Grain Study

It is proposed to protect the Kerb and Guttering in Chester Street, Heritage Item in the immediate vicinity of the site. The proposal supports the industrial character of the street and provides an appropriate interface with brick warehouses through zero setbacks, compatible heights and face brick façades.

The proposed industrial character will provide an appropriate setting for the Warehouse in the vicinity of the site which is listed as a Heritage item. The proposed development respects and complement the Warehouse in terms of the building envelope; proportions, materials, finishes; and building and street alignment.

The eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings which characterized the area is protected in the continuation of an industrial character on the site, including predominant zero lot setbacks to reflect the existing warehouse character. Green pocket parks at Johnstons Creek are protected and enhanced.

5. Heritage Assessment (NBRIS, February 2016)

Page 219-220 note the subject site and immediate neighbors as 'potential development sites – any proposed development to respect the character of the area'.

As described above, the proposal for a building with a "warehouse" typology and brick façade, repetitive window bays – is consistent with this intent.

6. Future Development Application

At this stage the architectural design response is not finalized. The specifics around the architectural design will be assessed against a future development application.

1.5. CONCLUSION

The planning proposal is seen to be an appropriate response to the character of the area, the heritage significance of Johnstons creek and the Annandale Heritage Conservation Area. The planning proposal is consistent with the objectives as set out in the PRUTS and the associated Fine Grain Study. The proposal is also consistent with intent of the Heritage Assessment (NBRIS, February 2016).

2. INTRODUCTION

2.1. BACKGROUND

Architectural Projects were commissioned by Britley Property to prepare this Heritage Impact Statement in July 2017. The site of 1-5 Chester Street, Annandale is currently the subject of a Planning Proposal.

The site of 1-5 Chester Street is not listed as a Heritage Item, nor is it located within a current or proposed Heritage Conservation Area.

The site of 1-5 Chester Street is located in the vicinity of:

- Sandstone Kerb and Guttering, Chester Street, listed as a Heritage Item
- Warehouse including Interiors (corner Guihen and Chester St), listed as a Heritage Item
- Johnstons Creek Stormwater Channel -which is in part listed as a Heritage Item
- Annandale Heritage Conservation Area (proposed for extension)

Refer to Heritage Map Figure 1.02.

The site is located within the Camperdown Precinct (Character Area 3) of the Parramatta Road Urban Transfromation Study (PRUTS), and the associated Fine Grain Study.

Refer to Map of Camperdown Precinct Figure 1.02.3

Leichardt Council commissioned a "Heritage Assessment Parramatta Road corridor" (NBRS, February 2016). Whilst not a statutory document this has been considered in this proposal.

2.2. OUTLINE OF TASKS REQUIRED TO BE UNDERTAKE IN THE BRIEF

The site of 1-5 Chester Street, Annandale is currently the subject of a Planning Proposal. The brief requires a Heritage Impact Statement (HIS) in accordance with the Office of Environment and Heritage (NSW) (OEH) guidelines to assess the heritage impact in terms of the heritage items in the vicinity.

2.3. DEFINITION OF THE STUDY AREA

The Assessment relates to the Camperdown Precinct including the Johnstons Creek Stormwater Channel extending into the Annandale Heritage Conservation Area, with specific focus on the site, 1-5 Chester Street.

The site, defined as Lot 11 DP 499846 is located on the south east side of the Johnstons Creek Stormwater Channel (Fig. 2.01 and Fig. 2.02).

2.4. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in *The Conservation Management Plan* by Dr James Semple Kerr (7th Edition 2013). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (*the Burra Charter*) and its Guidelines. The methodology used in the evaluation of the place/assessment of impact is that recommended by OEH.

It seeks to identify from documentary and physical evidence any historic, aesthetic, social and technological values of the site and to determine the level of representatives or rarity by comparison with

other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

2.5. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work was commissioned for this report.

2.6. IDENTIFICATION OF AUTHORS

The report has been prepared by a team consisting of the following key members:

- Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect
- Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

2.7. ACKNOWLEDGMENTS

Inner West Council
Leichhardt Local Studies Library
City of Sydney Archives
National Trust of Australia (NSW)
Australian Heritage Council
Australian Institute of Architects

2.8. EXTENT OF SEARCHES

Information searches have occurred with the following organisations:

- The National Library of Australia (TROVE)
- The Mitchell Library, State Library of NSW
- NSW Land and Property Information
- Inner West Local Studies Library
- Sydney Water Archives
- Council Archives
- Commonwealth Archives
- Australian Heritage Council
- National Trust of Australia (NSW)
- Heritage Council of NSW
- State Heritage Inventory, Office of Environment and Heritage(NSW) (OEH)
- AIA Register of Significant Architecture
- Art Deco Society of NSW Heritage Inventory
- Leichhardt Historical Society

3. DOCUMENTARY EVIDENCE

3.1. HISTORICAL CONTEXT OF THE SITE

The land upon which the subject site stands on Land granted to William Bligh by Governor King, August 10, 1806. Following the death of Bligh in 1817, the estate, known as "Camperdown", was passed to Bligh's son-in-law Sir Maurice O'Connell. Johnston's Creek formed the north-western boundary of Bligh's Camperdown Estate.

Subdivision of the site occurred in 1885. The sale plan notes a quarry south of Booth Street adjoining Johnston's Creek, and west of the creek lies Captain Johnston's "Annandale Estate". Several large lots with substantial residences appear south of Pymont Bridge Rd and east of Booth St., including "Chester Lodge". Chester Street is laid out, and the subject site approximating Lot 19. Johnston's Creek appears in its natural state, and is very much more irregular prior to its formalisation and wraps around the rear of Chester St Lots. (Refer Fig. 2.01)

The Johnston's Creek trunk drainage system was constructed during the period of 1895 to 1900 by the PWD and transferred to the Board at various times between 1900 and 1905. (Johnstons Creek Stormwater Channel No 55, Inventory sheet) An undated Government Plan shows the impact of the change in alignment of the Creek in Chester St. (Fig 2.02)

The 1890 Higinbotham and Robinson Map shows Lot 19 (subject site) intact. This plan indicates that a number of lots fronting Pymont Bridge Rd and Booth St had been re-subdivided and Lot 22 fronting Chester Street is also further divided for residential development. (Fig. 2.03)

The 1895 detail series Map of Camperdown Sheet 10 shows the site undeveloped. (Fig 2.04 and 2.05)

In 1910, P Delponte is listed at the Johnston's Creek end of Chester St, adjoining Australian Express Carrying Co. and Cahill & Co., Soap works. On the east side of the road Cumberland Packing Co., meat preservers and packers and Budd and Ferns carriers, stables are listed.

In 1918, Sands first lists Permewan Wright and Co. Ltd., carriers beyond Delponte's houses. This is the first evidence of the use and occupation of the site following its subdivision. In 1930 R. Crealy (stables) is the last listing between P. Duponte at Kerndel and Johnston's Creek.

The 1943 aerial photograph shows the site developed along the Chester St boundary and with a perpendicular wing to the south. The two wings define a triangular courtyard facing the creek. The Creek has been formalised and lacks vegetation which. Adjoining this wing are the four terrace dwellings 7-13 Chester St built by Philip Delponte. The area is developed predominantly with industrial buildings interspersed with several groups of terrace houses. (Fig. 2.08)

In 1953, An application for a new building at 1/5 Chester St Camperdown was submitted by Electric Control and Engineering Ltd. This firm of engineers and founders was listed at 2-10 Chester St in 1930. In 1954 Alterations to store building at 1-5 Chester St were proposed. Plans show a basic L-shaped plan layout and proposed changes to the street facing façade including rendering and new high level louvred windows and new double doors. (fig 2.9) This application was eventually approved with work

commencing January. Building Inspectors Card notes a doorway was widened, brickwork to Chester St and side alignments, a concrete floor laid and a concrete apron laid.

In 1955 correspondence on council file indicates the approval lapse (Council Files). Correspondence on council file in 1967 from JT McAdoo Builders Pty Ltd references a DA for 1-5 Chester Street.

3.2. HISTORY OF JOHNSTONS CREEK STORMWATER CHANNEL

Refer to Appendix A for history of Johnston's Creek Stormwater Channel.

3.3. HISTORY OF ANNANDALE HERITAGE CONSERVATION AREA

Refer to Appendix B for history of Annandale Heritage Conservation Area.

4. PHYSICAL EVIDENCE

4.1. THE CONTEXT

The site is located in Chester Street, an industrial precinct south of the Johnstons Creek Stormwater Channel, which is a major element within the suburb of Annandale.

4.1.1. The Context

The Camperdown Precinct is an industrial precinct, with a predominant building scale of 2-6 storeys. The building typology in Chester Street is identified in the PRUTS Fine Grain Study as “large grain” warehouses and commercial buildings with large floor plates. The site adjoins Johnstons Creek Stormwater Channel No 55 provides a landscape edge and pocket parks and is identified as a significant public open space. Chester Street provides an important link through to Annandale across Johnsons Creek.

The site is located within an area of heritage sensitivity, as the kerb and gutter on Chester Street is listed as a heritage item on the LEP. There is also a Warehouse listed as a heritage item on the corner of Guihen Street, that has frontage to Chester Street as well as Pymont Bridge Rd and Booth St. The Site is not within any existing or proposed Conservation Area. The Annandale Heritage Conservation Area is located north west of the site, and is currently bound by Taylor Street and Chester Street. There is a proposal to extend the HCA to include properties on Susan Street south of Chester St, immediately west of the Johnsons Creek, however this has not been gazetted. No potential heritage Items are identified in Chester Street.

4.2. THE SITE AND SETTING

The site has an area of 1373.16 m². The site has a 43.565m frontage to Chester Street and is roughly triangular in shape.

The site is currently occupied by a number of simple utilitarian rendered masonry buildings, dating from the interwar and post war period. There is a parking area fronting the channel which is partially covered. There is a retaining wall along the Channel which is well vegetated. The buildings and the site have no heritage values.

4.3. JOHNSTONS CREEK STORMWATER CHANNEL

Johnstons Creek connects a series existing open spaces including:

Small pocket located on Chester Street, adjacent to site, Douglas Grant Memorial Park, Spinders Park, Jubilee Park, Pope Paul VI Reserve and Bicentennial Park. This reads as a landscaped edge to a water channel and interprets the former creek and drainage system dating from 1895.

Refer to Appendix A for a description of the Johnstons Creek Stormwater Channel.
Refer to Appendix B for a description of the Annandale Heritage Conservation Area

5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1. DEFINITION OF CURTILAGE

Background

There are different types of Heritage Curtilage that relate to the history and significance of the site.

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area. In the case of rural properties this may be due to growth of vegetation and wind breaks, which reduce views into the site and from the site. This is often only defined when development occurs.

Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

5.1.1. Heritage Curtilage

Given the significance of the Johnstons Creek Stormwater Channel, a curtilage could minimally be set as the landscape edge to the creek which has been associated with the key period of significance 1898. The former Leichardt Council proposed extension of the Annandale Heritage Conservation Area, and have included properties between Susan Street and the creek, however the creek is excluded, therefore the creek could provide a boundary to the curtilage of the Heritage Conservation Area.

5.2. STATEMENT OF SIGNIFICANCE

Background

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

5.3. SUMMARY STATEMENTS OF SIGNIFICANCE

The significance of elements in the vicinity of the site, has been established and are summarized below.

5.3.1 Kerb and Gutter, Chester Street Camperdown

The Inventory provides the following Statement:

The trachyte and stone kerb and gutters in Chester Street and Guihen Street are of local historic and aesthetic and technological significance as relatively intact examples of late 19th century road construction and improvements. The integrity of the items, however, have been affected by the addition of concrete infill and elements and general wear and tear.

5.3.2 Warehouse and Interiors, 52-54 Pymont Bridge Road, Camperdown

The Inventory provides the following Statement:

No. 52-54 Pymont Bridge Road is of local historic and aesthetic significance as a good and relatively intact representative example of a Federation period warehouse constructed in the early decades of the 20th century that retains its original scale and distinctive face brick character and details. The building occupies a prominent corner site and makes a positive contribution to the Pymont Bridge Road and Booth Street corner and streetscapes.

5.3.3 Johnstons Creek Stormwater Channel

The inventory sheet notes:

The Johnstons Creek Stormwater Channel was constructed predominantly in 1898. Prior to 1890, stormwater was carried by either combined sewers or natural water courses. This led to unsanitary public health conditions. In 1890 Bruce Smith, the then secretary of Public Works, proposed a separate system of stormwater drains be built to alleviate the problem. By 1900, numerous stormwater drains, including Johnstons Creek SWC had been completed or were under construction. Consequently Johnstons Creek SWC has historical significance as it represents one of the earliest purpose built stormwater drains to be constructed.

Johnstons Creek Sewer Aqueduct passes over the channel. The aqueduct is a highly significant structure as it was one of the first reinforced concrete aqueducts to be built.

The operational curtilage of the stormwater channel includes the channel bed, walls and coping. The visual curtilage will vary along the length of the channel depending on the surrounding landuses. To formulate a specific curtilage statement that includes details of surrounding landuse and encroachment of various developments would require further investigations and is beyond the scope of this study. However, in general the visual curtilage can be described as follows:

- 1) *The upper reaches of the channel south of Salisbury Road is an underground structure having no visual curtilage.*
- 2) *The open sections of the channel from Salisbury Road to the northern end of Taylor Street is located within an urban and industrial area. The visual curtilage is limited to roadside vantage points.*

- 3) *From the discharge point at Rozelle Bay to the northern end of Taylor Street the visual curtilage of the channel is predominantly defined by the cultural landscape of Jubilee Hogan Park Reserve.*

5.3.4 Annandale Heritage Conservation Area

The Inner West Council website provides the following significance statements for the Conservation Area:

“One of a number of conservation areas that collectively illustrate the nature of Sydney’s early suburbs and Leichhardt’s suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s–1890s, aimed initially at the middle class market.

The surviving development from this period forms the major element of its identity along with an area of 1910s–1930s development at its northern end.

Demonstrates the vision of John Young, architect, engineer and property entrepreneur.

Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney’s Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.

Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and resubdivision, the 1900 slump and the appearance of industry, and the last subdivision around Kentville/Pritchard Streets to the 1930s, with the early 1880s best illustrated along Johnston and Annandale Streets.

Demonstrates a close relationship between landform and the physical and social fabric of the suburb. In its now rare weatherboard buildings it can continue to demonstrate the nature of that major construction material in the fabric of early Sydney suburbs, and the proximity of the timber yards around Rozelle Bay and their effect on the building of the suburbs of Leichhardt.

Displays a fine collection of large detached Victorian Italianate boom period villas with most decorative details still intact, set in gardens.

Displays fine collection of densely developed Victorian commercial buildings.

Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.”

6. CONSTRAINTS AND OPPORTUNITIES

6.1. GENERAL

A general policy for the conservation of a site is based on a recognition of its significance and the relevant constraints, the chief constraint being the Statement of Significance of the Annandale Heritage Conservation Area, the Heritage Items in the Vicinity and the Heritage Item Johnstons Creek Stormwater Channel.

6.2. CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The site of 1-5 Chester Street has not been identified as having heritage value. No constraints apply.

The Chester Street kerbing and guttering should be retained and conserved in a recognisable form.

The Statements of Cultural Significance for heritage items and areas in the vicinity of the site should be addressed sympathetically in its design and for future planning and work on the place.

6.3. CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY

The proposal must address the following Heritage items, which are located in the vicinity:

- Chester Street kerbing and guttering
- Warehouse 52-54 Pyrmont Bridge Road
- Johnstons Creek Stormwater Channel
- Annandale Heritage Conservation Area due to their physical proximity and visual linkages.

6.4. CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE

No constraints apply

6.5. CONSTRAINTS AND OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP

The owner wishes to develop the site for future use via a planning proposal

6.6. CONSTRAINTS AND OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

6.6.1. Australian Heritage Council

The building and site is not included on the National Heritage List, the Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is not covered by statutory protection provided pursuant to the EPBC Act. No constraints apply.

6.6.2. Heritage Council of NSW / NSW Heritage Act

The building and site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

6.6.3. National Trust (NSW)

The building and site is not classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.

6.6.4. AIA Register of Significant Buildings

The building is not listed as significant on the AIA Register of Significant Architecture in NSW. Listings in this register impose no legal restrictions. No constraints apply.

6.6.5. Australian Institute of Engineers

The building is not listed as an item of engineering heritage by the AIE. Listings in this register impose no legal restrictions. No constraints apply.

6.6.6. Art Deco Society of NSW Building Register

The building is not listed by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

6.6.7. Section 170 Register

The site is in the vicinity of the Johnstons Creek Stormwater Channel No. 55 which is listed as a heritage item on the Sydney Water Section 170 Register.

The Inventory Sheet for Johnstons Creek Stormwater Channel includes the following guidelines:

Where no Conservation Management Plan, Heritage Assessment or Statement of Heritage Impact is in place, or where works are outside the scope existing heritage documentation, assess heritage impacts of proposed works in accordance with Sydney Water Environment Impact Assessment procedures. Undertake a Heritage Assessment and/or Statement of Heritage Impact as required.

Liaise with the Sydney Water Heritage Manager when major changes are planned for the item.

Undertake archival and photographic recording before major changes, in accordance with Heritage Council guidelines. Lodge copies of the archival record with the Sydney Water Archives and the NSW Heritage Office.

The proposal seeks to retain the Johnstons Creek wall., and create a sympathetic landscape buffer to the creek. This is deemed an appropriate response to this nearby heritage item.

6.6.8. Inner West Council

The building and site is not identified as a heritage item in the Inner West Leichhardt LEP 2013.

The building and site is not located within a Conservation Area identified in the LEP.

The building and site is in the vicinity of:

- Kerb and gutter, Chester Street, Camperdown – identified as a Heritage Item
- Warehouse and interiors, 52-54 Pymont Bridge Road, Camperdown – identified as a Heritage Item in the Local Environmental Plan.
- Annandale Heritage Conservation Area – identified in the LEP. Council are proposing to expand this Heritage Conservation Area but the new boundary does not include the subject site.

Annandale Heritage Conservation Area

There is no recommended management in the Annandale Heritage Conservation Area for the properties out of the Conservation Area boundary.

Leichhardt Local Environmental Plan 2013

The site is currently zoned IN2 Light Industrial within the Leichhardt Local Environmental Plan 2013 with a maximum permissible floor space ratio of 1.0:1 and without a building height control.

6.7. CONSTRAINTS AND OPPORTUNITIES ARISING FROM PRUTS

The Parramatta Road Corridor Urban Transformation Strategy 2016 proposes a R3 Medium Density Residential Zone with a building height control of 17m.

Parramatta Road Corridor - Fine Grain Study

The Fine Grain Study is a detailed study and planning guide and reference when preparing a rezoning or development application.

The Fine Grain Study provides a detailed layer of heritage and urban design analysis for areas within the Parramatta Road Corridor, which were identified through the consultation process for the Strategy as having particular local character significance.

Specific Objectives relating to Heritage items are provided:

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

Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment.

Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by: (a) providing an adequate area around the building to allow interpretation of the heritage item; (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); (c) protecting, where possible and allowing the interpretation of archaeological features; and (d) retaining and respecting significant views to and from the heritage item.

The site is located within the Camperdown Precinct, Character Area 3.

Character Area 3 Objectives

1. Preserve the eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings
2. Preserve the predominant zero lot setbacks to reflect the existing warehouse character
3. Preserve the green pocket parks at the termination of Johnstons Creek Stormwater Channel No 55

The Study provides key development guidelines of which the following are relevant:

1. *New development to respond to existing heritage items*
2. *New development to respond to adjacent conservation areas to the east whilst retaining the industrial character of the Precinct*
5. *Ground level setbacks to respond to the established street alignments of the Precinct*
6. *New development above street wall height of buildings with opportunities for re-use to be setback to ensure that they do not dominate significant heritage feature*
7. *Proposed building envelopes to respond to the established scale of heritage items and contributory buildings, in particular existing development located along Denison Street*
8. *Maximum building lengths to reflect the existing subdivision pattern*
9. *Transition in height from the centre of the Precinct to the surrounding conservation area to the east*
12. *New development to respond to the prevalent industrial character informed by roofscape and masonry elements*
13. *Buildings articulation to respond the existing rhythm of the existing sub division pattern, heritage elements and development being adaptively re-used*
14. *The visual amenity of proposed buildings need to preserve the existing street scape character defined by heritage items and contributory buildings.*
15. *New development to respond to the existing urban industrial landscape character*

The PRCUTS provide a mismatch between building height which allows height of (17m) and floor space ratio (1.5:1). A floor space ratio of 2.4:1 is proposed within the proposed 17m height limit.

6.8. CONSTRAINTS AND OPPORTUNITIES THAT IMPACT UPON DEVELOPMENT OPTIONS

New development of the site needs to consider the impact on the significance of:

- Kerb and gutters
- Warehouse
- Johnstons Creek Stormwater Channel, and
- Annandale Heritage Conservation Area

The kerb and gutters will be retained.

The warehouse building will be respected through the scale, setbacks, forms and materials of the proposal.

The proposal addresses both the creek and the Heritage Conservation Area by proposing a landscaped buffer along the north-west boundary.

6.9. CONSTRAINTS AND OPPORTUNITIES ARISING FROM OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Inner West Council.

- Zoning

6.10. FUTURE DEVELOPMENT APPLICATION

At this stage the architectural design response is not finalised. The specifics around architectural design will be assured against a future development application. The concepts included in the planning proposal to inform this future DA design.

7. ASSESSMENT OF THE HERITAGE IMPACT OF THE PLANNING PROPOSAL

7.1. THE PROPOSAL

The Urban Design Report as design partnership notes the following.

Setbacks:

- The proposal is built to the street alignment to match the existing light industrial warehouse nature of the buildings within the vicinity.

Desired Future Character:

- The proposal is built to the street alignment to match the warehouse character of the area identified within the Fine Grain Study - Character Area 3.
- The proposal is to include vertical elements at an approximately 5m rhythm to match the prevalent subdivision pattern within the Annandale Heritage Conservation Area located to north-west of the site.

The proposal matches the prevalent character of the area which includes recently built medium to high density residential flat buildings with a height of 5 storeys or more.

Built Form Character:

- The proposal has a strong vertical rhythm expressed using brick.
- A tall parapet masonry wall at the top creates gives a vertical emphasis to the proposal.
- The proposal uses masonry as the primary building material and emulates traditional load bearing walls with similar sized windows placed at a regular intervals.
- The proposal creates a stronger emphasis on the solid masonry elements compared to the voids, which matches the desired future character for light industrial warehouse buildings.

Building Height

- The proposal complies with the PRCUTS 2016 17m height limit. A lower ground level is proposed along Johnstons Creek at RL 5.45, which is above the 1 in 100 year flood level + a 500mm freeboard level.
- The liftshaft and firestairs exceed the height plane to provide access to a rooftop communal open space

Open Space & Pedestrian Link:

- The proposed apartments street address and enhance the small pocket park located at end of Chester Street.
- A proposed 3m setback along Johnstons Creek provides an opportunity to improve the future interface with Johnstons Creek and an opportunity to integrate the proposal with the natural state of Johnstons Creek.
- A pedestrian bridge is proposed at the southern corner of the site connecting to the existing pedestrian and bicycle track across Johnstons Creek, to match the PRCUTS 2016.
- Apartments addressing Chester Street will have the opportunity to overlook the future open space proposed across the site, based on the Parramatta Road Corridor Urban Transformation Strategy 2016.

Communal Open Space:

- A rooftop communal open space is proposed overlooking Johnstons Creek, and matching the Apartment Design Guide Criteria for minimum area and direct sunlight at mid-winter.

Floor Space Ratio:

- The Proposal results in a floor space ratio of 2.6:1. Whilst the proposed floor space ratio is an increase of 1.1:1 compared to the 1.5:1 proposed, the Proposal complies with the use, height, setbacks and desired future character of the area as described in the Parramatta Road Urban Transformation Strategy (2016). The Proposal addresses this mismatch of height and FSR.
- This increase in FSR also contributes towards a greater urban design outcome, design excellence, replacement of employment land, contributions to infrastructure, and public benefits including more affordable housing floor space, improvements to pedestrian and cycle link, beautification of the public domain and replacement of artwall mural surrounding the site.

7.2. ASSESSMENT OF HERITAGE IMPACT OF THE PROPOSAL

The proposal considers the immediate context of the area which encompasses the following heritage considerations:

1. The Chester Street area which is occupied by a number of simple utilitarian rendered masonry buildings, dating from the interwar and post war period and includes heritage listed kerbing and guttering which is to be retained, and a warehouse building listed as a heritage item.
2. Johnstons Creek connects a series existing open spaces including: Small pocket located on Chester Street, adjacent to site. This reads as a landscaped edge to a water channel and interprets the former creek and drainage system dating from 1895.
3. Annandale Heritage Conservation Area defined by its topography shaped by its unique street pattern, dominated by a series of wide, north/south streets, and large terraces and cottages mostly oriented to the east and west.
 - The proposal responds to the immediate character including the heritage listed warehouse by its:
 - Retention of the kerbing and guttering of Chester Street.
 - Street alignment
 - Masonry wall character
 - Compliance with 17m height limit
 - Proposed articulation of facades
 - Proposed use of repetitive window treatment
 - The façade rhythm as a backdrop to the creek which enhance its linear peak
 - The façade rhythm as 5 metre bays which counterpoint the proportion of terrace development in the Annandale Conservation Area

The Planning proposal is seen to be an appropriate response to the Heritage Items in the Vicinity, the character of the immediate industrial area, the heritage significance of Johnstons Creek and the Annandale Heritage Conservation Area.

The proposal also respects the character of the draft Heritage Conservation Area (not gazetted) to the north.

4. PRUTS - Fine Grain Study

It is proposed to protect the Kerb and Guttering in Chester Street, Heritage Item in the immediate vicinity of the site. The proposal supports the industrial character of the street and provides an appropriate interface with brick warehouses through zero setbacks, compatible heights and face brick façades.

The proposed industrial character will provide an appropriate setting for the Warehouse in the vicinity of the site which is listed as a Heritage item. The proposed development respects and complement the Warehouse in terms of the building envelope; proportions, materials, finishes; and building and street alignment.

The eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings which characterized the area is protected in the continuation of an industrial character on the site, including predominant zero lot setbacks to reflect the existing warehouse character. Green pocket parks at Johnstons Creek are protected and enhanced.

7.3. CONCLUSION

The Planning proposal is seen to be an appropriate response to the character of the immediate industrial area and the heritage significance of Johnstons Creek and the Annandale Conservation Area.

8. LIST OF APPENDICES

APPENDIX A Johnstons Creek Stormwater Channel Inventory Sheet

APPENDIX B Annandale Heritage Conservation Area Inventory Sheet

APPENDIX A – JOHNSTONS CREEK STORMWATER CHANNEL INVENTORY SHEET

“Before 1890, the water courses which served to carry stormwaters were almost entirely in their natural state. These were receptacles of the sewerage of the large population & lead to health problems for the community. By 1900 numerous stormwater channels had been constructed, causing the mortality rate to be greatly decreased in these constructed drainage areas. The Johnstons Creek trunk drainage system was constructed during the period of 1895 to 1900 by the PWD and transferred to the Board at various times between 1900 and 1905. Improvement works have been carried out at critical locations by both PWD and Sydney Water.

The main channel was constructed under many government contracts. These are too numerous to mention here. For further details refer to the J.F McIlwraith Report, 1941.

Construction of the Orphan School Creek Branch originally commenced in 1898 and was completed by 1938. The drain was completed under several contracts, these were as follows;

Contract D.L. 2240 This section extends from the outlet in Johnstone's Creek channel upstream to near Pymont Bridge Road. It was constructed by the Board in 1926. The downstream end of this section was originally constructed by PWD in 1898, but the old work was reconstructed under this contract.

Government Contract 265 This section extends from near the middle of Pymont Bridge Road to near the entrance of the University grounds. It was constructed by PWD in 1901.”

“The section from Chapman Road, Annandale to Fowlers Branch was amplified in 1913 by widening and raising the walls between Mathieson Street to Salisbury Road. It was again amplified in 1935 by widening and raising the walls around Wigram Road.”

The inventory sheet notes:

This stormwater channel drains an area of approximately 451 hectares lying on the southern side of Rozelle Bay and situated within the municipalities of the City, Glebe, Annandale, Petersham and Newtown. Commencing from the outlet in Rozelle Bay, this drain proceeds in a southern direction crossing Federal Park, Booth Street, Chester Street, Parramatta Road, Salisbury Road and Railway Avenue before terminating at Bedford Street. The main channel has seven branches extending from it. These are; Taylor Street, Piper Street, Kingston Road, Lillie Bridge, Orphan School Creek, Hockey Field and Stanmore Branch.

The stormwater system is 11.69km in length, with the channel being constructed predominantly from concrete (58%) and brick walls (42%). The channel is a wide shallow open concrete channel at the Rozelle Bay end , further upstream it is constructed with brick walls. The conduit is mainly circular or covered in cross section (68%), however some sections consist of open channel (14%) or pipe (8%). The majority of the drain is 750 to 1300mm in diameter.

The Orphan School Creek Branch leaves the main Johnstons Creek channel at Wigram Road, Camperdown, at a point approximately 1154m from Rozelle Bay. The channel proceeds in a general easterly direction crossing Pymont Bridge Road, Arundel Street and Parramatta Road. The University

grounds are then traversed in an easterly direction to a point opposite No. 2 Oval, where the drain bifurcates. The main branch then continues on in a south westerly direction passing under the Medical School, before passing out of the grounds and into Carillon Avenue and terminating at Campbell Street.

The size of the drain varies from 2.77m x 1.22m box sections to 0.30m circular sections.

APPENDIX B – ANNANDALE HERITAGE CONSERVATION AREA INVENTORY SHEET

The Inner West Council website provides the following history for the Conservation Area:

“George Johnston, a marine officer of the First Fleet, received a grant of 290 acres on the northern side of Parramatta Road in 1799, an area now known as Annandale, named after Johnston’s home town in Dumfriesshire, Scotland where he was born in 1764. Annandale House, designed in the Georgian style, was occupied by the Johnston family from 1800, and despite development closing in on all sides, their Annandale estate remained intact until 1876.

The first subdivision of 1876 reveals a grid of streets and allotments covering the land bounded by Parramatta Road, Johnston, Collins and Nelson Streets. Robert Johnston transferred this portion to his son, George Horatio, in June 1876 who sold off 75 lots to John Young, who then purchased the remainder of the estate for 121,000 pounds in October 1877. Young then sold the land to the Sydney Freehold Land and Building Investment Co Ltd, which he formed in 1878 to subdivide and sell the 280 acre estate. Building contractor and entrepreneur John Young, the company’s chairman for the rest of its life, and its second largest shareholder, left an indelible impression on Annandale’s development.

Other directors of the company were politicians Samuel Gray and Robert Wisdom, developers John North and AW Gillies, soap and candle manufacturer WA Hutchinson and Henry Hudson.

Architect and surveyor Ferdinand Reuss junior won a prize of 150 pounds offered by the company for the best design for the subdivisional layout for Annandale and designed many of the houses. Reuss widened Johnston Street, a major design feature which followed the spine of the ridge from 66ft to 100ft and the topography of the estate encouraged the symmetrical street grid pattern. Annandale Street, 80 feet wide, almost rivalled Johnston Street, but its opposite number, Trafalgar Street, retained the 66ft width determined by the 1876 plan. On the western side, Young Street matched the 66ft wide Nelson Street, which for topographical reasons terminated at Booth Street. The four cross-streets, Collins, Booth, Piper and Rose Streets were also 66ft wide. The centrepiece of the plan was an open space at the junction of Johnston and Piper Streets, which became Hinsby Reserve. The plan also featured two other large reserves and six smaller ones. The company’s original policy of ‘no back lanes’ was an enlightened planning policy: access for night soil collection was to be by side passage from the front street. Terrace housing was therefore not part of their plans, indicating that they were aiming for a middle class market. Even the lesser streets were 50ft wide, still above the standard widths of other suburban streets.

The majority of the building lots were generous, directed again to a middle class market: 66ft frontages with depths of about 90ft, ideal for freestanding houses. Most of the allotments sold up to 1881 were in Johnston and Annandale Streets. Allotments on the slopes above the creeks were largely ignored.

Though extension of the tram track along Parramatta Road reached the junction of Annandale’s main artery in 1883, the track was not built along Johnston Street. Land sales were sluggish and in 1882 the company was forced to revise its original policy on lot sizes. Though Johnston and Annandale Streets remained typical of the kind of middle class suburb the company originally envisaged, elsewhere a proliferation of small lots were created by resubdivisions. The company

began with land on the creek slopes near Parramatta Road, re-subdividing sections 26 and 30 (creating Mayes Street), 34 (Ferris Street) and 37 on the western side, and eastern sections 28 and 33. The smaller lots did attract working class buyers, largely missing before 1882.

Between 1884 and 1886 more sections were re-subdivided, increasing the number of sales up to 1889. Section 25, creating Alfred Street, and 35 were re-subdivided, and sections 9–11 and 16–19 were halved to create sections 50 and 56 (along the banks of Whites Creek). The company undertook further re-subdivisions in 1887 and 1888 involving sections 13, 21, 22, 24, 29, 39 and 40. As land sales reached their peak

Annandale ratepayers began petitioning to secede from Leichhardt Council and incorporate the new Borough of Annandale which occurred in 1894. Between 1894 and 1930 Annandale Council was filled with self-employed local businessmen — timber merchants, builders and contractors, printers, grocers, butchers and a long serving carrier. They provided social leadership in their community. Many of the builders of the suburb's physical fabric possessed local addresses. The number of Annandale's builders and contractors rose from one in 1884 to fourteen in 1886 to seventeen in 1889. Apart from John Young, a partnership comprising John Wise, Herbert Bartrop and John Rawson was especially active in 1881/2, making twenty five separate purchases. Other prominent local builders of Annandale's houses were Robert Shannon, William Nicholls, William Baker, Albert Packer, Owen Ridge, George McDonald, George Bates, Hans Christensen, Cornelius Gorton, William Wells and Phillip Newland.

The suburb of Annandale is located between the suburbs of Glebe and Leichhardt bounded by the City West Link to the north and Parramatta Road to the south.

Annandale is a small suburb with a very distinct character. This character is shaped by its unique street pattern, dominated by a series of wide, north/south streets, and large terraces and cottages mostly oriented to the east and west.

Although strongly defined by its topography and street pattern, incremental development over several decades has resulted in a considerable variety of building forms, style and size. Higher and grander buildings are located on the Johnston Street ridge, reducing in scale towards the creek lines.

The physical and social hierarchy is clearly expressed in the contrast between substantial housing on the ridge, more modest terraces on the ridge and semi-detached cottages on the slopes. The built form reinforces the topography and allows views out to the valleys and adjoining ridges.

The Nelson Street Laneways Sub Area is located within the Nelson Street Distinctive Neighbourhood. The laneways generally provide access to the rear of properties and parking. There are several forms of residential development fronting onto the lanes, including single storey cottages, dwellings above garages and multi-unit developments. There are significant vegetated private gardens, which add to the amenity of the laneways and provide a link with the Johnstons Creek open space network. This network is identified in the "Sydney Green Web" documentation as being of significance by providing ecological linkages.

The Smith, Hogan and Spindlers Parks Sub Area is located within the Nelson Street Distinctive Neighbourhood. The Sub Area abuts Johnstons Creek and provides a recreational reserve for cycling, walking and a play area for children. This area also provides natural habitat for a range of native flora and fauna, and has the potential for further habitat enhancement. These parks form part of the Johnstons Creek open space network that includes Federal Park and Bicentennial Park. Residential developments in the lanes adjacent to the Parks do not significantly impact on the amenity of the area. However, there is development that is accessed from Taylor Street that directly abuts.

9. LIST OF ILLUSTRATIONS