

Attachment C4

<p>Planning Proposal: Proponent's Heritage Impact Statement</p>

HERITAGE IMPACT STATEMENT



No. 4-22 Wentworth Avenue, Surry Hills

June 2018 | J3060

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Planning Proposal at Nos. 4 – 22 Wentworth Avenue, Surry Hills New South Wales.

The site is located within the City of Sydney. The principal planning control for the site is the *Sydney Local Environmental Plan 2012 (LEP 2012)*. The site contains part of one heritage item, *Former Warehouse Group Including Interiors* (4-34 Wentworth Avenue, Surry Hills) Item No. I2271 by Schedule 5 Part 1 of the *Sydney LEP 2012*.

Under Part 5.10 of the *Sydney LEP 2012*.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

© on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Lippmann Partnership.

1.2 Authorship

This statement has been prepared by Anna McLaurin, B.Envs. (Arch.), M.Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

A land title search was not provided for. Research was limited to readily available sources.

No archaeological assessment has been carried out.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the City of Sydney planning documents listed under Section 1.5 below.

Multiple site visits were undertaken from 2015 - 2018. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.5 Documentary Evidence

1.5.1 General References

- Attenbrow, Val., *Sydney's Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press, 2002.
- Fitzgerald, Shirley *Sydney 1842-1992* (1992)
- John Sands Limited, *John Sands Sydney Suburban Directories* (Various) Mitchell Library
- Keating, Christopher, *Surry Hills: The City's Backyard* (1991)
- M.C. *Sydney Rate and Valuation Records- Belmore Ward and Macquarie Ward* (Various) City of Sydney Archives
- M.C. Council of Sydney/City of Sydney *Planning Street Cards: Wentworth Avenue* (1908-1994) City of Sydney Archives

1.5.2 Heritage Listing Sheets

- *Former Warehouse Group Including Interiors* (4-34 Wentworth Avenue, Surry Hills) Item No. I2271. State Heritage Inventory Database No. 5062502
- *Former warehouse* (142-148 Goulburn Street) including interior). Item No. I1455. State Heritage Inventory Database No. 2424313 *Former warehouse facades "Mark Foys"*, 133 Goulburn Street. Item No. I1554. State Heritage Inventory Database No: 2424311
- *Former ANZ Bank including interior*, 21 Oxford Street, Surry Hills. Item No. I1581. State Heritage Inventory Database No: 2424337
- *Griffith's Building including interior*, 46-52 Wentworth Avenue, Surry Hills. Item No. I1648. State Heritage Inventory Database No: 242431
- *Macquarie Hotel* (42-44 Wentworth Avenue, Surry Hills). Item No. I1647. State Heritage Inventory Database No: 2424772
- *Oxford Street Heritage Conservation Area* (C17). State Heritage Inventory Database No: 2424247

1.5.3 Planning Documents

- Sydney Local Environmental Plan 2012.
- Sydney Development Control Plan 2012.

1.6 Site Location

The subject site is bounded by Wemyss Lane to the north, Goulburn Street to the south, Wemyss Lane to the east and Wentworth Avenue to the west. The subject site, contains the following addresses

- No. 4-6 Wentworth Avenue.
- No. 8 Wentworth Avenue,
- No. 10-12 Wentworth Avenue
- No. 14 Wentworth Avenue
- No. 16-22 Wentworth Avenue



Figure 1 Site location.

SIX Maps annotations by WPH

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT OF THE SITE

For a more detailed history of the site, please refer to the Conservation Management Plan by Weir Phillips Heritage (2018) that accompanies this application.

2.1 Original Occupation

While an Aboriginal history is not provided for, it is acknowledged that the City of Sydney lies within the traditional lands of the Gadigal (Cadigal) and Wangal people of the Eora Nation.

2.2 Historical Summary

All the buildings within the Study Area, with the exception of Nos. 15 and 17-19 Brisbane Street, are located within the 1908 Wexford Street Resumption Area No. 2.

The Wexford Street Resumption Areas 1 and 2 were areas resumed by the Municipal Council of Sydney in 1906 and 1908 respectively, as part of 'slum clearance' and street improvement activities. During the nineteenth century this area had been a notorious slum, which was once described by the City newspaper as a 'South Sydney Hell.' The two resumptions allowed for the widening of Wexford Street, which ran diagonally between Elizabeth and Goulburn Streets, and its extension through to Oxford Street. It also provided for the elimination/alteration of a number of nearby streets. Wexford Street was then renamed Wentworth Avenue.

Once the new streets had been created, the land within the Resumption Areas was re-subdivided and leased by the Council on condition that only premises over a certain value were erected. This stipulation, together with the high ground rent, meant that the area

was redeveloped for commercial and industrial purposes. None of the housing stock lost as a result of the resumptions was replaced.

It took a number of years for all of the lots along Wentworth Avenue to be all taken up. Most of the buildings along this part of Wentworth Avenue, however, were constructed over a short time between c.1915 and c.1919.

Two industries dominated Wentworth Avenue after the resumptions: textile manufacture and the motor industry. By 1931, there were 34 motor related companies and 27 clothing and textile companies operating along Wentworth Avenue alone. This dominance continued into the Post World War II period before being increasingly replaced in the 1970s by other uses, such as office, recreational, educational and residential uses.



Figure 2: Goulburn Street in the 1930s.

City of Sydney Archives



Figure 3: Wentworth Avenue in the 1930s.

City of Sydney Archives

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 4, an aerial photograph over the site, and to the survey that accompanies this application.



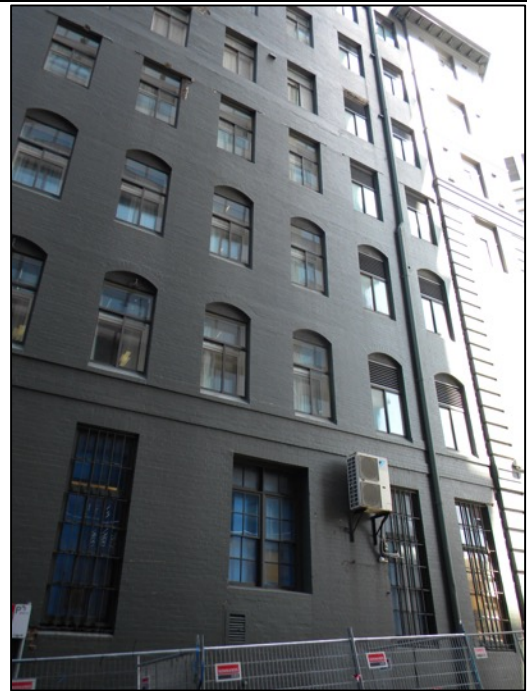
Figure 4: Aerial photograph over the site.
NSW Lands Department, 2016.

As described above, the contains a number of different buildings. For ease of reading, the descriptions and photographs of the individual sites are summarised in the table below:

Site & Description	Photograph
<p>4-6 Wentworth Avenue:</p> <p>A seven-storey painted brick building with basement constructed in approximately 1918 in the Federation academic classical style to the design of Robertson & Marks, located on the corner of Wemyss Lane. The upper three levels were an addition dating from 1925 with a similar, more simplified design.</p> <p>The building has a chamfered corner and symmetrical facade. The original levels of the building have painted brick facades with quoins. The first and second floor window are arched with prominent keystones. The facade of the additional levels is rendered with string coursing above the fourth, fifth and sixth floor windows. Moulded and bracketed cornices mark the upper levels of the earlier and later levels. Openings at the ground level and window frames have been</p>	

replaced.

The interior is currently occupied by the “Hotel Stellar”. Lower Ground Floor contains the hotel bar. The bar has a contemporary fit out which is accessed via lifts or a staircase along Wentworth Avenue. Original timber columns are encased in fireproof cladding. The hotel lobby also functions as a café has half height partitions throughout. Original timber columns are encased in fireproof cladding. Hotel rooms from at from Level 1 – 6 are identical which are access via lifts and concrete fire stair. There is an additional three-bedroom hotel suite on the first floor of No. 8 Wentworth Avenue. The roof is accessible via a staircase. The roof is clad with a trafficable metal deck roof and offers expansive views of the surrounding area.





8 Wentworth Avenue:

A four-storey brick building with basement, originally designed by Robertson & Marks and built in approximately 1917, with subsequent alterations. The building has a high simply detailed parapet. The first floor opening has a sill supported by corbels. A simply detailed panel is located below the second floor opening.

The street elevation has been altered through new openings, shopfront and awning, and construction of the fourth level setback from the parapet. The interiors appear to be substantially altered, however the timber structure may remain concealed behind suspended ceilings and floor coverings.

No. 8 Wentworth Avenue has had a contemporary fit out with all original floors replaced with concrete. There is a concrete lined Lower Ground Floor garage, Ground Floor Office with suspended ceiling with coffered panels and a mezzanine level. The First Floor is utilised as a hotel suite by No. 8 Wentworth Avenue, the Second Floor contains a small terrace set behind the Wentworth Avenue Parapet and staff changing room.



	
<p>10-12 Wentworth Avenue:</p> <p>A three-storey brick building with basement designed in the inter-war Chicagoesque style, built between 1919 and 1921. The Wentworth Avenue elevation is painted. It has a grid-like composition expressing a framed structure, large windows with vertical proportions and strongly emphasised piers dividing the upper levels into three bays and are separated by dry deep spandrels. Each opening contains a pair of timber-framed double-hung sash windows, with six panes to each sash. The elevation has a high parapet concealing the roof.</p> <p>Apart from alterations to the ground floor openings, the is largely intact. The street facade design is similar to 16-22 Wentworth Avenue.</p> <p>Internally, the ground floor has been converted for use as a convenience store and the upper levels converted for use as a college. Original timber beams and intermediate iron bark columns survive on the ground floor, together with the loading dock at the rear lane. The structure at upper levels is concealed behind contemporary fit-outs.</p> <p>Internally, the ground floor has been converted for use as a convenience store and the upper levels converted for use as a college. Original timber beams and intermediate iron bark columns survive on all levels, together with the loading dock at</p>	

the rear lane. The structure at upper levels is concealed behind contemporary fit-outs.



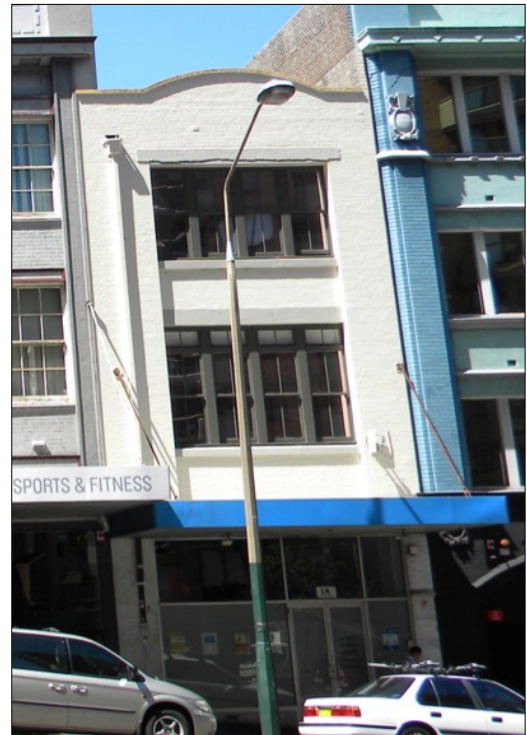
14 Wentworth Avenue:

A three-storey brick building with no basement designed in the late Federation warehouse style, built between 1915 and 1917. The painted brick elevation has large rectangular windows and a curved terminating parapet concealing the roof.

The ground floor elevation has been altered. The upper levels and rear elevation retain original timber fenestration, including banks of four double-hung sash windows with two panes to each sash on the Wentworth Avenue frontage and windows and doors accessing the former fire stair on the lane. The first floor windows also have top lights.

Original internal features include the load bearing external brick walls with blind arches, steel beams, timber joists and floors. The exposed timber structure spans between external walls with no intermediate columns. The timber stair and upper level hoist is not original. The external rear fire stair has been removed.

Original internal features include the load bearing external brick walls with blind arches, steel beams, timber joists and floors. The exposed timber structure spans between external walls with no intermediate columns. The timber stair and upper level hoist is not original. The external rear fire stair has been removed.



	
<p>16-22 Wentworth Avenue:</p> <p>A four-storey rendered brick warehouse constructed in the inter-war Chicagoesque style to the design of E. Lindsay Thompson in approximately 1916. A basement level is accessed from Wemyss Lane.</p> <p>The main street elevation features a grid-like composition expressing the framed structure, large window openings of horizontal proportions and spandrels expressing storey divisions, and parapet wall with moulded cornices. Strongly emphasised piers divide the facade into four bays. The brick piers are faceted with stucco shields at the third level and a small stucco moulding at ground floor level. The two main entrances at ground floor are emphasised by curved pediments with central keystones.</p> <p>Internally, the building retains original timber beams, columns and connecting brackets, including the timber floor boards on the first floor. The structure may remain at the upper levels, however are concealed by later fitouts.</p>	

Internally, the building retains original timber beams, columns and connecting brackets, including the timber floor boards all levels. The basement contains a carpark with the original timber ceiling exposed, there are blind brick arches on the northern and southern internal elevations. The Ground Floor contains a bar and live entertainment venue (Soda Factory). The timber columns and ceiling are exposed, with non-original timber floors. The upper levels contain contemporary fit outs, the original ceilings and beams are concealed under lowered ceilings/fireproofing.



3.4 The Surrounding Area

3.4.1 The General Area

For the following, refer to Figure 5, an aerial photograph over the site and the northern end of Wentworth Avenue is wide and carries three lanes of traffic in either direction. The street rises to its junction with Oxford Street. To the north, north west and north east of the Study Area are high rise buildings. The opposite side of Wentworth Avenue is mixed in character and is lined with predominately Post World War II buildings that range in height from four storeys to high rise towers.

Weymss Lane is narrow and rises to Oxford Street making a dogleg to join Wentworth Avenue onto Brisbane Street. Buildings range from two to multiple storeys in height and vary significantly in architectural period and style.



Figure 5: Aerial photograph over the site and the surrounding area.

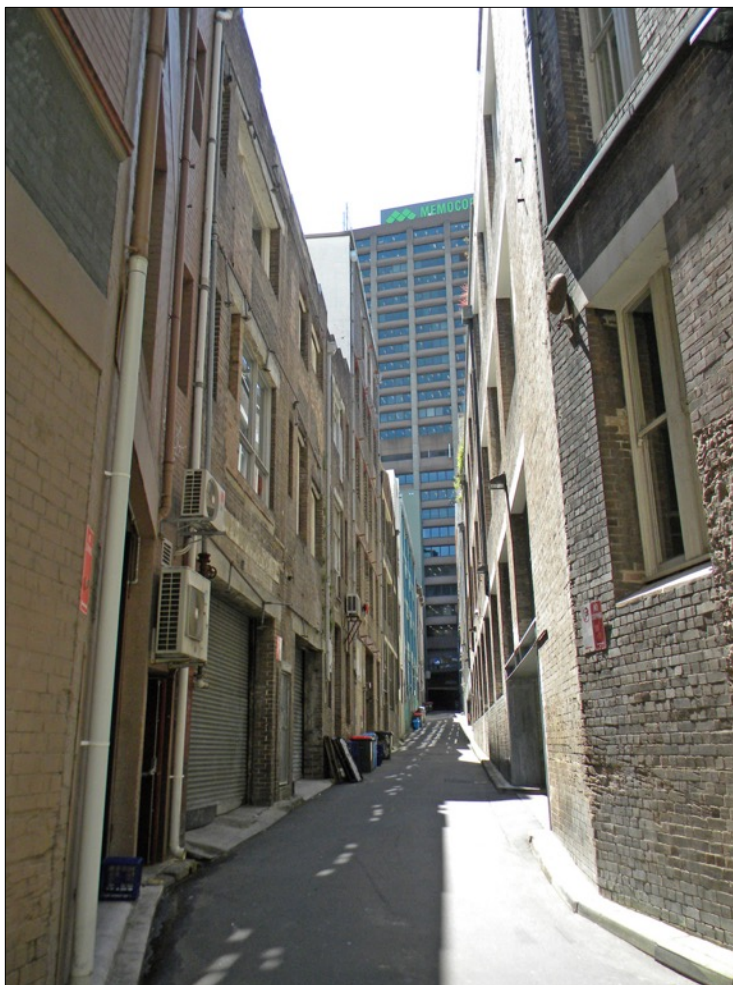
NSW Lands Department, 2016.



Figure 6: Wentworth Avenue looking north. The Study Area is located on the right hand side of the photograph.



Figure 7: Brisbane Street looking north. The Study Area is located on the right hand side of the photograph.



**Figure 8:
Wemyss Lane, looking north.**



Figure 9:
The Griffiths Tea Building to the south of the subject site.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

The following statutory heritage listing apply to the site:

- Former Warehouse Group Including Interiors (4-34 Wentworth Avenue, Surry Hills) *Sydney LEP 2012* Item No. I2271

It is noted that the site is:

- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the vicinity of heritage items listed by Schedule 5 Part 1 of the *Sydney LEP 2012*.
- Is not located within a Heritage Conservation Area.

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There are no heritage items listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.

Figure 10 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Sydney LEP 2012*, and Conservation Areas, listed by Schedule 5 Part 2 of the *Sydney LEP 2012*, within the vicinity of the site. Heritage items are coloured brown or green and numbered. Conservation Areas are hatched in red and numbered. The arrow marks the site.

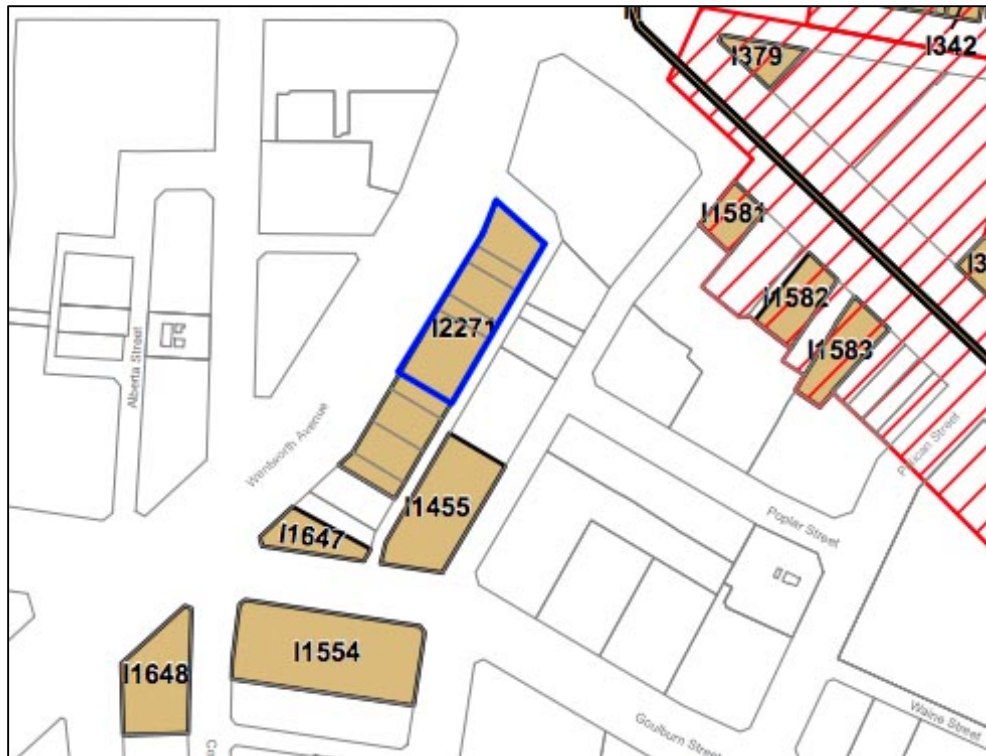


Figure 10: An extract from Heritage Map 0015 from the Sydney LEP 2012

- Macquarie Hotel (42-44 Wentworth Avenue, Surry Hills). Item No. I1647

The NSW State Heritage Inventory provides the following Statement of Significance for the item:¹

The Macquarie Hotel has historic significance as it provides evidence of the redevelopment of the area following the Wexford Street No 2 Resumptions by Council in the early years of the twentieth century. It is designed by prominent architect Ernest Lindsay Thomson. It has aesthetic significance as a largely intact external example of Federation Free Style corner hotel which makes a strong contribution to the character of the immediate area although the building has lost some of its original aesthetic significance with the painting of the face brickwork. The building makes a strong contribution to the character of the immediate area, and is significant as part of the network of small purpose built hotels providing a social / recreational venue and budget accommodation for the local community.

- Former warehouse (142-148 Goulburn Street) including interior). Item No. I1455.

The NSW State Heritage Inventory provides the following Statement of Significance for the item:²

The substantial building at 142-148 Goulburn Street characterises the development of this part of Sydney in the early 20th century for warehouse and commercial use following the creation of Wentworth Avenue. It typifies the work of two well-known firms of

¹ Macquarie Hotel Including Interior | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424772>

² Former Warehouse (142-148 Goulburn Street) Including Interior | NSW Environment & Heritage. (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424313>

architects Morrow & DePutron and H White as well as the structural system of loadbearing exterior walls and internal heavy post-and-girder construction. The 1926 extension illustrates the structural improvement brought about when steel girders superseded heavy timber members. It also illustrates some of the decorative endeavours of the 1930s. The building is an important component in the streetscape.

- Griffith's Building including interior, 46-52 Wentworth Avenue, Surry Hills. Item No. I1648

The NSW State Heritage Inventory provides the following Statement of Significance items in the vicinity:³

The Griffith's Building has historical significance as a representative example of the development of the eastern fringe of the central business district with large-scale warehousing in the early twentieth century, and a reminder of a firm which was once a household word. It has aesthetic significance as a well detailed late Federation warehouse and factory building occupying a prominent corner site with a strong visual relationship to the former Mark Foy's warehouse at 52-68 Commonwealth Street. It retains much original detailing to upper floors including the name "Griffith's Teas" in the tile-work to the parapet, plus remnants of advertising panels referring to the company's products.

- Former warehouse facades "Mark Foy's", 133 Goulburn Street. Item No. I1554

The NSW State Heritage Inventory provides the following Statement of Significance items in the vicinity:⁴

The former Mark Foy's warehouse, 52-68 Commonwealth Street, is historically significant for its associations with the Mark Foy's retailing empire as a representative example of the commercial development and warehouse character of this area in the years of World War 1. It is also representative of the work of a respected firm of early 20th-century Sydney architects Spain Cosh & Dods. Although now compromised by the loss of its upper storey and most of its internal structure, it has aesthetic value by virtue of its dominant scale in the streetscape of Wentworth Avenue and a form that evokes the character and use of the area.

- Former ANZ Bank including interior, 21 Oxford Street, Surry Hills. Item No. I1581

The NSW State Heritage Inventory provides the following Statement of Significance items in the vicinity:⁵

The former bank building at 21 Oxford Street is part of the surviving record of early twentieth-century development of the city centre. In particular, it demonstrates the influence of banking on the pattern of growth, together with other banks of the period distributed throughout the core area and fringes of the CBD. It is a good example of the Federation Free Classical Style building, designed by prominent architects Ernest Scott & Green for the Union Bank.

³ "Griffith's Building" including interior | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424319>

⁴ Former Warehouse Facades "Mark Foy's" | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424311>

⁵ Former ANZ Bank Including Interior | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424337>

Located on the corner of Oxford and Brisbane Streets, the former ANZ Bank is representative of the Federation Free Classical Style, being well proportioned and detailed in sandstone. It is an important urban building defining its corner location with a 45 degree chamfered facade. Together with adjoining buildings to the east it is a contributing element in the historic townscape of Oxford Street, being included in the National Trust Oxford Street Conservation Area.

- Oxford Street Heritage Conservation Area (C17)

The NSW State Heritage Inventory provides the following Statement of Significance items in the vicinity:⁶

Oxford Street has state historical significance. As the South Head Road and possibly the oldest highway in Australia, it connected the settlement at Sydney Cove with the Signal Station at South Head, and quickly became one of the most popular recreation resources for Sydney's population during the nineteenth century. In the early twentieth century Oxford Street provided the main artery connecting the centre of Sydney with the coast, thus contributing to the rise of a popular and enduring beach culture in Sydney. As well, the process of road widening that took place at the beginning of the twentieth century at its western end marks a major point in the development of town planning principles in Sydney.

Oxford Street is able to demonstrate in a powerful way the growth and development of Sydney and municipal government during the nineteenth and twentieth centuries. It contains many items that illustrate these processes, such as Busby's Bore, Darlinghurst Courthouse, and buildings erected in the wake of the road widening that took place during the first half of the twentieth century.

Oxford Street has remarkable aesthetic significance at a state level, containing buildings of national and state significance and buildings designed by important nineteenth and twentieth century architects.

Sections of the street contain remarkably homogenous and intact streetscapes. These include the collection of Victorian and Federation era buildings along the southern side of the street in Darlinghurst and the consistent groups of Federation Free Style buildings along the northern side of Oxford Street in Darlinghurst, between Liverpool and Bourke Streets. This part of the street is arguably the finest Federation era commercial streetscape within New South Wales. Indeed, it demonstrates many of the characteristics of a Victorian era High Street and still retains evidence of changing patterns of retailing in the nineteenth and twentieth centuries.

Oxford Street provides evidence of the "gentrification" that took place during the 1950s and 1960s when inner city areas were rediscovered as desirable places in which to live. As an extension of this trend, the street has important associations with the rise of the preservation and conservation movement in New South Wales during the 1960s. The street is also significant because of its ongoing associations with Sydney's gay community since the 1960s.

4.3 Integrity

A site investigation, and condition assessment and engineering support report was undertaken by Weir Phillips Heritage and Ibis (Innovative Building Information Services) in 2018. A full structural review was not undertaken.

Overall there has been minor modification to each building the course of their life. The

⁶ Oxford Street Heritage Conservation Area | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424247>

physical configuration of the site and its elements have not altered since its earliest operation. The majority of the works were undertaken when the site was modified from warehouses/manufacturing building to offices. General alterations and additions to the buildings include:

- Installation of lowered ceilings below original timber floorboards;
- Fireproofing or cladding of original timber columns;
- Replacement of Ground Floor frontage with modern shop frontages;
- New metal deck roofs;
- New services throughout.
- Remodeling of rear access points.

The buildings as a whole demonstrate moderate to high integrity. The majority of buildings demonstrate the exterior and interior characteristics associated with its original construction. The sites are readily available to demonstrate its previous use as a warehouses.

4.4 View Corridors

The principal view corridors towards the site are obtained from both directions when travelling along the wide Wentworth Avenue. Other secondary views along Weymss Lane are restricted due to the scale of buildings surrounding the site.

Figures 11 to 14 illustrate view corridors towards the site.



Figure 11:
Looking south along
Wentworth Avenue.



Figure 12:
Looking north along
Wentworth Avenue.



Figure 13:
Looking north along
Weymess Lane.

4.5 Significance of the site

The NSW State Heritage Inventory provides the following Statement of Significance for the item:⁷

⁷ Former warehouse group including interiors | NSW Environment & Heritage . (2018). Environment.nsw.gov.au. Retrieved 18 April 2018, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5062502>

The group of Federation and inter-war warehouses at 4-34 Wentworth Avenue is historically significant as physical evidence of the local council's early twentieth century street planning, slum clearances and land resumptions for improving Sydney city, during the period of the 1909 Royal Commission on the Improvement of Sydney. The buildings demonstrate the growth of industry in Surry Hills in the early twentieth century, and the dominance of the textiles and the motor industries on Wentworth Avenue at that time.

All constructed over a narrow period from 1915-1921, the uniform age of the buildings records the period when Wentworth Avenue was formed and the time of major government intervention to clear slums and improve city streets and buildings during the early twentieth century. It represents one of the first council land resumptions following the granting of these powers to the Sydney council in 1905. The quality construction and design of the buildings also demonstrates the City council requirements for post-resumption buildings to exceed a set value.

The buildings in this group demonstrates the work of prominent architects of the period including Ernest Lindsay Thompson (Swallow Building), Robertson and Marks (Roylt House and Hardwick House) and David Thomas Morrow (Belmont House).

Whilst each building within the group differs in terms of design intent and style, the uniform period of construction, design quality, industrial use and subdivision pattern has resulted in a cohesive group of warehouses stepped down the length of the street. This group makes a positive contribution to the surrounding streetscapes and is visible from a number of near and distant vantage points.

As a group and individually, the buildings represent good examples of the Federation warehouse and inter-war Chicagoesque architectural styles. These buildings exhibit characteristic features of these styles including the solid masonry construction, grid-like composition of Chicagoesque facades, banks of timber-framed windows separated by brick piers, contrasting colours and textures, circular moulded accents, curved pediments, decorative cartouches, crenelated parapets and prominent moulded cornices.

The Wentworth Avenue warehouses have local heritage significance in terms of their historic, aesthetic and representative value.


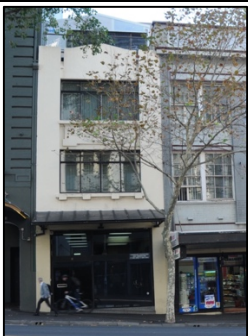



5.0 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by Lippman Partnership that accompany this Planning Proposal application.

It is proposed to construct an eighteen-storey Hotel with three levels above the heritage items from No. 4 – 22 Wentworth Avenue, Surry Hills.

The proposed works will retain the existing basement below street level and excavate another partial level below the entire site. Where existing floors are retained, additional fire and earthquake resistant structures will be inserted to satisfy the BCA codes. Where new floor structure replaces existing, the new structure will comply with fire and earthquake BCA codes.

Works to the individual heritage listed buildings as follows:

Photograph	Proposed Works
	<p><u>No. 4-6 Wentworth Avenue</u></p> <p>It is proposed to retain existing facade, interior floor structure and existing room layout.</p> <p>New concrete columns will be inserted through the interior to support new tower above.</p> <p>The existing lift shaft will be demolished and a partial new lift core built.</p>
	<p><u>No. 8 Wentworth Avenue</u></p> <p>It is proposed to undertake minor modification to existing front facade and replace floor levels with new levels to match 4-6 Wentworth Avenue.</p> <p>A new lift core and fire stair through to basement is to be inserted.</p> <p>Part of the new tower will be set back the bulk from the primary Wentworth Avenue elevation.</p>
	<p><u>No. 10-12 Wentworth Avenue</u></p> <p>The existing façade and interior floor structure is to be retained.</p> <p>New corridors and hotel rooms in new two storey addition is to be constructed. The additional level is to above existing building is to provide circulation to integrate with adjacent buildings.</p>
	<p><u>No. 14 Wentworth Avenue</u></p> <p>The proposal will retain front façade and reconstruct floor levels to facilitate the connection to adjacent floors.</p> <p>The new floor levels are proposed and setback from front elevation so as not to conflict with the existing window alignment. New corridors and hotel rooms in new two storey addition is to be constructed. The additional level is to above existing building is to provide circulation to integrate with adjacent buildings..</p>
	<p><u>No. 16-22 Wentworth</u></p> <p>The existing façade and interior floor structure is to be retained.</p> <p>New corridors and hotel rooms in new two storey addition is to be constructed. The additional level is to above existing building is to provide circulation to integrate with adjacent buildings.</p>

6.0 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompanies this application.

The effect of work is assessed with an understanding of the relevant provisions of the *Sydney DCP 2012*. The three questions raised by the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) have been taken into consideration.

The recommended management provisions on the heritage inventory listing sheet for the Heritage Item have been read and understood.

7.0 EFFECT OF WORK

7.1.1 Effect of work on the Heritage Items

The proposed hotel will have an acceptable impact on the *Former Warehouse Group* as it will retain the most significant components of the part heritage item from No. 4-22 Wentworth Avenue. The proposal will also facilitate the restoration of the significant elevations fronting Wentworth Avenue.

The proposed tower had been designed to retain the form an understanding of the *Former Warehouse Group* when viewed from the public domain. The impact of the tower the site has been mitigated by increasing the setbacks between the tower and the *Former Warehouse Group* in plan and elevation.

The proposal utilises the existing street wall height formed by the *Former Warehouse Group* as a podium for the proposed tower. The podium height establishes and reinforces the existing lower height of the *Former Warehouse Group* and heritage items in the immediate vicinity. Along Wentworth Avenue there is a streetscape context of podiums with larger towers, the proposal retains and reinforces existing street wall height. This allows for visual consistency and limits the dominance of the tower. The setback ensures the original historic form of the warehouses is understood, thus retaining an understanding of the original industrial area of Surry Hills.

The proposed form of the addition above No. 8-22 Wentworth Avenue reflects the detailing of the original warehouse bays. For example, the proposed panelling of the addition has been designed to fit two panels per bay on the Wentworth Avenue elevation. A contemporary interpretation of the existing form allows for a visual relationship between the proposed and existing buildings. This ensures the proposal compliments the form of the significant building but does not seek mimic the existing item, which can detract from its significance.

As demonstrated by the assessment of integrity within the CMP, the majority of the *Former Warehouse Group* has high amounts of original fabric remaining. The majority of the original fabric pertains to original timber ceilings and columns. Other elements, such as hoists are no longer present. The proposal utilises the existing timber ceilings and columns as features within the hotel rooms. Floating floors will be installed above the original timber to allow for the passage of services without significant intervention into the original fabric.

The buildings from No. 10-14 Wentworth Avenue are proposed to conserve the original significant elevations, reconstruct floor levels to connect to adjacent floors and setback from front façade so as not to conflict with windows. This will impact on the significance of the building some original fabric is proposed to be removed. The removal of the fabric is necessary to facilitate equitable access across the floors of the proposed hotel as the floorplate of No. 14 Wentworth Avenue is set higher than the adjacent buildings. The impact is acceptable, as the proposed works will facilitate the adaptive reuse of the other

former warehouses, and conservation of their significant elevations. As it has been carefully designed to impact only one of the group thus minimising the impact overall.

Elevations fronting Wemyss Lane will also be retained under the proposal. This will ensure the former light industrial character of the laneway retain its and thus part of the settings of the items. Minor modifications are proposed at ground level to facilitate a new Foyer entry on at No. 8 and a new entry to the proposed car-stacker garage at No. 16-22. These modifications occur in areas of low integrity where the entrances have been previously modified. Other extant elements associated with rear elevations, such as remnant of fire stairs, will be retained under the proposal.

The largest building of the *Former Warehouse Group*, the Ross & Rowe designed No. 4-6 Wentworth Avenue, will be integrated into the proposed tower. The proposed tower will be set back from the chamfered corner with a heavy cornice to preserve its corner streetscape prominence. The changes made to the building over time resulted in a building that does not present as an intact example of Federation Warehouse Style building, furthermore, there are also much finer examples of Ross and Rowe's architecture to be found in Sydney.⁸ The CMP 2013 identifies that the floors within No. 4-6 Wentworth Avenue have been fire separated, it is likely the original flooring remains intact underneath however, it cannot be exposed. Generally, the proposal will conserve the main internal layouts, dividing walls and stairs to the upper levels of No. 4-6 Wentworth Avenue. This will retain an understanding the form and the principal room layout of the interior.

Due to the scale of the building to the immediate north of the site (No. 1 Oxford Street) there will be no additional overshadowing of the heritage items. To reduce any additional overshadowing, the height of the proposed development steps downward to the south towards the *Macquarie Hotel*.

The overall development of the site and conservation works to the existing heritage listed buildings will have a beneficial impact to the building as it will ensure viability of the spaces for long term leasing and generate funds for long term management and maintenance.

7.1.2 Effect of work on heritage items in the vicinity

The proposed works will have a minor and acceptable impact on heritage items in the vicinity of the subject site. There are four heritage items directly opposite the site to the south. The proposal is acceptable for the following reasons:

- Stepping the proposed tower to the south preserves much of the setting of the items as the scale of the buildings in the immediate vicinity of the heritage items remains essentially the same.
- There will be no additional overshadowing of the items due to the existing bulk of No. 1 Oxford Street which is to the immediate north of the proposed tower.
- The proposed works will have no impact on the ability to understand historic significance the items.
- The proposal will conserve much of the rear elevations fronting Wemyss Lane which will preserve former light industrial character of the laneway. The laneway also forms part of the historic setting of the items in the vicinity.
- The proposed works will not block significant views to or from the items in the vicinity.
- The proposed conservation works will have a positive impact on the streetscape of Wentworth Avenue and therefore the enhancement of the setting of the heritage items.

⁸ A fine example of Ross and Rowe's work is the Commonwealth Bank Building, No. 48-50 Martin Place, Sydney. SHR No. 01427

8.0 CONCLUSIONS

This Heritage Impact Statement has considered the history and established the significance of the sites from 4-22 Wentworth Avenue known as *Former Warehouse Group Including Interior*. It has also considered the impact on other buildings within the site and heritage items in the vicinity.

The proposed works will enable an enhanced use of the existing building while still respecting its heritage significance. The increased usage and consistency of management will provide long term funding for ongoing repairs and conservation of the *Former Warehouse Group*.

The proposed design maintains the low rise scale Wentworth Avenue by setting the tower back from the street elevations. This maintains the historical understating of the site and heritage items in the vicinity.

The proposed works will have an acceptable impact on the heritage item, *Former Warehouse Group Including Interior* for the following reasons:

- The buildings retain a significant amount of original fabric. The proposal will utilise and highlight the remaining internal timber columns and floors, as well as restore the restoration of the primary elevations.
- The principal elevation to Wentworth Avenue will not be altered and will continue to read and be understood as a good example of a group of former Federation Era warehouses.
- The external works will include the repair and restoration of the Wentworth Avenue elevation including the removal of intrusive elements and replacement with materials and finishes matching the original fabric.
- The proposed works will upgrade the building and bring it in line with performance standards including equal access.
- The proposed works to the site will provide greater financial viability ensuring a long term maintenance programme to restore and conserve *Former Warehouse Group Including Interior*.
- The proposed works fulfil the requirements for alterations and additions to heritage items in the vicinity of other items as set out by the *Sydney LEP 2012* and the *Sydney DCP 2012*.

On this basis, the overall works will have a beneficial impact on the group of buildings while revitalising this section of Wentworth Avenue.