

Attachment A7(g)

**Non-Indigenous Heritage Study – 7
Recommendations – Botany Road Precinct**



Figure 237: 1906 Wyndham Street looking south over Buckland Street. (Nos 118-120, 126, 128, 130 seen on left, Alexandria Park on right).
Source: State Library of NSW, www.digital.sl.nsw.gov.au, Government Printing Office 1-21909, RL1881443

7.0

Recommendations

7.1 Extend Alexandria Park HCA (C1)

Boundary of Alexandria Park Heritage Conservation Area (C1) to be extended to include Contributory Victorian and Federation terrace houses located along Wyndham Street in the vicinity of Alexandria Park including:

- 102-112 Wyndham Street, Alexandria Terrace group c.1880s.
- 128-132 Botany Road, Alexandria Corner shop and terrace group c.1880s.
- 136 Botany Road, Alexandria Corner commercial building with shopfront c.1880s.
- 124-130 Wyndham Street, Alexandria Terrace group c.1880s.

Alexandria Park Heritage Conservation Area (C1)

The physical description contained in the heritage inventory listing for C1 should be updated to include the corner of Botany Road and Buckland Street and Wyndham Street.

Special Character Areas

The buildings contained within the recommended extension of C1 are located within the Alexandria Park and the Alexandria Park and Wyndham Street Special Character Areas except for 128-136 Botany Road, Alexandria which are located in the Regent Street/ Botany Road Special Character Area.

The principles contained in the Locality Statements for these areas could be updated to include:

- Retain and conserve heritage items and contributory buildings.
- Retain original Victorian subdivision and street alignments.
- New development to respond to the 'fine grain' of surrounding Victorian/Federation buildings.
- Conserve and enhance significant views.
- New infill development to respond to the historic context in terms of character, siting, scale, form, materials and colour, detailing.

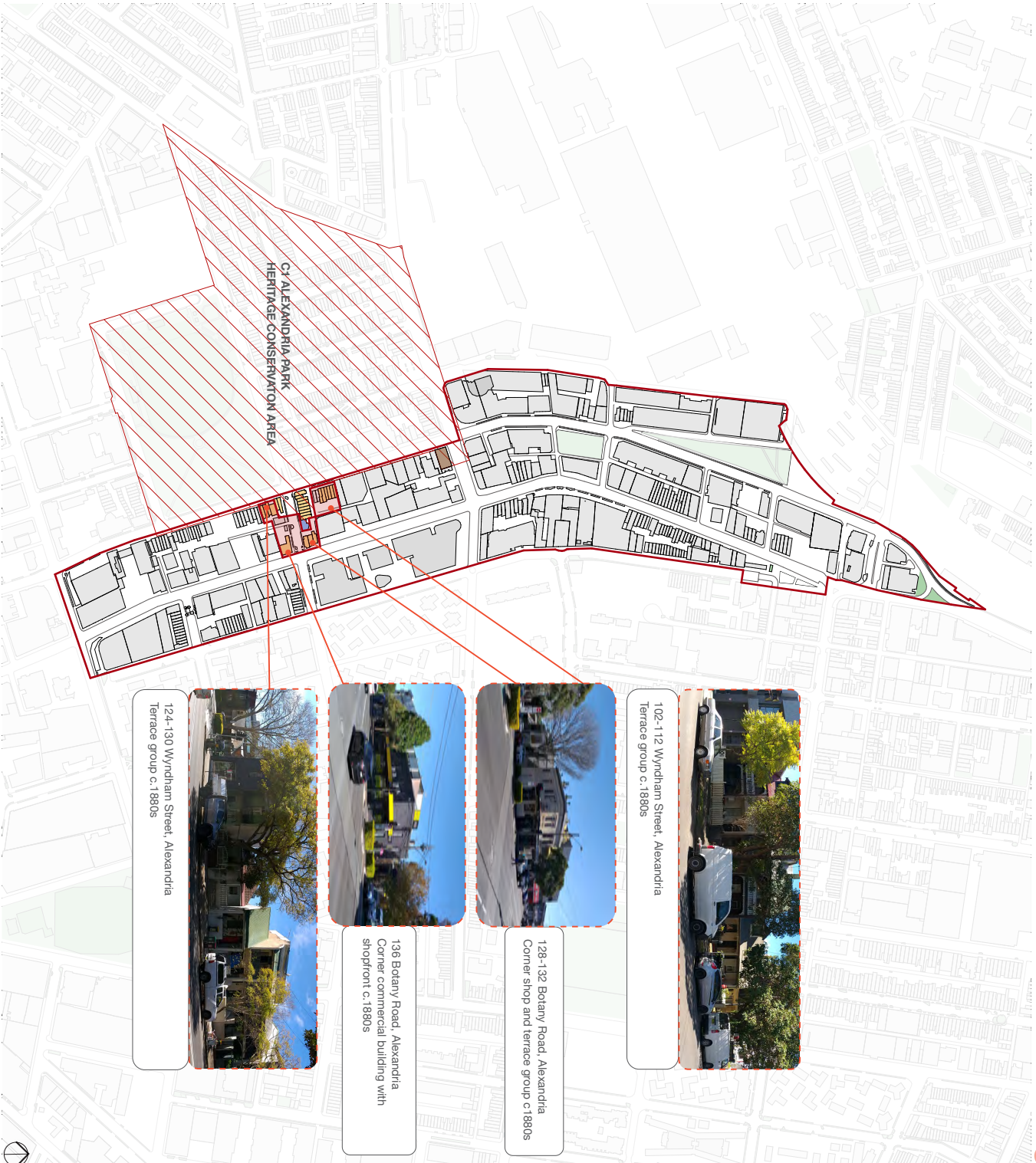


Figure 238: Recommended extension to Alexandria Park Heritage Conservation Area C1.
Source: T26

7.2 Extend Redfern Estate HCA (C56)

Redfern Estate Heritage Conservation Area (C56) Heritage Inventory Listing

It is noted that the proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate. The heritage inventory form for the Heritage Conservation Area should be updated to reflect the new HCA boundary. The history and significance contained within the listing will need to be reviewed and updated to take this into consideration.

Regent Street/Botany Road Special Character Area

All of the buildings contained within the recommended extension of C56 are located within the Regent Street/Botany Road Special Character Area. The principles contained in the Locality Statement for the area could be updated to include:

- Retain and conserve heritage items and contributory buildings.
- Retain original Victorian subdivision and street alignments.
- Retain Victorian/Federation terrace housing groups and retail strip along Regent Street 'high street'.
- New development to respond to the 'fine grain' of surrounding Victorian/Federation buildings.
- Conserve and enhance significant views
- New infill development to respond to the historic context in terms of character, siting, scale, form, materials and colour, detailing

East

Boundary of Redfern Estate Heritage Conservation Area (C56) to be extended to include the following buildings on the eastern side of Regent Street and Botany Road.

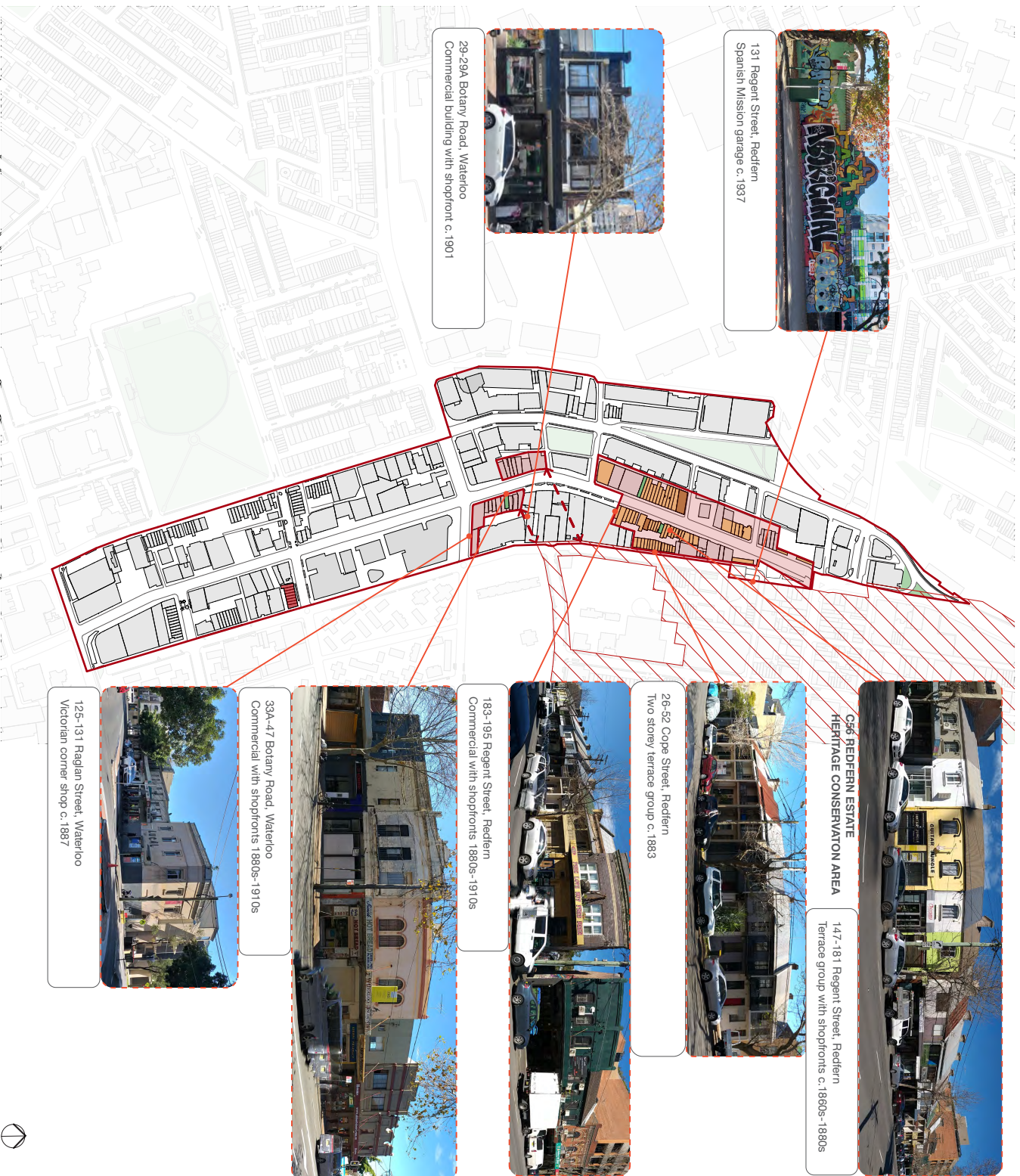
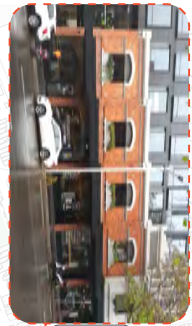
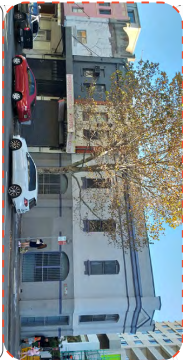


Figure 239: Recommended extension to Redfern Estate Heritage Conservation Area C56 showing buildings to the east of Regent Street and Botany Road.
Source: 176.





60-78 Regent Street, Redfern
Commercial building (facade only)
c.1885-1905



90-96 Regent Street, Redfern
Commercial buildings c.1890-1910



118-142 Regent Street, Redfern
Commercial buildings with shopfronts c1900-1915



158 Regent Street, Redfern
Warehouse building c1930-1950



22-42 Botany Road, Alexandria

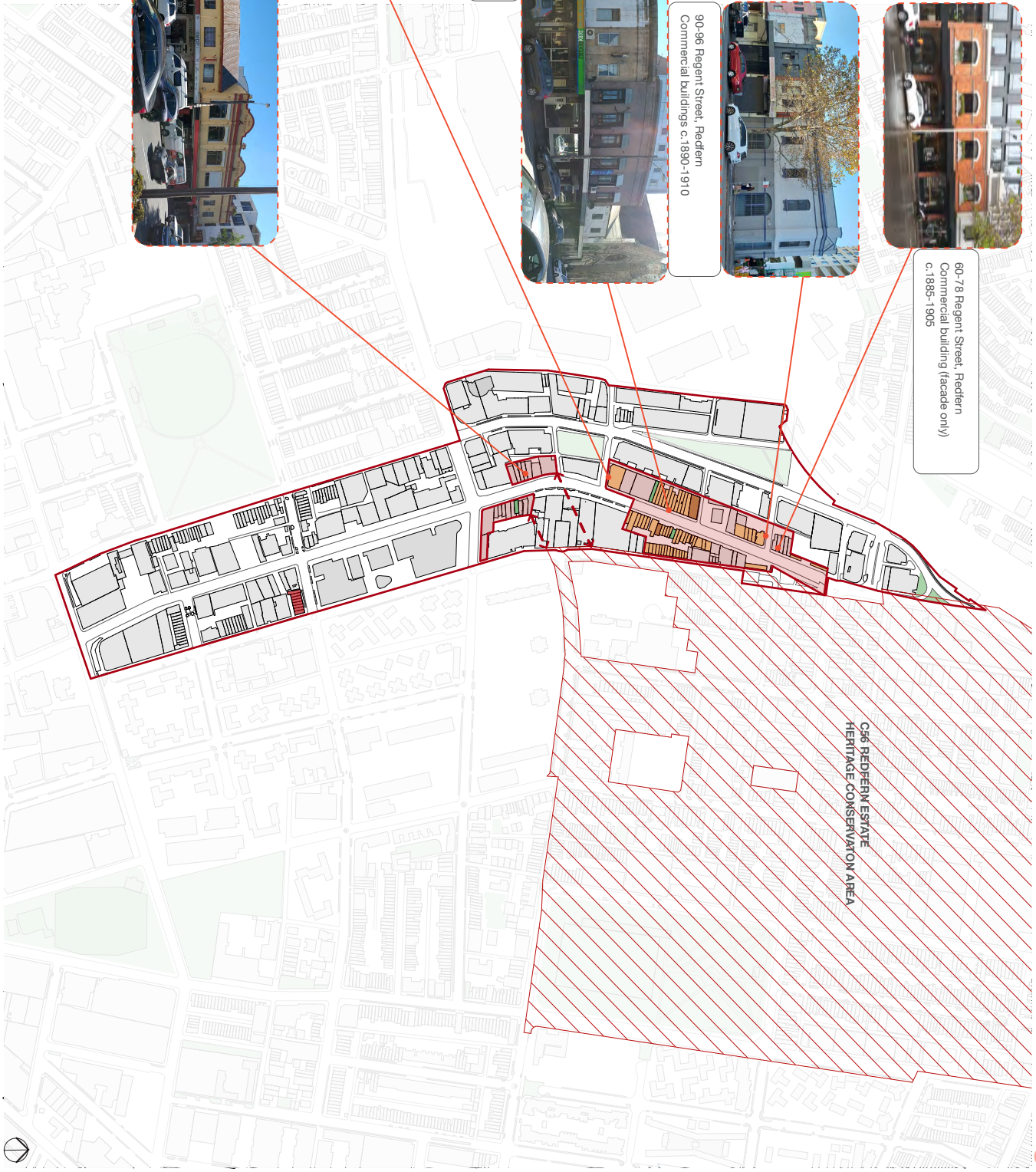


Figure 240: Recommended extension to Redfern Estate
Heritage Conservation Area C56.
Source: IZG.

7.3 Update Heritage Listings to include Aboriginal Cultural Significance

While the ten existing heritage listings include reference to the Gadigal people in relation to the early history of the area, Cox trail Ridgeway's review indicates that contemporary Aboriginal peoples' connection to many of these sites is not included. In particular, important aspects of Aboriginal peoples' social and civil rights history are rendered invisible, and therefore not offered protection through existing heritage listings.

Cox trail Ridgeway recommends that existing heritage listings of sites within the Study Area be updated to reflect a more accurate and complete record of their history and significance. They also recommend that further consultation be undertaken with the Aboriginal and Torres Strait Islander community to determine their level of significance to protect and promote the heritage values of other sites and 'places of memory' within the Study Area, which were identified through this project.

Given the significance of the Botany Road Corridor to Aboriginal people, it is recommended that existing heritage listings for both Heritage Items and Heritage Conservation Areas within the study area are updated to reflect any known Aboriginal cultural values or associations. Existing heritage items with known Aboriginal associations include:

- St Lukes Presbyterian Church, 118 Regent Street, Redfern (LEP 11352)
- 181 Regent Street, Redfern (LEP 11353)
- Cauliflower Hotel, 123 Botany Road, Waterloo (LEP 12070)
- Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP 14).
- Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP 116)



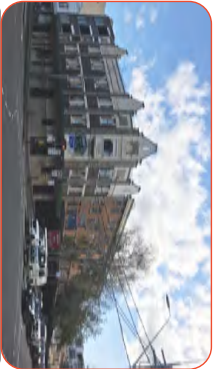
St Lukes Presbyterian Church
118 Regent Street, Redfern



Terrace House
181 Regent Street, Redfern



Cauliflower Hotel
123 Botany Road, Waterloo



Cricketers Arms Hotel
56-58 Botany Road, Waterloo



Lord Raglan Hotel
12 Henderson Road, Alexandria

7.4 Add Heritage Items to LEP

The contributory buildings located at 142 and 171 Regent Street, Redfern and the building at 33a Botany Road, Waterloo all have significant associations with Aboriginal people and are recommended to be listed as Heritage Items of local significance for their historical and social values.

142 Regent Street, Redfern Former Aboriginal Legal Service

This building was used as the first shopfront for the Aboriginal Legal Service. It was established in 1970 to provide free legal assistance to Aboriginal people living in Sydney.

171 Regent Street Redfern Former Aboriginal Medical Service

The Aboriginal Medical Service operated from this building from 1971-1977. It was established to provide free medical support to Aboriginal people living in Sydney and was the first Aboriginal community run medical service in Australia.

33a-35 Botany Road, Waterloo Aboriginal Housing Company

This building is currently used by the Aboriginal Housing Company (AHC) as their offices. Incorporated in 1973, the AHC is an independent all Aboriginal governed non-profit charity and the first community housing provider in Australia. The AHC are currently redeveloping 'The Block' in Eveleigh Street, Redfern as 'The Penruikwy Project'.

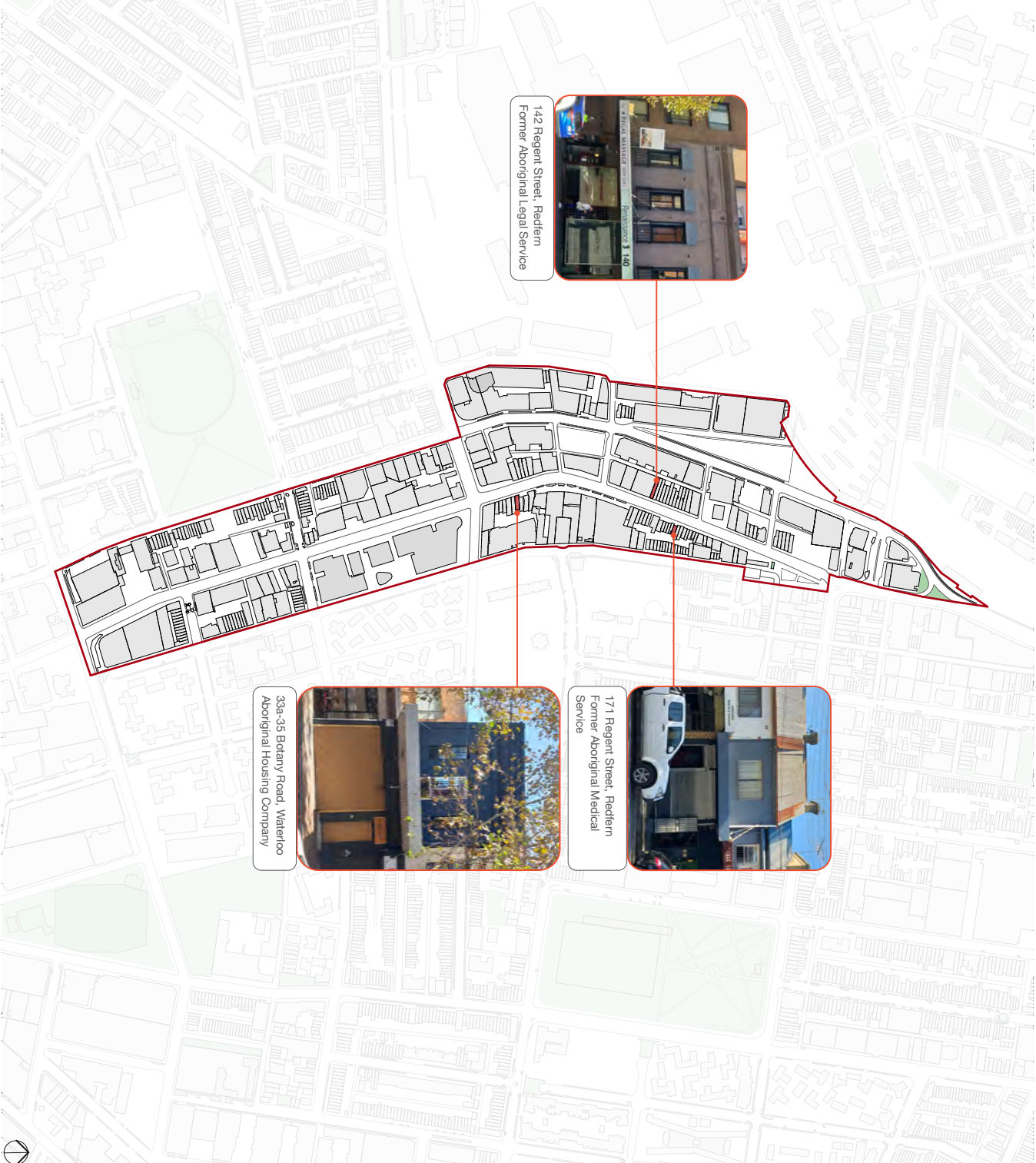


Figure 241: (Right) Recommended Heritage Items.
Source: T20

The two storey Victorian terrace group located at 122-136 Wellington Street is recommended for listing as a Heritage Item of local significance.

122-136 Wellington Street, Waterloo

Victorian terrace group

Spanning from Cope Street to the Cauliflower Hotel on Botany Road, this row of two storey Victorian terraces were constructed c1883 are a representative group of terraces constructed during the key subdivision and subsequent redevelopment of Waterloo.

● Drainage Channel, 141 A Botany Road, Waterloo

The sandstone lined open stormwater drain that runs between Cope Street and 141A Botany Road is part of the Sheas Creek Drainage Channel No.89. It is recommended that Sydney Water list this drainage channel as a Heritage Item on their S170 Register.

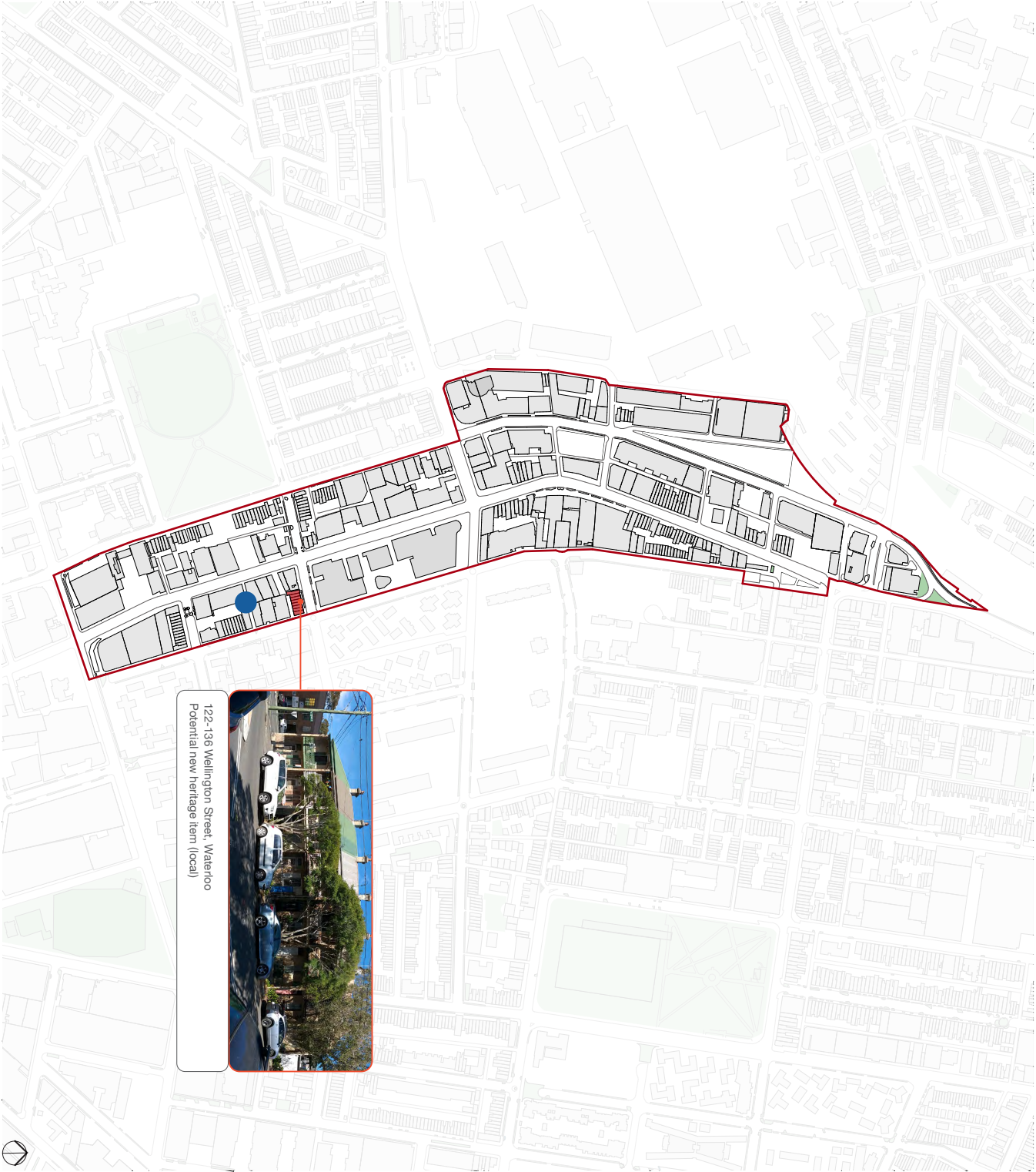


Figure 242: (Right) Recommended Heritage Items.
Source: 126.

7.5 Heritage Recommendations Summary

The plan on the left summarises the heritage recommendations for the Botany Road Corridor.



- Potential Heritage Item
- Potential extension of existing Heritage Conservation Area
- LEP Heritage Item
- Contributory Building
- Neutral
- Detracting
- Heritage Conservation Area



Heritage Summary

Figure 243: Heritage recommendations within the Botany Road Corridor
Source: City of Sydney LEP Map with TDS overlay.

7.6 Recommended Heritage Management

7.6.1 Significance

This study has revealed that the Botany Road Corridor is significant for its historical, associative, aesthetic, social, technical, rarity and representative values.

Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The road is historically significant for the role that it played as a main arterial route that linked the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. A steam train service operated along Botany Road in 1882, which was upgraded to electrical operation in 1903. The importance of the Regent Street as a high street is reflected in the remaining Victorian churches, hotels and shops that line the street.

The Botany Road Corridor is associated historically with the local councils of Redfern (1859), Waterloo (1860) and Alexandria (1869) that at one time administered and managed the area.

The remaining Victorian, Federation and Interwar buildings, comprising terrace houses, churches, hotels and shops as well as 20th century light industrial warehouses, within the Botany Road Corridor are aesthetically distinctive, and are representative of inner city suburban developments from the 1850s to the 1930s.

The Botany Road Corridor continues to have strong cultural ties with the Aboriginal community. This is demonstrated by the range of Aboriginal services located within the corridor or within close proximity, including the Aboriginal Housing Company, Aboriginal Legal Services, Native Title Services Offices and the nearby National Centre of Indigenous Excellence.

Heritage items and contributory buildings within the Botany Road Corridor add to the character, create a sense of place and provide unique opportunities for interpretation.

The proposal to extend the Alexandria Park (C1) and Redfern Estate (C56) Heritage Conservation Areas ensures that buildings that contribute to the historic character of the precinct, currently not protected, are offered a level of heritage protection. The heritage inventory listings for C1 and C56 should be updated to include the buildings located within the revised Heritage Conservation Area boundaries.

7.6.2 Retention and conservation of significance

In addition to the heritage provisions of the LEP, DCP, and recommended management contained in the heritage listings for existing heritage items and conservation areas the following recommendations aim to:

- guide the future management of existing and newly identified heritage items and contributory buildings within the Botany Road Corridor
- protect and enhance their significance.

1. Protection of Significance

(a) Subdivision

Significant subdivision patterns

- Retain original Victorian subdivision pattern where extant. Do not allow amalgamation of sites in these areas.
- Retain street alignments.
- Retain original sandstone kerb and guttering.

(b) Key Period Significant (Contributory) Development

Significant external form and specific components

- Retain and protect existing Heritage Items including: Lord Raglan Hotel, Chicksters Arm Hotel, Former CBC Building, St Luke's Presbyterian Church, Congregational Church, Cauliflower Hotel, Terrace House, Terrace Group and Former Electric Light Substation No. 89.
- Retain and protect new Heritage Items including: 142 Regent Street, Redfern, Former Aboriginal Legal Service, 171 Regent Street, Redfern, Former Aboriginal Medical Service, 33a-35 Botany Road, Waterloo, Aboriginal Housing Company and Terrace group 122-136 Wellington Street, Waterloo.
- Retain 1-3 storey Victorian/Federation terrace houses.
- Retain civic buildings.
- Retain churches.
- Retain hotels.
- Retain Victorian/Federation retail strip along Regent Street/Botany Road.
- Early shop fronts and external ceramic wall tiles to be retained and conserved.
- Retain scale of Victorian/Federation development to Regent Street.

- Maintain building alignment to primary streets.

- Retain form.
- Retain finishes and details.
- Retain original roof form and parapets towards primary street frontage.
- Promote public buildings.
- Promote retail areas.

Pairs, groups or rows of related buildings

- Retain the form, relationship and visual legibility of pairs, groups or rows of related buildings so that each group is identifiable from the public domain

Shopfronts, retail displays and awnings

- Retain original shopfronts.
- Reconstruct missing shopfronts, retail displays and awnings where sufficient evidence exists.

Internal spaces and components visible from the public domain

- Retain significant internal, key-period fabric and spaces.
- Retain retail/commercial tenancies and active street frontages.

Adaptive Use

Ideally an historic building would retain its original use, however this is not always possible. Adaptive reuse can ensure the continued conservation of a contributory item, provided the use is appropriate and requires minimum change to significant heritage fabric, whilst interpretation can aid an understanding of the previous use.

Refer to the Heritage Council of NSW and the Royal Australian Institute of Architects publication *New Uses for Heritage Places*.

Alterations and Additions

- Remove intrusive elements.
- Reinstate missing original details including front fences, verandahs and timber framed windows and doors based on physical and/or documentary evidence.
- Reinstate missing shopfronts, retail displays and awnings based on physical and/or documentary evidence.
- Additions to be set back from primary street frontage.

- Additions to terrace houses to be located at the rear, not exceed ridge height and respect original roof form.
- Discourage front dormers unless established pattern in the row or group of buildings.

External Signage and Lighting

- External signage and lighting must not detract from the architectural features of historic buildings, and be in accordance with the relevant controls.

Colours

- Colours are to be based on paint scrapes or an appropriate colour scheme chosen that is sympathetic to the historic character of the building.

(c) Other Significant Development

- Retain and adaptively reuse intact early industrial and warehouse developments.

2. Redevelopment of non-contributing sites

Conservation approach to context and setting

- Encourage interpretation of Victorian Subdivision pattern in new developments.
- Respect scale and form of significant development including heritage items and contributory buildings.
- Respect building line of significant development including heritage items and contributory buildings.
- Maintain a relationship between new and old shopfronts.
- Encourage the use of sympathetic materials and finishes.
- Encourage contemporary detail.
- Discourage reproduction of Victorian/Federation detail in contemporary development.
- Provide landscape screening.
- Do not allow parking forward of the building line.

3. Enhance significance of area

- Enhance Victorian streetscape.
- Establish and maintain street planting to unify streetscapes.
- Encourage rendered and painted finishes to detracting developments.
- Provide landscape screening to detracting sites.

Significant historic uses, historic character and views

- Encourage interpretation of historic uses of buildings and sites along the Botany Road Corridor including industrial uses.
- Respect historic character of significant development.
- Maintain and enhance key views.

Heritage Items and Contributory buildings

- Heritage items and contributory buildings should be retained and conserved.
- Prepare Conservation Management Plan or a Conservation Management Strategy for heritage items to guide future management and use.
- A Heritage Assessment and Heritage Impact Statement should be prepared for Heritage Items and Contributory buildings prior to any major works being undertaken.
- There shall be no vertical additions to such buildings and no alterations to the primary street facades other than to reinstate original features.
- Alterations and additions should be confined to the rear in areas of lesser significance, should not be visually prominent and shall be designed in accordance with the relevant planning controls.
- Neutral and detracting buildings should be enhanced where possible. Replacement of such buildings should be in accordance with the relevant infill provisions and planning controls.

4. FSR and Height Controls

- Controls to reflect desired future character of the area and respect the setting of significant development.
- Height Controls and FSR Controls as per DCP.

5. Conservation Area Boundary

- Conservation Area boundaries should be adjusted to include areas which contribute to an understanding of the significance of the area.

7.6.3 Management of future use and change

The Botany Road Corridor project offers opportunities to improve the quality of the built environment and the public domain. New development should aim to preserve the special qualities that contribute to the 'sense of place' in a way that respects the old while embracing the new, setting up a lively dialogue between the two. Well-designed developments should aim to enhance the setting and heritage values of the area.

It is important to manage future use and change carefully to minimise impacts on the heritage significance, setting and views of heritage items and contributory buildings within the area.

Site Analysis

A detailed analysis of both the site and its context should underpin any new work. This analysis should also take into account an understanding of the heritage significance of the place.

New Development

Design in Context (2005), prepared by the NSW Heritage Office and the Australian Institute of Architects NSW Chapter is an excellent general guide for infill developments in heritage environments. It provides a methodology for analysis of the context and the relationship between old and new elements in terms of character, scale, form, siting, materials, colour and detailing, and aims for design excellence.

In summary, the following principles apply:

Character

The character of a place is shaped by many contributing factors including topography, distinctive landscape qualities, street and subdivision patterns, density, site coverage, views, vistas, skylines and land uses.

Buildings also shape the character of a place through their heights, position, date and style, materials and details, proportions of openings, craftsmanship, and solid to void ratios, as do local cultural traditions and the uses.

Siting

New buildings in a historic context should be complementary to the streetscape and the urban grain of the area, responding to the subdivision patterns and scale of historic buildings. Predominant setbacks, the location of boundary walls and fences, and the orientation and address of buildings in the vicinity should be carefully considered to ensure new development results in the creation of quality urban spaces between the old and the new. The siting of new elements should retain key views, natural features of significance such as trees and landscaped elements and archaeological remains.

Scale

The relationship between new developments and their context should be carefully considered in terms of the scale of surrounding buildings – their wall and floor to floor heights, modulation and facade rhythms, massing, density, proportions, relationship to the ground or street plane, modulation of walls, openings and roof planes.

Recognising the predominant scale of the context and responding appropriately can help reduce the visual impact of new structures in an historic environment. This can be achieved by locating new structures away from heritage structures, visually separating new elements through glazing, articulating larger structures to reduce their apparent bulk and scale, modulating facades, and relating openings to those of neighbouring buildings. Setbacks from street facades to upper levels can also help provide a transition between adjacent buildings of different scales.

Form

The relationship of form between new structures and existing buildings should be carefully considered in the design process. Whether a likeness or distinction is sought between the structures that are proposed and those which exist, it will likely be achieved through the proportion and number of openings, solid to void ratios, the roof form and skyline and the relationship between internal and external spaces. The new forms should relate to neighbouring heritage items and contributory buildings in a positive way. Roofs are a key aspect of the form of many heritage buildings, and they can be used as a basis for the design of compatible new roof forms.

Materials and colour

New infill buildings should recognise the characteristic materials, textures and colours of the surrounding area and respond to them in a positive way. They need not be copied but rather used as a point of reference and reinterpreted in either a considered harmonious, complementary or contrasting way. The quality of the new materials should be commensurate with those of existing buildings in the surrounding area – as good or better.

Light and shadow affect how materials and colours are perceived and this should be considered in the design process. The relationship between structure and facade and the hierarchy of material use should also relate to neighbouring buildings where possible.

Detailing

Contemporary details can reinterpret the traditional details that contribute to the heritage character of a place, to create complementary relationships between new and old elements and provide a level of visual interest. This principle can be used for both buildings and landscape elements such as fences, walls and planting treatments. Analysis of existing details can help inform the language of compatible new elements, without imitation. Similarly the overall texture of a building – the amount of modulation or detail - can be an important factor in ensuring a positive relationship with an adjoining heritage building.

7.7 Conclusion

7.7.1 Current Situation

The study area straddles three different suburbs - Redfern, Waterloo and Alexandria, centred around the Regent Street and Botany Road Corridor, within the City of Sydney local government area.

There are currently ten Heritage Items identified on the Sydney LEP of local heritage significance within the Botany Road Corridor and one item of State significance located underground. Section 170 Registers also identify an Alignment Pin on Botany Road.

Two Heritage Conservation Areas are located on the fringes of the Botany Road Corridor - the Alexandria Park Heritage Conservation Area (C1) and Redfern Estate Heritage Conservation Area (C56) and include some small parts of the study area.

The bulk of the Botany Road Corridor is neither heritage listed nor included in a Heritage Conservation Area. As a result, historic buildings within the precinct are currently offered little protection other than those contained in the Sydney DCP. The heritage provisions require a Heritage Impact Statement to accompany any development to alter a property that is more than 50 years old.

The DCP identifies Special Character Areas within the LGA. The locally statements include principles for development which acknowledge to some degree the existing situation.

7.7.2 Study Findings

Statutory Context

The following statutory instruments apply to development within the Botany Road Corridor:

- Environmental Planning and Assessment Act 1979
- National Parks and Wildlife Act 1974
- Heritage Act 1977
- City of Sydney Planning Controls include:
 - Sydney Local Environmental Plan 2012
 - Sydney Development Control Plan 2012

Documentary Analysis

Documentary research has revealed that the history of the Botany Road Corridor can be summarised into the following historic themes:

- Original topography and vegetation
- Aboriginal history, (Pre-contact, Post Contact and Contemporary)
- Sydney Borderland
- Botany Road
- Emerging Villages (1842-1860s)
- Local Government
- Railway termini and their impact
- Tram services
- A residential precinct
- Post Second World War Planning

Physical Analysis

The Botany Road Corridor lies within the city fringe suburbs of Redfern, Alexandria and Waterloo which comprise historic residential areas; creative, educational, technology and research industries; transport hubs and social housing estates. Redfern Station, Redfern Street, NCE, Black Theatre Site, Waterloo Housing Estates, Waterloo Metro Quarter, Alexandria Park and former Eveleigh Railway Workshops are all located around the periphery of the study area.

The Botany Road Corridor contains a wide range of Victorian, Federation and Interwar buildings that provide evidence of early subdivision patterns and built form that contribute to the historic character and fine grain of the area. The historic building stock, the earliest dating from the 1860s, displays varying degrees of integrity and condition.

A streetscape analysis reveals that each of the streets within the study area has a different character, with building stock ranging from small scale historic buildings on narrow lots interspersed with light industrial warehouses to more recent infill developments.

Corner buildings define the intersections and provide wayfinding cues. Key views connect historic landmark buildings throughout the corridor and reinforce the notion of Regent Street as a former 'high street'.

Significance

The Botany Road Corridor is significant at a local level for its historical, associative, aesthetic, social, technical, rarity and representative values.

Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The road is historically significant for the role that it played as a main arterial route that linked the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. A steam tram service operated along Botany Road in 1902, which was upgraded to electrical operation in 1903. The importance of Regent Street as a high street is reflected in the remaining Victorian churches, hotels and shops that line the street.

The Botany Road Corridor is associated historically with the local councils of Redfern (1859), Waterloo (1860) and Alexandria (1869) that at one time administered and managed the area.

The remaining Victorian, Federation and Inter-war buildings, comprising terrace houses, churches, hotels and shops as well as 20th century light industrial warehouses, within the Botany Road Corridor are aesthetically distinctive, and are representative of inner city suburban developments from the 1850s to the 1930s. The Botany Road Corridor continues to have strong cultural ties with the Aboriginal community demonstrated by the range of Aboriginal services located within the corridor or within close proximity, including the Aboriginal Housing Company, Aboriginal Legal Services, Native Title Services Offices and the National Centre of Indigenous Excellence.

Heritage items and contributory buildings within the Botany Road Corridor add to the character, create a sense of place and provide unique opportunities for interpretation.

Eight options were considered for the management of heritage values within the study area prior to arriving at the preferred option. These included nominating additional heritage items for listing, the creation of a new Botany Road Corridor Heritage Conservation Area and the extension of the boundaries of the existing surrounding Heritage Conservation Areas.

Constraints and Opportunities

The heritage values of items within and adjacent to the Botany Road Corridor result in a number of constraints and opportunities that may apply to the future use and development within the area.

Potential constraints and opportunities arise from the following:

- Heritage significance
- Integrity and physical condition
- Heritage Interpretation and public art
- Current development proposals
- Design.

An Interpretation Strategy should be prepared for the Botany Road Corridor which further explores the history and significance of the area.

Recommendations

The preferred option, Option 8, seeks to strike a balance between protecting heritage significance whilst acknowledging the anticipated future growth within the Botany Road Corridor. This option relies to a degree on the existing heritage provisions contained within Sydney LEP and DCP for the protection of heritage values.

The proposed extension to the Alexandria Park Heritage Conservation Area (C1) is relatively modest and generally fits with the current heritage database listing. It is recommended that the physical description be updated to include the intersection of Buckland Street and Botany Road and Wyndham Street.

The proposed extension of the Redfern Estate Conservation Area (C56) is more complicated as it includes some buildings which are located in the suburb of Alexandria and Waterloo in areas that were not part of the original Redfern Estate subdivision. The heritage database listing will need to be updated to cover the buildings located on Regent Street.

The Botany Road Corridor contains many places of importance to the Aboriginal community. Updating the existing listings of Heritage items to include their identified significance to Aboriginal people is important, as is acknowledging the significance of places of contemporary social significance. The contributory buildings located at 142 and 171 Regent Street, Redfern and the building at 33a Botany Road, Waterloo all have significant associations with Aboriginal people and are recommended to be listed as Heritage items of local significance for their historical and social values.

Spanning from Cope Street to the Cauliflower Hotel on Botany Road, the two storey Victorian terraces located at 122-136 Wellington Street, Waterloo were constructed c1883 and are a representative group of terraces constructed during the key subdivision period and subsequent redevelopment of Waterloo.

122-136 Wellington Street, Waterloo is recommended for listing as a Heritage item of local significance. The sandstone lined open stormwater drain that runs between Cope Street and 141A Botany Road is part of the Sheas Creek Drainage Channel No.89. It is recommended that Sydney Water list this drainage channel as a Heritage item on their S170 Register.

7.7.3 Recommendation Summary

Recommendations arising from this study to protect the heritage values of the Botany Road Corridor Study Area are as follows:

- 1 Extend Alexandria Park Heritage Conservation Area (C1). Update heritage database listing to reflect new boundary. Update principles contained in the Locality Statement for the Alexandria Park and the Alexandria Park and Wyndham Street Special Character Areas.
- 2 Extend Redfern Estate Heritage Conservation Area (C56). Update heritage database listing to reflect new boundary. Update principles contained in the Locality Statement for the Regent Street/Botany Road Special Character Area.
- 3 Update listings of existing Heritage Items and Conservation Areas to include associations with Aboriginal people and Aboriginal Cultural Significance. These include:
 - St Lukes Presbyterian Church, 118 Regent Street, Redfern (LEP 11352)
 - 181 Regent Street, Redfern (LEP 11353)
 - Cauliflower Hotel, 123 Botany Road, Waterloo (LEP 12070)
 - Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP 14).
 - Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP 116)
- 4 Add the following places to Sydney LEP Schedule 5 - Environmental Heritage as Heritage items of Local significance:
 - Former Aboriginal Legal Service, 142 Regent Street, Redfern
 - Former Aboriginal Medical Service, 171 Regent Street Redfern
 - Aboriginal Housing Company, 33a-35 Botany Road, Waterloo
 - Terrace Group, 122-136 Wellington Street, Waterloo.