


Attachment B

Justification for Adjustments to the Conservation Areas Boundaries

Attachment B – Justification for adjustments to the conservation area boundaries

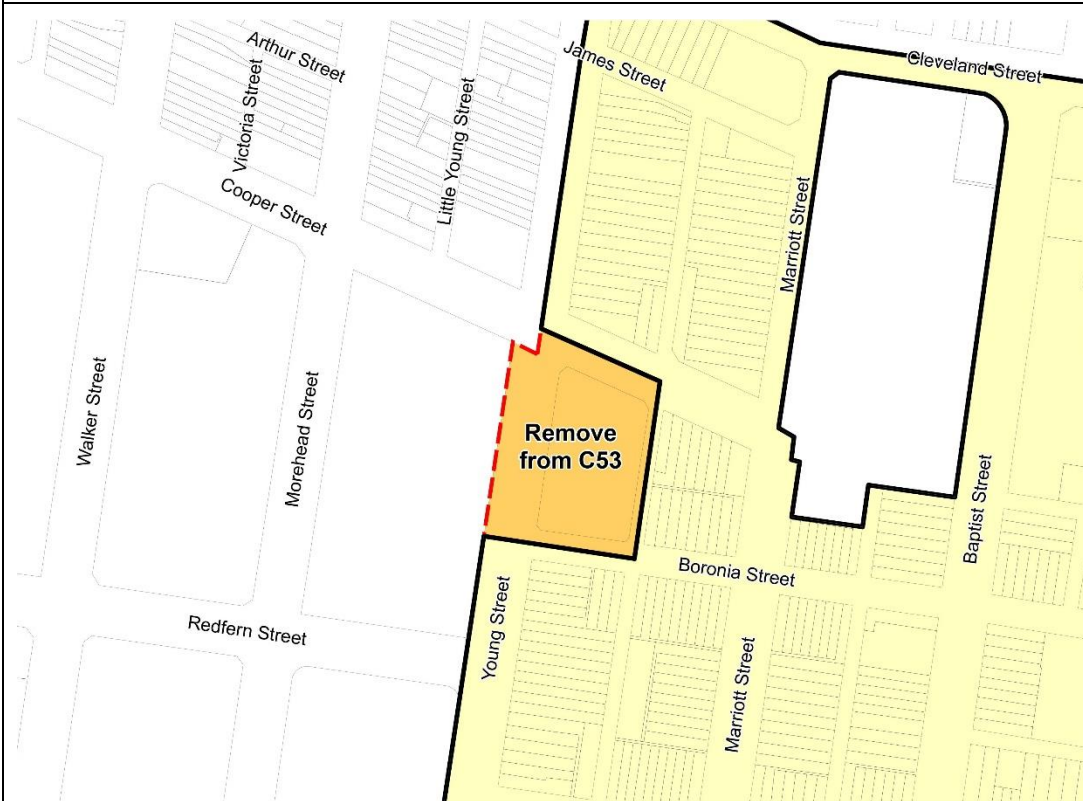
Location
Part of Moore Park (as shown on map below)
Type of change
Boundary realignment
Map showing the proposed change

Justification
The proposed change is a minor boundary realignment between two heritage conservation areas. The boundary realignment will ensure the whole Moore Park heritage item sits within one conservation area instead of split across two. The proposed change will also align the conservation area boundaries with locality area boundaries within the Sydney DCP.

Location

41-59 Young St Redfern

Type of change

Correction of administrative error

Map showing the proposed change**Justification**

41-59 Young St Redfern is part of the Redfern Estate and sits outside the Sydney LEP. The inclusion of the site within the Baptist Street conservation area was an administrative error, as the Sydney LEP does not apply to the site and the site cannot be included within the conservation area. Removing the site from the conservation area will correct the error.

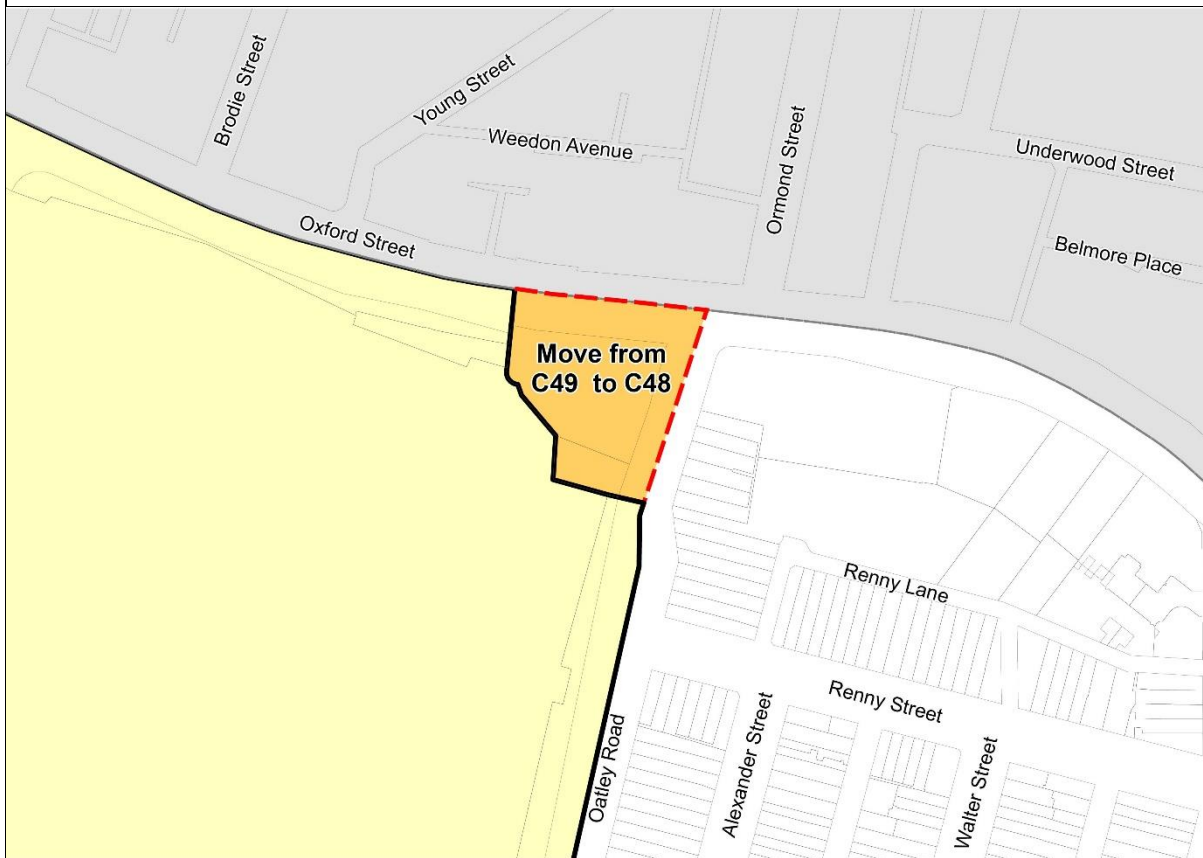
Location

247 Oxford Street, Paddington (Paddington Town Hall) and 2 Oatley Road, Paddington (Paddington Fire Station)

Type of change

Boundary realignment

Map showing the proposed change



Justification

The Paddington Town Hall and Paddington Fire Station are currently located within the Victoria Barracks conservation area. Neither the Paddington Town Hall nor the Paddington Fire Station have a historic relationship with the Victoria Barracks. They address Oxford Street and Oatley Road and contribute to the Paddington South conservation area. Realigning the boundary to move the two sites into the Paddington South conservation area will ensure the boundaries reflect the historic history of the sites and are guided by appropriate management principles.

Location

95-113A Commonwealth Street, Surry Hills

Type of change

Addition of contributory sites to the conservation area

Map showing the proposed change



Justification

95-113A Commonwealth Street are a row of 11 Victorian Terraces currently sitting just outside the edge of the Reservoir Street and Fosterville conservation area. The review identified that these sites would contribute towards the significance of the conservation area and should be included within the boundary of the conservation area. Adding them to the conservation area will strengthen the significance of the conservation area.

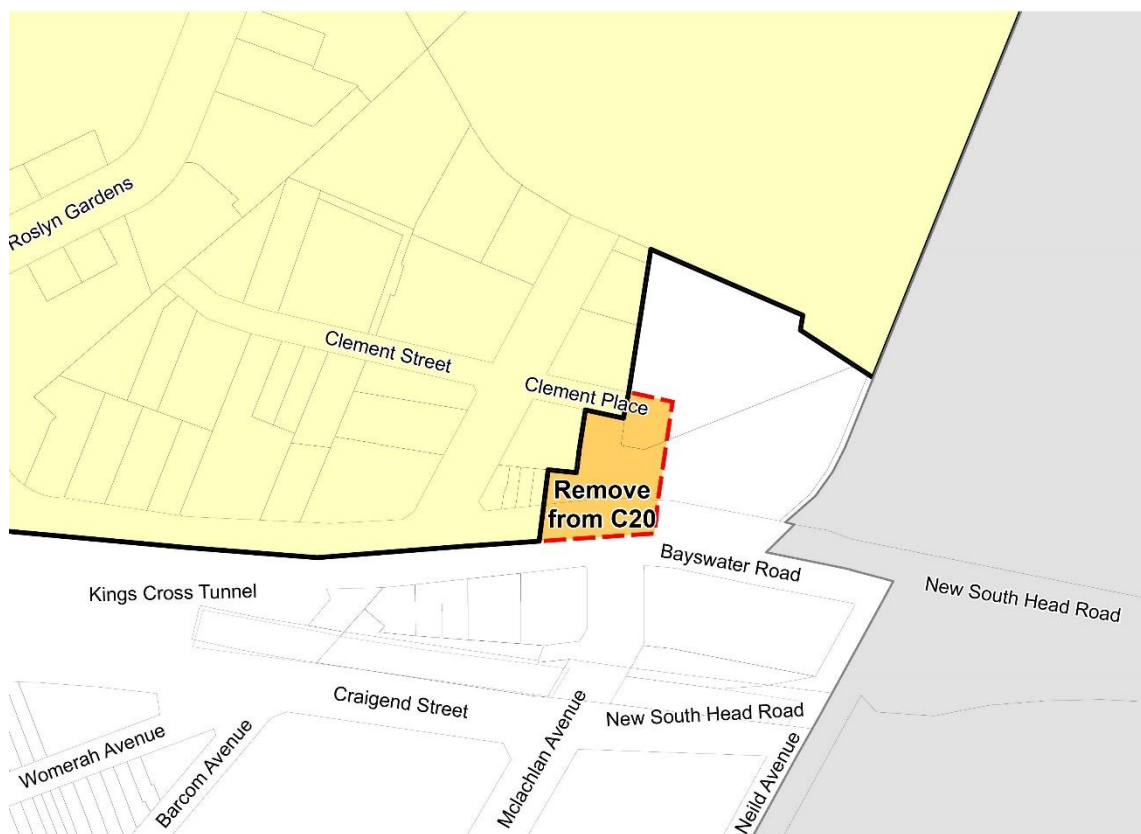
Location

Part of 100 Bayswater Road and part of 1A Clement Place, Rushcutters Bay

Type of change

Removal of detracting site on the edge of the conservation area

Map showing the proposed change



Justification

The Elizabeth and Rushcutters Bays HCA currently contains part of 100 Bayswater Road and part of 1A Clement Place, Rushcutters Bay. The existing conservation area boundary reflects the historic built form where buildings have since been demolished and the sites amalgamated. Both 100 Bayswater Road and part of 1A Clement Place are identified as detracting sites which do not contribute to the significance of the conservation area. Adjusting the boundary will reflect the current built form of the conservation area and strengthen the heritage significance of the conservation area.

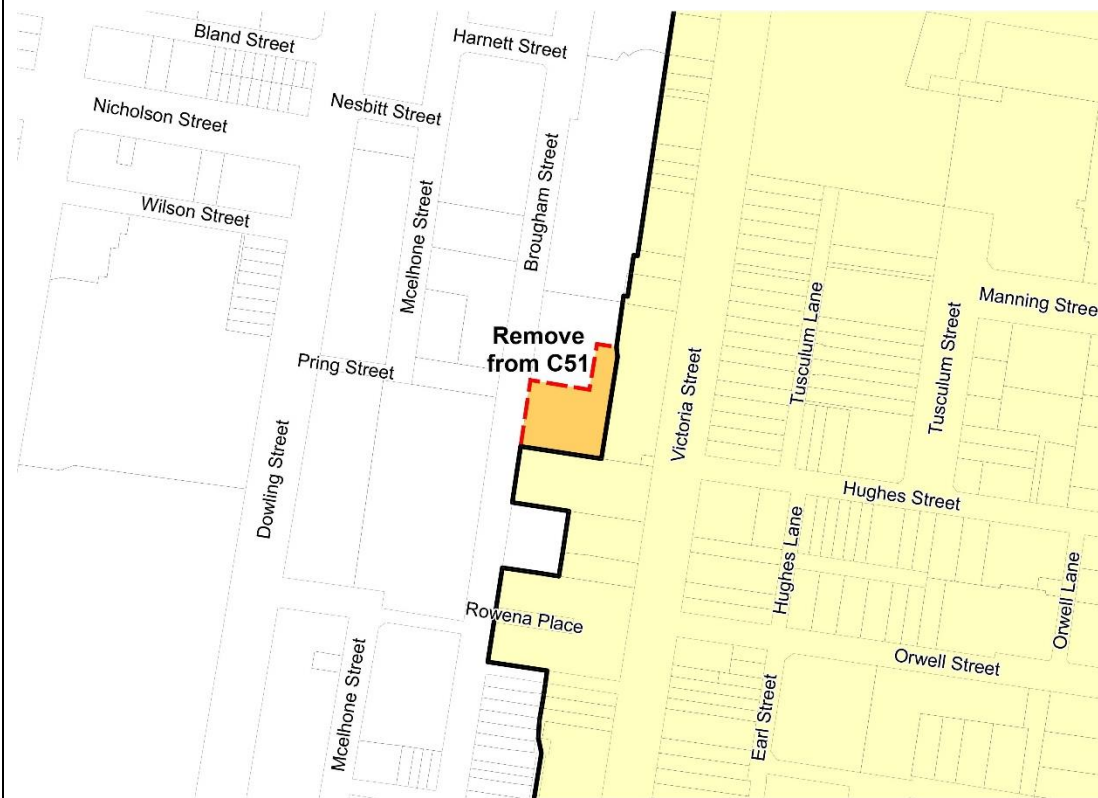
Location
82-94 Darlinghurst Rd
Type of change
Removal of detracting site on the edge of the conservation area
Map showing the proposed change
Justification
<p>82-94 Darlinghurst Rd is currently located within the Potts Point conservation area. The site is identified as detracting from the significance of the conservation area as it is not from a significant historical period and is unsympathetic to the significant historical features and patterns of the conservation area. Adjusting the boundary will reflect the current built form of the conservation area and strengthen the heritage significance of the conservation area.</p>

Location

Part of 101-115 Victoria Street, Potts Point

Type of change

Removal of detracting site on the edge of the conservation area

Map showing the proposed change**Justification**

Part of 101-115 Victoria Street, Potts Point is currently located within the Potts Point conservation area. The site contains several buildings, including three heritage items fronting Victoria Street. The part of the site fronting Brougham Street is identified as detracting from the significance of the conservation area as it is not from a significant historical period and is unsympathetic to the significant historical features and patterns of the conservation area. Adjusting the boundary to remove the detracting part of the site from the conservation area will reflect the current built form and strengthen the heritage significance of the conservation area.

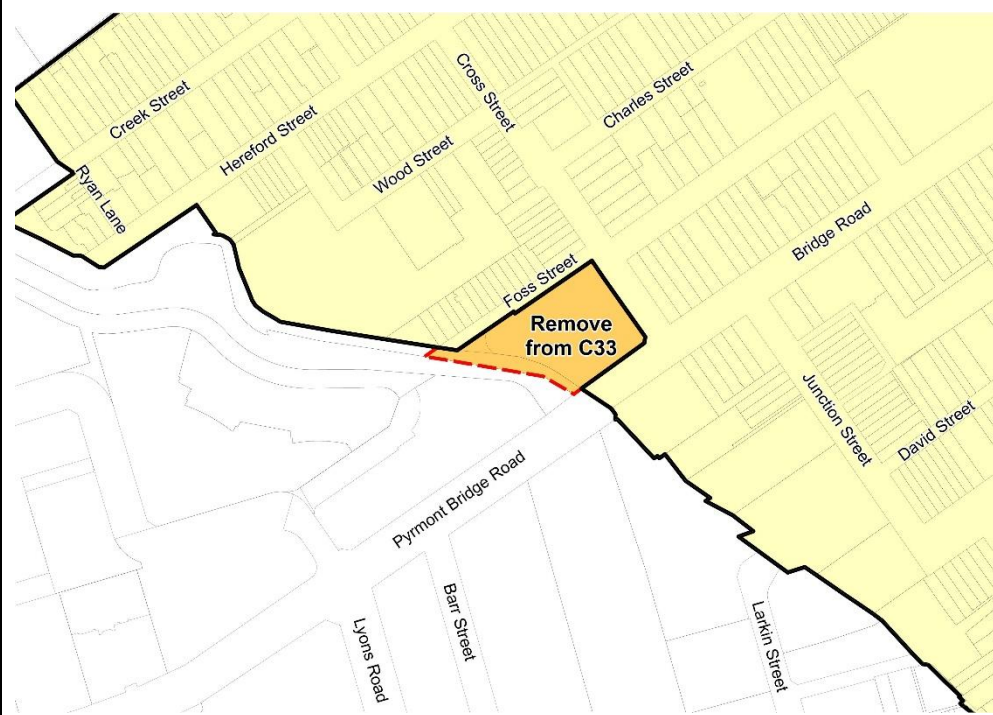
Location

2A Pymont Bridge Rd, Camperdown

Type of change

Removal of neutral building on the edge of the conservation area

Map showing the proposed change



Justification

2A Pymont Bridge Road makes a neutral contribution to the heritage significance of the Hereford and Forest Lodge conservation area as it is a sympathetic building from a non-significant historical period that does not detract from the significance of the conservation area. As the building does not contribute to the significance of the conservation area and sits on the edge of the conservation area, removing it from the conservation area will strengthen the significance of the conservation area. The proposed change will also align the conservation area boundaries with locality area boundaries within the Sydney DCP.

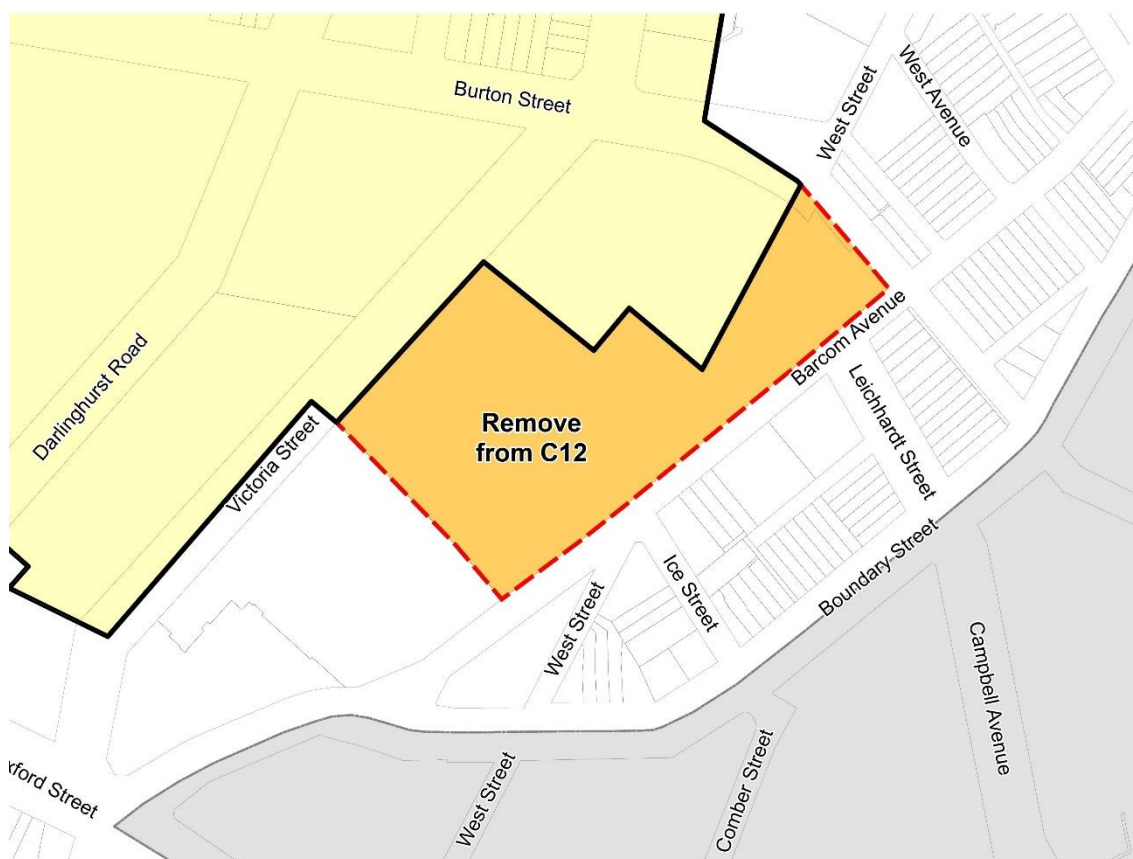
Location
1-5 Rosebank Street, 12-20 Rosebank Street and 13 Kirketon Road, Darlinghurst
Type of change
Removal of detracting and neutral sites on the edge of the conservation area
Map showing the proposed change
Justification
<p>1-5 Rosebank Street, 12-20 Rosebank Street and 13 Kirketon Road, Darlinghurst are all currently located within the Rosebank conservation area. The review of building contributions identified 1-5 Rosebank Street and 12-20 Rosebank Street as detracting from the significance of the conservation area as they are not from a significant historical period and are unsympathetic to the significant historical features and patterns of the conservation area. The review also identified 13 Kirketon Road as making a neutral contribution to the conservation area as it is a sympathetic building from a non-significant historical period that does not detract from the significance of the conservation area. As the buildings don't contribute to the significance of the conservation area and sit on the edge of the conservation area, removing them from the conservation area will strengthen the significance of the conservation area.</p>

Location

Part of 394-404 Victoria Street, Darlinghurst (part of St Vincent's Hospital)

Type of change

Removal of detracting site on the edge of the conservation area

Map showing the proposed change**Justification**

394-404 Victoria Street, Darlinghurst is the site of St Vincent's Hospital and is currently located within the Oxford Street and Victoria Street conservation area. Part of the site is identified as detracting from the significance of the conservation area as it is not from a significant historical period and is unsympathetic to the significant historical features and patterns of the conservation area. The part of the site near the corner with Burton Street is a listed heritage item. Adjusting the boundary to remove the detracting part of the site from the conservation area will reflect the current built form and strengthen the heritage significance of the conservation area.

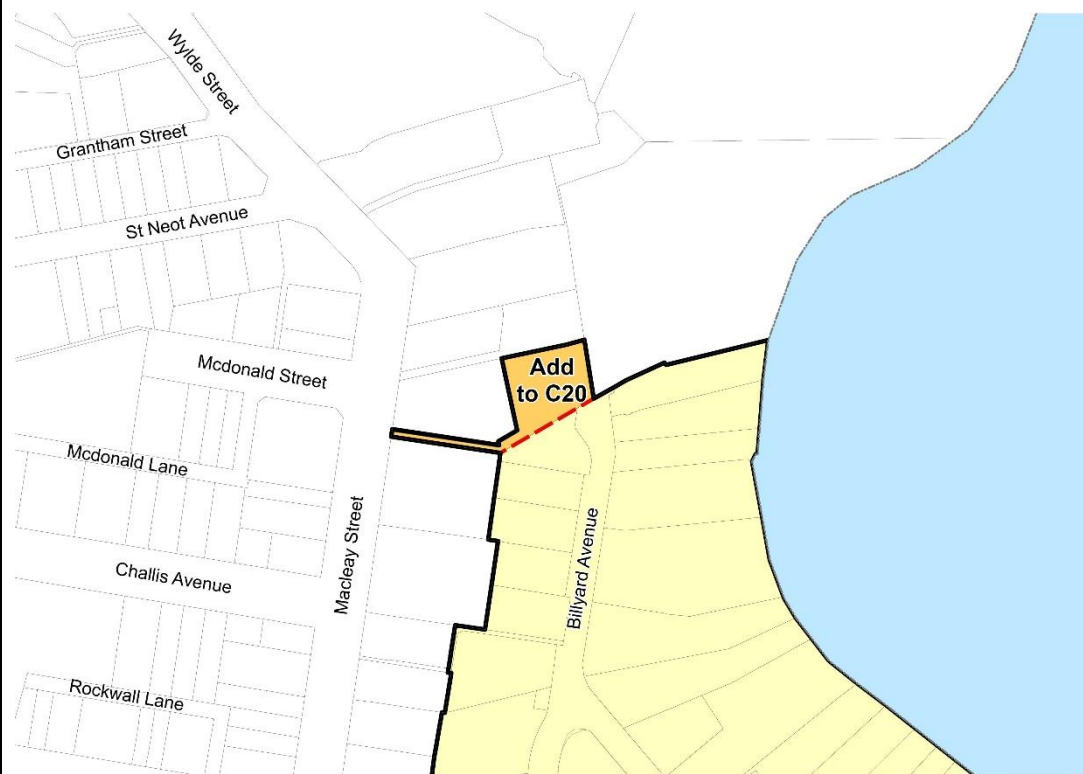
Location

8 Macleay Street, Potts Point

Type of change

Addition of contributory site to the conservation area

Map showing the proposed change



Justification

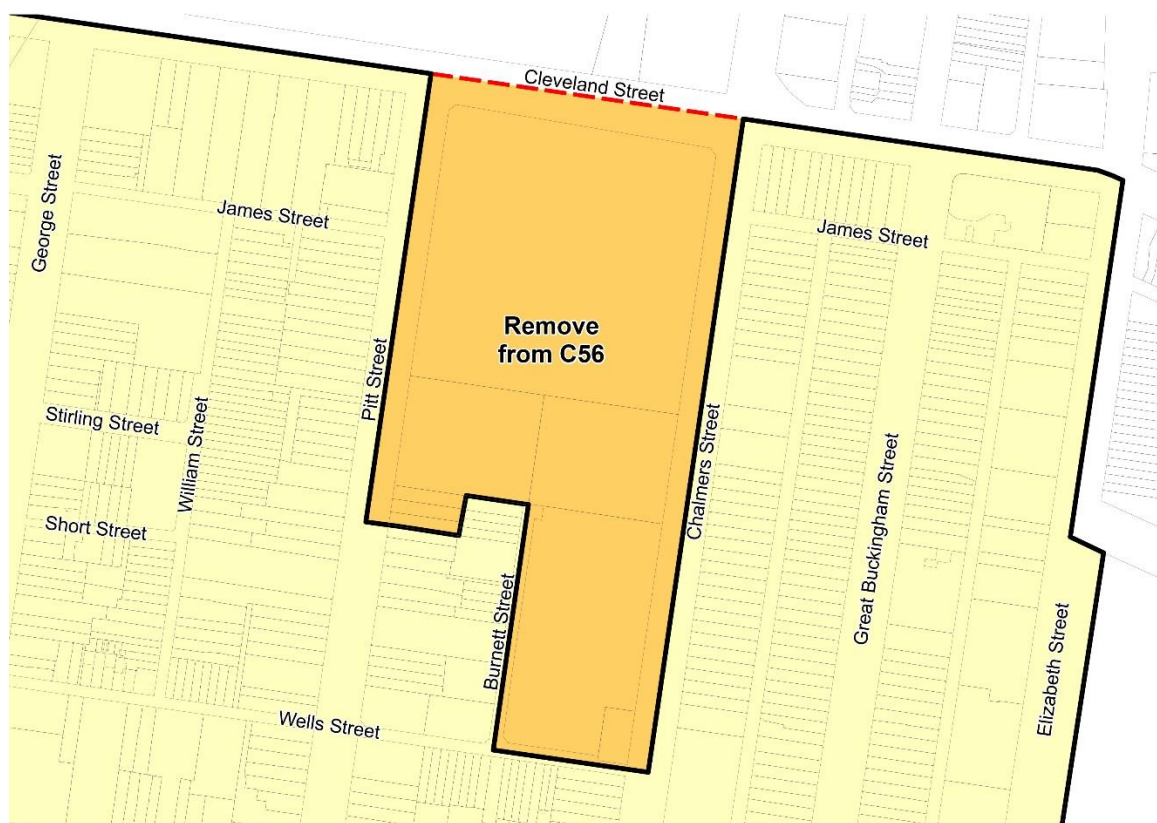
8 Macleay Street currently sits just outside the edge of the Elizabeth and Rushcutters Bays conservation area. The review identified that this site would contribute towards the significance of the conservation area as it is a high quality modernist building and should be included within the boundary of the conservation area. Adding this site to the conservation area will strengthen the significance of the conservation area.

Location

219-241 Cleveland Street, 41 Pitt Street, 217-229 Chalmers Street, 43-43B Pitt Street, Redfern

Type of change

Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area

Map showing the proposed change**Justification**

These sites are on the northern edge of the Redfern Estate conservation area. They are all predominantly detracting sites, with an additional neutral site and contributory site. The contributory site is also heritage listed, so its future form is protected. The review identified that these sites could accommodate change in an area of high amenity with Prince Alfred Park to the north, the local centre of Redfern Street to the south and Redfern and Central train stations within walking distance.

Location
13-61 Riley Street, 63 Crown Street and 75 Crown Street
Type of change
Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area
Map showing the proposed change
Justification
<p>These sites are on the western edge of the Woolloomooloo conservation area. The sites are either detracting, neutral or considered isolated contributory buildings on the edge of the conservation area. Whilst contributory, 75 Crown Street, 55-61 Riley Street and, 41 Riley Street and 19-21 Riley Street are also listed heritage items, so their future form is maintained protection via their individual listings. The review identified that these sites could accommodate change in an area of high amenity with Cook and Phillip Park to the west, the local centre of William Street to the south and St James train station within walking distance.</p>

Location
156-188 Devonshire Street, 38-54 Waterloo Street and 1-25 Adelaide Street
Type of change
Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area
Map showing the proposed change
Justification
<p>These sites are on the southern edge of the Little Riley Street conservation area. The sites are either detracting, neutral or considered isolated contributory buildings on the edge of the conservation area. Whilst contributory, 156-158 Devonshire Street is also a listed heritage item, so its future form is maintained protection via its individual listing. The review identified that future change should not be constrained by a conservation area listing as it is in an area of high amenity with Eddie Ward Park to the south-east, the local centre of Crown Street to the east and being on the Devonshire Street light rail alignment.</p>