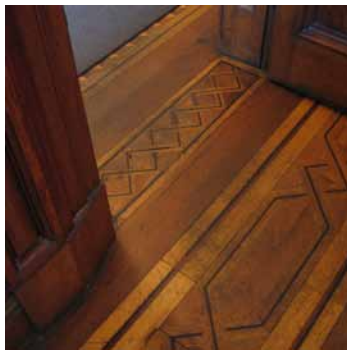
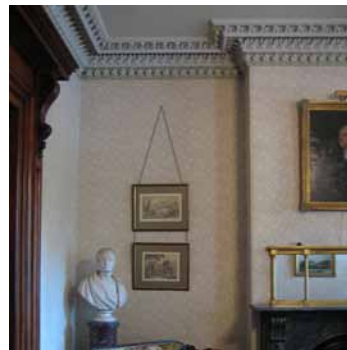
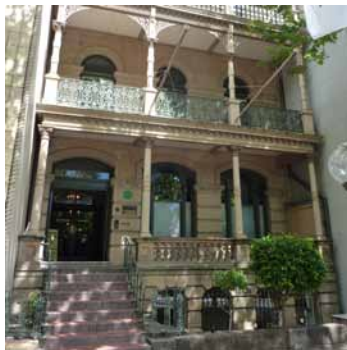


DESIGN 5

A R C H I T E C T S

HISTORY HOUSE – 133 MACQUARIE STREET, SYDNEY

## HERITAGE IMPACT STATEMENT



Prepared for  
**The Royal Australian Historical Society**

Prepared by:  
**Design 5 Architects**  
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Date: 7 June 2016  
Revision: 1  
1: Issue for FINAL Development Application 7 June 2016

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# Contents

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<b>1. Executive Summary</b>	<b>4</b>
<b>2. Introduction</b>	<b>5</b>
2.1 Background	5
2.2 Site Location	5
2.3 Planning instruments	6
2.4 Heritage Listings	6
2.5 Requirement for a Heritage Impact Statement (HIS)	7
2.5.1 City of Sydney LEP and DCP 2012	7
2.5.2 Heritage Act NSW 1977	7
2.6 The Proposal	8
2.7 Author identification	10
<b>3. Description of the Site and Buildings</b>	<b>11</b>
3.1 The site and context	11
3.2 View study	17
<b>4. Assessment of the Heritage Significance</b>	<b>19</b>
4.1 Assessment of Significance	19
<b>5. Heritage Impact</b>	<b>23</b>
5.1 Conservation Management Plan	23
5.2 Local Environmental Plan (LEP 2012)	36
5.3 Development Control Plan (DCP 2012)	37
<b>6. Recommendations</b>	<b>41</b>
<b>7. Conclusion</b>	<b>43</b>
<b>8. Appendix</b>	<b>45</b>
8.1 Outline Schedule of Conservation Works	45

## 1. Executive Summary

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Design 5 – Architects have been engaged to provide heritage advice and to assess the heritage impact of the proposed works on the existing building. The subject building known as History House is located at 133 Macquarie Street, Sydney. It is located on the western side of Macquarie Street, facing the Royal Botanic Gardens and has rear access to Phillip Lane.

This assessment examines the proposed works against the relevant clauses and policies contained in the Conservation Management Plan prepared by Design 5 – Architects and the relevant planning controls including the South Sydney Local Environmental Plan no. 114, (LEP) Green Square Town Centre and the City of Sydney – Green Square Town Centre Development Control Plan (DCP) 2012 as amended May 2014.

History House was designed by architect George Allen Mansfield in 1871 as a townhouse for his uncle, the politician George Oakes. The rear section of the building underwent substantial change in the 1970s with its demolition and replacement with a new three-storey reinforced concrete addition. The additions consisted of a vehicular loading accessed from Phillip Lane at basement level, auditorium and kitchen on ground floor, commercial space on first floor, lifts, fire stairs and other amenities. History House has been identified as having significance at both local and state level and is listed on the Local Environmental Plan (City of Sydney) and the State Heritage Register. Details of the historical development of History House, along with a full analysis and discussion of the significance of the place, can be viewed in the relevant Conservation Management Plan.

This report examines the proposal to build two additional floors over the existing 1970s rear section of History House for the purposes of achieving additional commercial office space. The additions will trigger structural, code compliance and services upgrades to the existing parts of the building which this report will attempt to identify.

## 2.□ Introduction

### 2.1□ Background

The Royal Australian Historical Society (RAHS), owners and occupiers of History House at 133 Macquarie Street Sydney, have engaged Design 5 Architects to prepare designs and a Development Application for alterations and additions to their building. The drivers for this project can be summarised as follows:

- 1.□ To improve accommodation and facilities for the existing users of History House.
- 2.□ To provide additional spaces for new tenants or new uses and to provide financially sustainable operating model to enable RAHS to continue to maintain the building and thrive as an organisation
- 3.□ To respect the heritage values of History House.

The proposal includes two levels of additional office space on top of the rear 1970s additions. This will involve extending the existing 1970s lift core and fire stair and internal upgrades. The concept includes alterations to 1970s building as follows:

- Alterations to the garage space accessed from Phillip Lane for parking, services and access
- General upgrade to meet accessibility code. This will include alteration to the lift shaft on existing levels so that the lift will stop at each level (and not at stair landings)
- Introduction of structural shear walls.
- Upgrade existing amenities.
- Two additional levels for office use and a new roof deck.

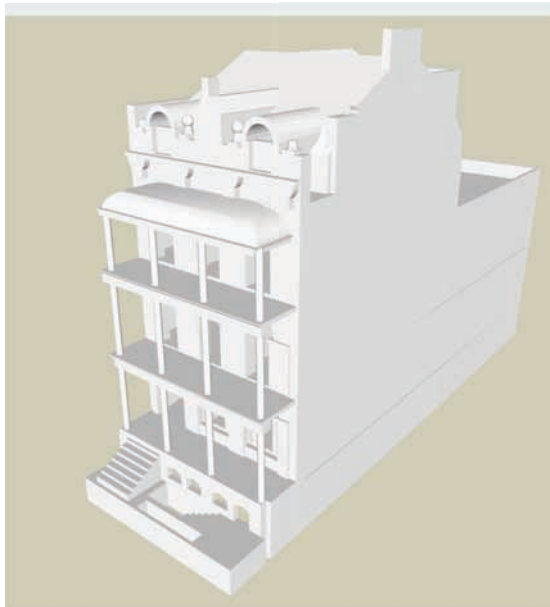


Figure 2.1: Existing condition. □

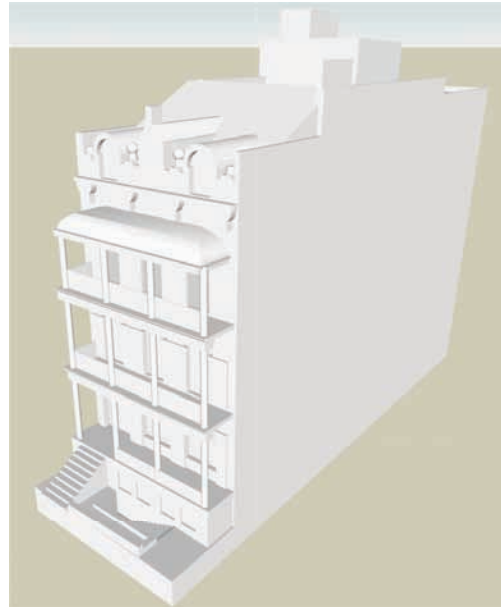
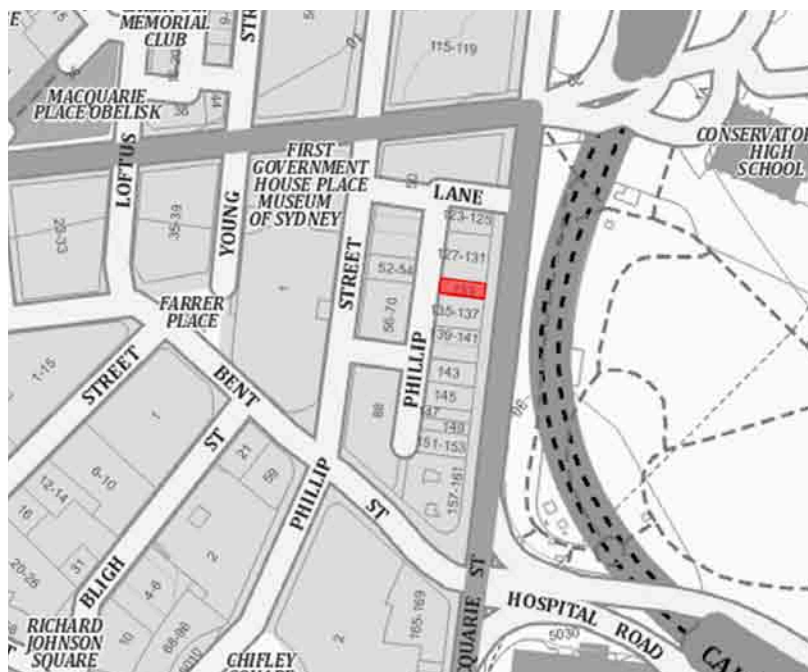


Figure 2.2: Proposal.

### 2.2□ Site Location

History House is located at 133 Macquarie Street, Sydney, between Bridge and Bent Streets. It is on the western side of Macquarie Street, facing the Royal Botanic Gardens. Its title reference is Lot 1, D.P. 64691, Parish of St James, County of Cumberland. 133 Macquarie Street is within the local government area of the City of Sydney Council.



**Figure 2.3:** Site Location, Sydney CBD, History House shown in red.  
(Source, Six Maps, <https://maps.six.nsw.gov.au>)

The building was designed by the architect George Allen Mansfield in 1871 as a townhouse for his uncle, the politician George Oakes. Since its first use as a residence the building has, at various times, been used as a clubhouse, boarding house and for more than 45 years, as doctors' consulting rooms. From 1959, the building was known as Wickham House, possibly after one of its lessees, Charles Henry Wickham Lawes. It was renamed History House when the building became the home of the Royal Australian Historical Society in 1970. At this time, major works were undertaken to adapt the building for its new purpose. The rear wing was demolished and a new extension constructed in its place for the conference room, library, fire stairs, lift and loading bay.

At present, the Royal Australian Historical Society occupies the ground and first floors of the building. The basement, second floor and the attic are leased as commercial office space.

## 2.3 Planning instruments

The City of Sydney Council is the consent authority for works or development to History House. The Council must fulfil its obligations to observe the relevant local and state planning instruments. The two local planning instruments that apply are

- Sydney Local Environmental Plan (LEP) 2012 (statutory)
- Sydney Development Control Plan (DCP) 2012

## 2.4 Heritage Listings

History House is listed on the following heritage registers

- Heritage Act – State Heritage Register: Listing no. 00692
- City of Sydney Local Environment Plan 2012, Schedule 5, Item no. I1874:

The site is also located within the vicinity of other heritage-listed sites including the Botanical Gardens opposite Macquarie Street.

## 2.5 Requirement for a Heritage Impact Statement (HIS)

### 2.5.1 City of Sydney LEP and DCP 2012

Section 5.10, subclause (4) of the LEP 2012 requires Council to consider the effect of the proposed development on the heritage significance of the item or area:

*(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.*

Section 3.9.1, subclause (1) of the Sydney Development Control Plan (DCP) 2012 requires a Heritage Impact Statement to be prepared as part of the Statement of Environmental Effects for development applications affecting heritage items:

*(1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:*

- (a) heritage items identified in the Sydney LEP 2012; or*
- (b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.*

Subclause (4) sets out the requirements, which the Heritage Impact Statement must address. This report has been prepared to address the specific requirements in accordance with subclause (2) of the DCP:

*(4) The Heritage Impact Statement is to address:*

- (a) the heritage significance of the heritage item or the contribution which the building makes to the heritage significance of the heritage conservation area;*
- (b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;*
- (c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and*
- (d) the compatibility of the development with conservation policies contained within an applicable Heritage Conservation Management Plan or Conservation Management Strategy, or conservation policies within the Sydney Heritage Inventory Report.*

This report has been prepared in accordance with Section 5.10 of the LEP 2012 and Section 3.9 subclause (1), (3) and (4) of the Sydney DCP 2012. Further subclauses (2) and (6) of the DCP 2012 do not apply as these clauses relate to the full or substantial demolition of heritage structures, which is not proposed in this application. In regard to Section 3.9.2, a Conservation Management Plan provides an assessment of Cultural Significance of History House together with supporting information.

### 2.5.2 Heritage Act NSW 1977

History House at 133 Macquarie Street is listed on the State Heritage Register and as a Section 60 application will be required under the NSW Heritage Act 1977.

This Heritage Impact Statement should be submitted in conjunction with the CMP as part of the Section 60 application.

## 2.6 The Proposal

The following table provides a summary overview of the proposed extension and upgrade required to History House.

Proposal	Brief Description
<b>Additions</b>	Construction of two new levels over the rear 1970s section of History House.
<b>Structural</b>	<p>Likely strengthening of foundations including underpinning, subject to geotech investigations.</p> <p>Dismantling and rebuilding of the lift shaft.</p> <p>New additions are to be lightweight construction so as to minimise loading of retained structure. The construction is likely to consist of timber or steel joists framed flooring or timber cassette flooring, combination of zinc and fibre cement wall lining (external) and metal tray roof.</p> <p>More accurate assessment of the existing structure including a geotechnical investigation, and opening up works will be required to confirm this assessment.</p>
<b>Conservation and general upgrades</b>	<p>Retain and repair the tile hipped roof (over the 1870s section), roof flashings, rainwater goods etc.</p> <p>Stonework to Macquarie Street dormer windows show signs of deterioration, and may need conservation works such as repointing, re-flashing, desalination washing and redressing, subject to closer inspections upon access.</p> <p>Internal joinery is in good condition, and is regularly maintained by RAHS. Internal work may therefore be minimal, but could include incidental repairs/maintenance to joinery including cedar windows and doors as required; new French polish to all clear finished joinery, or oil and wax timber floors (no sanding).</p> <p>External painted areas include the joinery and metalwork of the Macquarie Street facade (including verandah). All of these elements were subject to a thorough conservation repair program in 2014. This included reconstruction of missing elements, replacement of rotted timbers, cleaning of rust and complete repainting. The verandah is still in good condition, but may require repainting in 5-10 years. If budget allows, repainting works may be brought forward as part of this DA.</p> <p>Provision of a new accessible bathroom and shower at basement level, and new unisex bathrooms and kitchenette at first, second and attic levels located within the 1970s wing.</p> <p>The handrail and balustrade to original timber stair may need to be modified to comply with current standards, subject to detailed resolution.</p> <p>Removal of 1970s tiles to the Macquarie Street entrance stairs and provision of new treads and verandah tiles subject to further design resolution, consistent with the significance of the building.</p> <p>Retention of the existing framing of the rear wing and dormer window below a new flat roof.</p>
<b>Fire Safety</b>	<p>A separate Fire Engineering report prepared by Arup Consulting is provided as part of this application. This report identifies new works will meet performance requirements of the BCA 2016 either through deemed to satisfy provisions or Fire Engineered Performance Solutions. Some of these initiatives involve:</p> <p>The additions should be fire separated from the existing building via a firewall and doors between new and existing.</p> <p>Extend fire stairs to level 5 and upgrade of smoke detection systems.</p> <p>Improve fire detection and fire suppression.</p>
<b>Fire suppression</b>	<p>New fire hydrants to each floor (including fire pump and brigade booster).</p> <p>Fire extinguishers on each floor</p> <p>Wall wetting sprinklers on Phillip Lane.</p>
<b>Hydraulics</b>	<p>Water and waste services to new and altered fittings and fixtures</p> <p>Renew all affected rainwater goods.</p>



<b>Vertical transportation</b>	Demolition of the existing and construction of a new lift shaft, extended to provide access to the additional new levels. The existing lift shaft is not load bearing. It will need to be rebuilt to provide lateral (shear) support for the existing and new additions, to comply with current engineering standards. Relocation of two existing lift openings to access the first and second floor levels. Replacement of the lift car and all associated motors and equipment. This would have been necessary regardless of the current proposal.
<b>Mechanical</b>	Upgrade to fire isolated stair pressurisation and smoke control. Augment air conditioning and exhaust air to existing office spaces. Air-conditioning to new office spaces, with condensers located in a roof top plant room.
<b>Electrical/Communication</b>	Upgrade of incoming electrical supply. Upgrade of electrical distribution including switchboard, distribution boards and sub-mains and may include end of line circuits. Upgrade of the emergency lighting system in new and affected spaces. Upgrade of security system as needed. Upgrade incoming communications to latest technology.
<b>Accessibility</b>	Improve access path from Philip Lane to lift including intercom system. Upgrade of disabled toilet in basement to comply with accessibility requirements. Provision of ambulant unisex toilets at first, second and attic floor levels. Lift access to all floors.
<b>Parking</b>	Single disabled car parking space proposed from Phillip Lane.

### Drawings

This assessment examines the proposed alterations set out in the following documents:

Architectural Drawings				
Drawing o.	Title	Prepared by	Scale	Issue date/ no.
DA 1000	Location plan and drawing schedule	Design 5 - Architects	1:2,000	07.06.2016 / A
DA 1000	Site plan	Design 5 - Architects	1:200	07.06.2016 / A
DA 1002	Level 1 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1003	Level 1 floor plan (Phillip Lane)	Design 5 - Architects	1:100	07.06.2016 / A
DA 1004	Level 2 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1005	Level 2 floor plan (Macquarie Street)	Design 5 - Architects	1:100	07.06.2016 / A
DA 1006	Level 3 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1007	Level 3 floor plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1008	Level 4 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1009	Level 4 floor plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1010	Level 5 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1011	Level 5 floor plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1012	Level 6 demolition plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1013	Level 6 floor plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1014	Level 7 floor plan	Design 5 - Architects	1:100	07.06.2016 / A
DA 1015	East and West elevations (Macquarie Street and Phillip Lane)	Design 5 - Architects	1:100	07.06.2016 / A
DA 1016	North elevation	Design 5 - Architects	1:100	07.06.2016 / A
DA 1017	South elevation	Design 5 - Architects	1:100	07.06.2016 / A
DA 1018	Section AA	Design 5 - Architects	1:100	07.06.2016 / A
DA 1019	Section BB	Design 5 - Architects	1:100	07.06.2016 / A
DA 1020	Photomontage	Design 5 - Architects	NTS	07.06.2016 / A
DA 1021	Perspectives	Design 5 - Architects	NTS	07.06.2016 / A
DA 1022	Sample board external finishes	Design 5 - Architects	NTS	07.06.2016 / A
DA 1024	Shadow Diagrams (21 June)	Design 5 - Architects	NTS	07.06.2016 / A

## **2.7 Author identification**

This report was written by Sarah Mannion (Graduate B. Architecture), Anita Krivickas (ARN. 8253 and MICOMOS) and Robert Gasparini (ARN. 7614 and MICOMOS) of Design 5 - Architects.

All photographs used in this report are taken by Design 5 - Architects unless noted otherwise.

### 3. Description of the Site and Buildings

#### 3.1 The site and context

A Conservation Management Plan is provided as part of this application. For brevity, a description of the building is not repeated here but reference is made to Section 2.1 of the 2016 CMP. A detailed fabric survey of History House, identifying the changes to the place, the physical condition and integrity of the existing fabric, is also contained in the CMP.



Figure 3.1: Macquarie Street facade



Figure 3.2: Rear elevation from Phillip Lane



Figure 3.3: front entry stairs



Figure 3.4: Basement façade and ground floor verandah



**Figure 3.5:** Ground floor elevation, looking south



**Figure 3.6:** First floor verandah, looking south

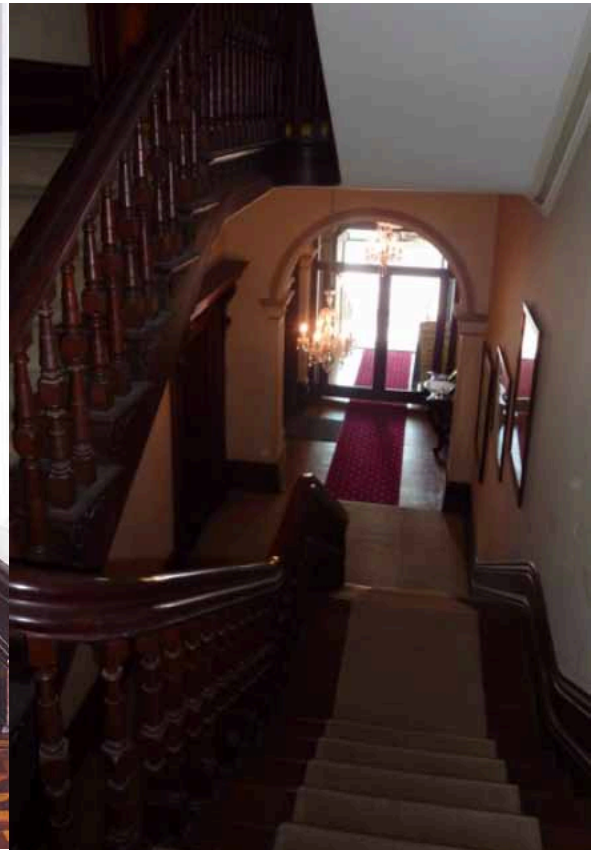


**Figure 3.7:** Office space, basement level





**Figure 3.8:** Kitchen, ground floor



**Figure 3.9:** Library, first floor



**Figure 3.10:** Former parlour, looking east from the dining room



**Figure 3.11:** Dining room, looking west



**Figure 3.12:** Kitchen, ground floor



**Figure 3.13:** Auditorium, ground floor



**Figure 3.14:** RAHS office a first floor, looking east



**Figure 3.15:** RAHS library, first floor (1970s wing)



**Figure 3.16:** RAHS library, first floor (1970s wing)



**Figure 3.17:** Office space, second floor



Figure 3.18: Main office, attic



Figure 3.17: Office at south east corner of attic



Figure 3.20: Main stair at attic level



Figure 3.19: Kitchen and modern skylight, attic level

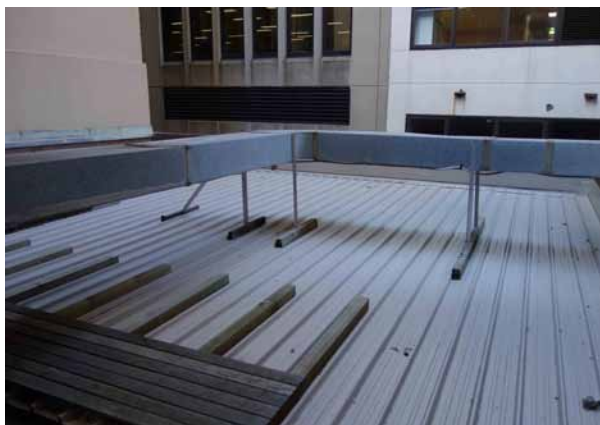




**Figure 3.22:** Rear terrace looking east



**Figure 3.19:** Rear of kitchen and fire stair wing at attic level



**Figure 3.24:** Roof over 1970s wing



**Figure 3.21:** Original dormer window at the rear of the 1871 wing



### 3.2 View study

The main views of No. 133 Macquarie Street is from Macquarie Street and the western edge of the Botanical Gardens across the road. These views are generally filtered however, through street trees on either side of Macquarie Street, and most noticeable is the negative space between the adjacent BMA House and Hudson House. Furthermore, the zero setbacks of both of these adjacent properties from the street alignment, results in a limited window for oblique views of No. 133 from along Macquarie Street.

Views of the attic level of No. 133 are available above these plantings from a crest of land within the Botanical Gardens directly opposite. Again the stark contrast in height between No. 133, BMA House, Hudson House and development further to the west (chiefly Governor Macquarie tower) and the negative space above No. 133 is most apparent in this view.



**Figure 3.22:** Filtered views looking south west from the Botanical Gardens



**Figure 3.23:** Oblique views are largely obscured by the adjacent BMA House which is located on the street alignment



**Figure 3.25:** The attic and roof levels are visible in direct views looking west from a crest on the western side of the Botanical Gardens. Note, the negative space between BMA House and Hudson House above No. 133.



**Figure 3.26:** Close up view looking directly west from the crest on the western side of Botanical Gardens.

## 4. Assessment of the Heritage Significance

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### 4.1 Assessment of Significance

We refer to Section 3 of the Conservation Management Plan 2016 for full discussion of Cultural Significance. The following sections are quoted from the CMP

#### Statement of Cultural Significance

*History House is a rare surviving example of a first class, late Victorian gentleman's townhouse, possibly the finest of its type, in New South Wales. It is an important, and possibly the finest example, of the domestic work of the prominent nineteenth century architect, George Allen Mansfield. The quality and execution of its stonework, plasterwork and cedar joinery is exceptional in domestic work in NSW.*

*History House stands on part of the original Governor's Domain, associated with the First Government House, which was subdivided and sold in the 1840s.*

*Its location on Macquarie Street and its relationship with the Botanic Gardens retains the key elements of its historic context and meaning as a fine gentleman's townhouse in this part of the city. It retains the ability to demonstrate the scale, quality, and history of nineteenth century residential development in one of Sydney's finest streets and most fashionable residential addresses.*

*The place is also significant for its political, social, and medical associations with George Oakes and Dr George Bell as well as being, most recently, the headquarters of the Royal Australian Historical Society.*

*The changing uses of No. 133 Macquarie Street, from gentleman's residence, to gentleman's club, to boarding house, then doctors' rooms, and finally the headquarters of the Royal Australian Historical Society, kerb-side cafe and corporate offices, reflect the changing uses and demographics of Macquarie Street and central and inner Sydney generally, from residential to commercial.*

*History House is significant as the national headquarters of the Royal Australian Historical Society, and held in high esteem by its members as a symbol of the work and focus of the society.*

#### Significance Gradings.

Section 5.3.2 of the CMP states that:

*The History House building contains spaces and elements of varying cultural significance as illustrated in Figures 3.8.1 – 3.8.6. These have been graded according to their relative significance, their degree of intactness and their ability to demonstrate significance.*

The future works now being considered by RAHS therefore need to take into account the significance of the place and the Significance Gradings of each space in the building. A detailed explanation of each grading is set out below. Zones graded 1 are of highest significance, zones graded 2 are of high significance, zones graded 3 are of moderate significance, zones graded 4 are of low significance, and zones graded 5 are of lowest significance. The definitions of each ranking, as provided in the CMP, are as follows:

#### *Spaces/elements graded 1*

*These spaces or elements are of high cultural significance and should be retained in their existing configuration. Surviving original fabric and finishes should be conserved in situ and the integrity of the spaces or elements retained. They should not be obscured nor their significance diminished. The appreciation of the spatial*



quality and detail of these spaces should not be obscured or diminished. The design intent and integrity of the original work should also be respected and not obscured.

**Spaces/elements graded 2**

These spaces or elements are of slightly less cultural significance than those in grade 1 because of later, and often unsympathetic additions or alterations, but retain a high degree of significant fabric. Their reduced significance may also result from their lesser role in significant attributes of the place. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. There is also the opportunity to adapt these spaces or elements while retaining surviving significant fabric in situ. The integrity of the spaces and fabric and their original design intent should be respected and, if possible, restored.

**Spaces/elements graded 3**

These spaces or elements retain some integrity but are of lesser cultural significance. Significant fabric may have been altered or obscured. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. These spaces may be adapted but significant fabric should be retained in situ if possible and the qualities and integrity of the spaces or elements respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

**Spaces/elements graded 4**

These spaces or elements retain only minor significance and may be retained or adapted substantially. Elements of significant fabric should be retained and respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

**Spaces/elements graded 5**

These spaces retain very little significance, and in some cases may be considered intrusive. They may be either removed or altered substantially. Elements shared between these spaces and other spaces of higher significance should be retained.

The following diagrams show the Significance gradings of each space in History House.

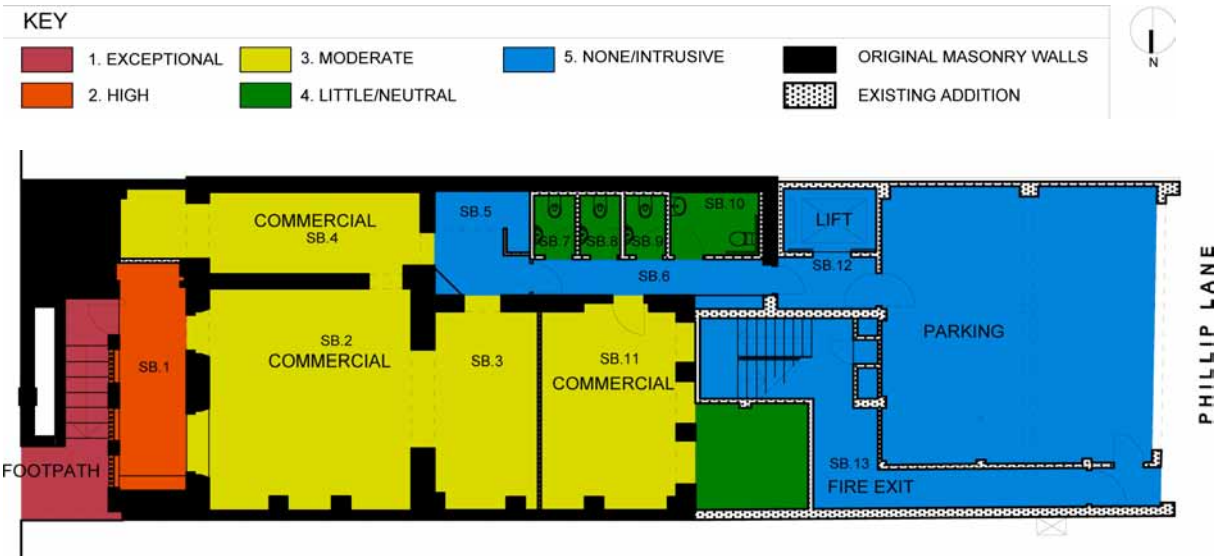


Figure 4.3.1: Basement Plan significance diagram

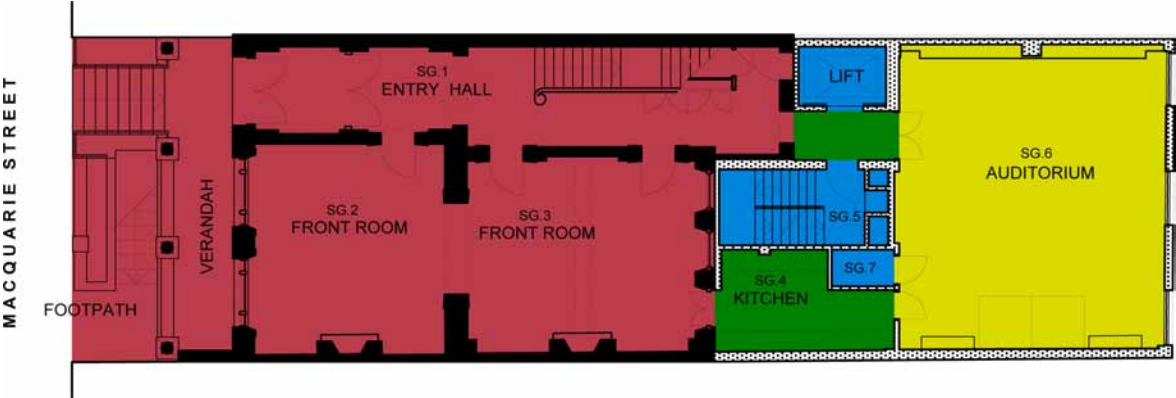


Figure 4.3.2: Ground Floor Plan significance diagram

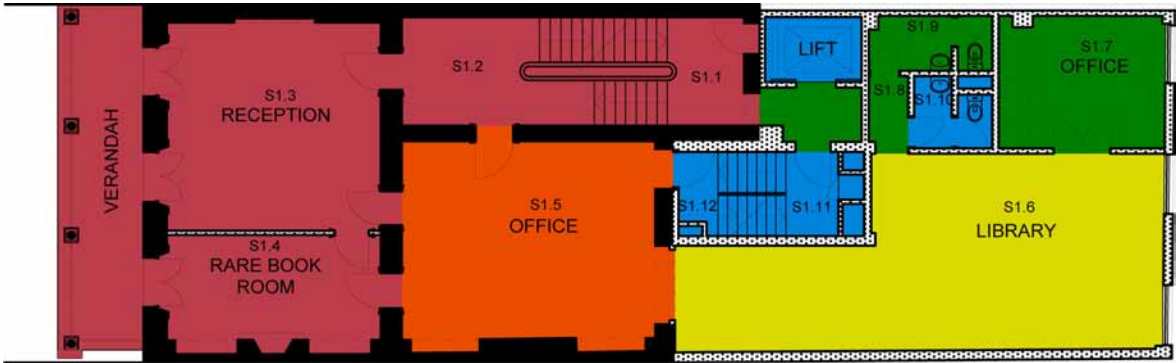


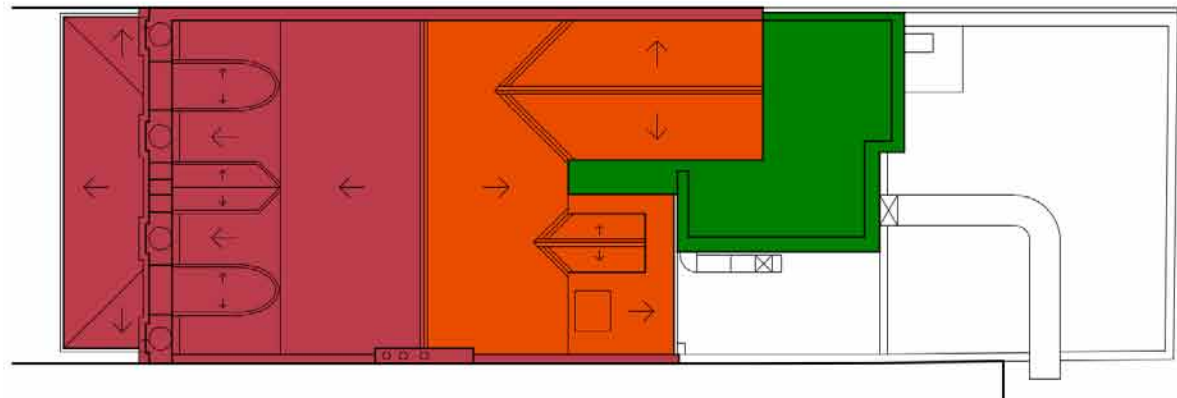
Figure 4.3.3: Level one significance diagram



Figure 4.3.4: Level two significance diagram



**Figure 4.3.5:** Level Three (Attic level) significance diagram



**Figure 4.3.6:** Roof Level significance diagram

## 5. Heritage Impact

### 5.1 Conservation Management Plan

The proposal is assessed below in response to the policies set out in the Conservation Management Plan (CMP), prepared by Design 5 - Architects, dated May 2016. Some variance from the conservation policies may be possible subject to design proposals and proposed benefits of such variations. The extent to which the proposal complies or varies from the relevant policies are discussed below.

Relevant policies from the Conservation Management Plan are quoted below in *italics*, followed by an explanation and assessment of their level of impact.

<b>CULTURAL SIGNIFICANCE – Generally (5.3.1)</b>	
<p><b>Policy: 5.3.1</b> <i>No. 133 Macquarie Street retains considerable cultural significance and must be retained and conserved. It must retain a use or uses, which conserve and enhance its significance and ensure its long term maintenance and survival.</i></p> <p><b>Policy: 5.3.2</b> <i>Aspects and components of the design of the place and its fabric, which contribute to its significance, must be retained and conserved in situ, and not obscured.</i></p> <p><b>Policy: 5.3.3</b> <i>133 Macquarie Street should retain a use or uses, which allow reasonable public access to its significant interior spaces. Such access should not place significant fabric of these areas at risk of damage or removal.</i></p> <p><b>Policy 5.3.4</b> <i>The relationship of the place to Macquarie Street and the Botanic Gardens must be respected and not obscured.</i></p> <p><b>Policy 5.3.5</b> <i>The significant associations of the place with past uses, prominent persons and organisations should be respected and not obscured.</i></p>	<p>In accordance with Policy 5.3.1, History House will continue to be used as the office of the Royal Australian Historical Society. As such, a level of public access will continue to be available; to the function spaces at ground level and the RAHS library at first floor level. The additions will enable the RAHS to draw an income from increased lettable office areas that can facilitate the ongoing maintenance of this significant historic property in to the future.</p> <p>The significant aspects and components of History House are retained in the proposed works, including the following:</p> <ul style="list-style-type: none"> <li>• Historic and aesthetic appearance on Macquarie Street, as a defined by it's four storey plus attic form;</li> <li>• It's aesthetic characteristics and fine external and internal detailing as a late Victorian gentleman's townhouse qualities, in particular the stonework, ironwork, joinery, plasterwork and cedar joinery.</li> <li>• Significant internal layout and fabric of the 1871 structure of History House, including basement to attic spaces of exceptional, high and moderate significance; and</li> <li>• It's visual relationship with the Botanical Gardens (refer below for a discussion of the impacts on views).</li> </ul> <p>The proposal meets policies 5.3.2, 5.3.3 and 5.3.4.</p> <p>As the proposed addition is limited to above the 1970s wing, there are no impacts on the significant association of History House with past uses and prominent persons (Policy 5.3.5).</p>
<b>CULTURAL SIGNIFICANCE - Specific Policy: Significance Gradings (5.3.2)</b>	
<p><b>Policy: 5.3.6</b> <i>All spaces and elements of the place should be conserved and adapted in accordance with the various significance gradings given in Figures 3.8.1 and 3.8.6 and the corresponding policies set out below. They have been formulated to ensure that the integrity and significance of the space, structure or element is not compromised. Any</i></p>	<p>The significance rankings of external and internal spaces and fabric are assessed in Section 3 of the 2016 CMP and have been included in Section 4 of this report.</p> <p>Design 5, working as the conservation architects, have been mindful of the significance gradings throughout the design process, and the current proposal reflects</p>

<p><i>works to the place must minimise the negative impact on the integrity and significance of its individual components and elements.</i></p> <p><b>Refer to Section 4.3 above for the significance gradings of History House.</b></p> <p><b>Policy: 5.3.7</b>  <i>In order to retain evidence of changes to the place for other uses, and thus, respect all phases of the history of the place, reconstruction of missing elements should be discouraged unless it is in accordance with Articles 20.1 and 20.2 of the Burra Charter.</i></p> <p><i>Elements, which have been replaced with ones that detract from or confuse the significance of the place, should be considered for reconstruction or replacement with appropriate new elements. These would include the ground floor steps and paving; the first floor balustrade and column pedestals; second floor pedestals; and the louvred screens to the ends of the verandah.</i></p> <p><i>Restoration of spaces to their former significant configuration should only be considered where the material to be altered or removed is of minor significance and/or where the later alteration has confused or obscured the significance of the space or element. Where reconstruction is required as part of this process, then this should be in accordance with Articles 20.1 and 20.2 of the Burra Charter.</i></p> <p><i>These restoration works could include relocation of the french doors in the dining room to the centre bay, swapping with the adjacent window, and the removal of the recent partition in the first floor front room to restore it to a single space.</i></p>	<p>this assessment.</p> <p>The proposed addition has been deliberately located over the 1970s wing, predominantly affecting the roof, lift well, bathrooms and fire stair of little/neutral and none/intrusive significance.</p> <p>The rear slopes of the gabled roof form over the 1871 structure, including the dormer window, both identified as being of high significance, are proposed to be retained under a new flat roof extending from the existing ridge height. Although located within the new roof space and obscured from view, this allows the original form to remain legible in to the future. The new roof over will enable a functional and simple solution for stormwater run off at the convergence of the existing hipped and gabled roof forms with the new plant room and fire stair. The new roof will mitigate against water ingress or maintenance issues, which may arise in the future.</p> <p>Other aspects of the proposal, such as the upgrading of the existing disabled toilets at basement level, similarly impact on areas assessed as being of little/neutral significance.</p> <p>The blocking in of the existing doorways located on the intermediary landings, will not result in adverse heritage impacts.</p> <p>As such, the proposal satisfies Policy 5.3.6.</p> <p>In accordance with Policy 5.3.7, the proposal includes the replacement and reconstruction of elements that detract from the significance of the place, in particular the removal of the intrusive tiling to the front entrance stair, and reinstatement of new treads that are consistent with the age and significance of the building. This work requires further detailed design resolution, however is a positive aspect of the proposal as it enables restoration of the original the entrance to History House.</p> <p>At this stage, the restoration or reconstruction of other spaces and elements has not been allowed for, however could be reviewed during the detailed design development phase as part of the final Schedule of Conservation Works.</p>
<p><b>CULTURAL SIGNIFICANCE – Specific Policy: Context and Setting (5.3.3)</b></p>	
<p><b>Policy 5.3.8</b>  <i>Any diminution of the place's connection to Macquarie Street and the Botanic Gardens beyond must be avoided. Street furniture should be carefully chosen and placed to complement the place and not obscure this significant relationship.</i></p> <p><b>Policy 5.3.9</b>  <i>The view of the Botanic Gardens from the principal rooms on the east side of the building should be maintained and if possible enhanced by improving the amenity and making greater use of the verandah. Traditional timber or bamboo blinds could be installed at the outer edge of the verandah to improve the climate control of the rooms adjacent. No fixed enclosure, except for end screens, should be installed at any of the verandah levels.</i></p>	<p>Policies 5.3.8 to 5.3.10 are not considered to be relevant to the current proposal.</p> <p>The proposal does not include any additions or obstructions that impinge on the visual connection between History House and the Botanic Gardens.</p>



<p><b>Policy 5.3.10</b>  <i>The recently installed City of Sydney ‘Smart Pole’ should, if possible, be relocated to a position where it does not detract from or obscure the relationship of the place with its setting.</i></p>	
<p><b>CULTURAL SIGNIFICANCE – Specific Policy: Potential for Extension (5.3.4)</b></p>	
<p><b>Policy: 5.3.11</b>  <i>New structures on the roof are permissible as long as they do not conflict with relevant policies of this CMP.</i></p> <p><b>Policy: 5.3.12</b>  <i>Extension to the place should not adversely affect significant fabric and should be limited to over the 1970 concrete extension. It should retain the evidence of demarcation between the main 1871 house and the rear wing. The extension should not be readily visible above the ridgeline of the original roof when seen in short-medium distance views from the Botanic Gardens.</i></p> <p><b>Policy: 5.3.13</b>  <i>Any addition above 133 Macquarie Street should appear as new work without imitation, and be differentiated from the original façade below. The new work should be in accordance with other policies in this CMP to retain, conserve and interpret the identified significant qualities of the building.</i></p> <p><b>Policy: 5.4.14</b>  <i>The form, size and structural weight of any addition above 133 Macquarie Street should avoid or minimise substantial modification to the existing structure and structural system for it to sustain or accommodate the new work. Any additions should not necessitate the addition of new columns through the building, and should ensure the retention of an open floor plate on each level.</i></p> <p><b>Policy: 5.3.15</b>  <i>Any extension should include provision for improving accessibility within the building and should enhance the viability of the significant historic structure.</i></p>	<p>The proposed extension is located wholly above the 1970s extension as per Policy 5.3.12. It requires minimal intervention in to original/early fabric identified as of exceptional, high and medium significance (refer discussion above).</p> <p>The proposed extension is located above the 1970s wing at the rear of History House, and to a large extent hidden from views along Macquarie Street, given the oblique viewing angles and also street trees.</p> <p>The proposed works may be visible above the tree line in medium distance views from a ridge on the western side of the Botanical Gardens (refer to Figure 3.26 above). The proposed fire stair and plant room at roof level has a roof height of 2.04m higher than the existing ridgeline, while the proposed lift overrun extends 3.64m above the ridge height.</p> <p>These extensions above the ridge height have been illustrated in the photomontage below.</p> <p>While these components extend above the ridge height, they are largely in shadow, and are not readily visible given the dominance of the Government Phillip tower behind. As such, the resultant heritage impacts have been assessed as minimal, and the proposal is considered to meet the intent of Policy 5.3.12.</p> <p>From Phillip Lane, there is no evidence of the historic structure behind, and the proposal will therefore not result in any adverse heritage impacts.</p> <p>There is no change in the evidence of the demarcation between the main 1871 house and the rear service wing, as evidenced in the rear wall of the intermediary landings of the historic stair. The roof form of the rear service wing is not currently visible from either Macquarie Street or Phillip Lane. The proposed covering over of the rear service wing roof will not impact on the external legibility and demarcation between the main 1871 house and its rear wing. The proposal is considered to meet Policy 5.3.12 in this regard.</p> <p>The proposed addition is to be clad with profiled compressed fibre cement and zinc panels, and will appear as new work in accordance with Policy 5.3.13. There are no works proposed to the existing lower section of the Phillip Lane elevation, and the new floors above, though clad in a contrasting lightweight material, reflect the existing pattern of windows below.</p> <p>The proposal meets the intent of Policy 5.3.14. New shear walls are required to lift shaft and north wall of the fire stair of the 1970s addition. The new addition has been deliberately designed to be lightweight, so as to not require major structural strengthening of the existing building, or extensive excavation for additional footings.</p>

	<p>Refer below for a discussion regarding the improvement of accessibility within the building (Policy 5.3.15).</p>  <p><b>Figure:</b> Photomontage of new additions from Botanic Gardens.</p>
<p><b>CULTURAL SIGNIFICANCE – Specific Policy: Macquarie Street Elevation (5.3.5)</b></p>	
<p><b>Policy 5.3.16</b>  <i>The present steps may be replaced. If the original fabric is found beneath the present finish, the potential for repair of that fabric shall be assessed prior to finalising the proposal for replacement. Repair of the original fabric shall be preferred to wholesale replacement of fabric.</i></p> <p><b>Policy 5.3.172</b>  <i>Unsympathetic alterations to the verandah should be removed or reversed, and where possible the earlier configuration of elements to this space should be reconstructed. Sympathetic alterations could be retained, as long as they do not obscure significant fabric or qualities of the place.</i></p> <p><b>Policy 5.3.18</b>  <i>The present first floor cast iron balustrade and first and second floor pedestal casings may be replaced. Any replacement should preferably reconstruct the original design intent of the element. It must be recognisable as new work and not obscure evidence of the original fabric. The appearance of any new reconstructed elements shall be based on documentary and archaeological</i></p>	<p>At this stage the current proposal only allows for the removal of the existing tiles to the front steps and the reinstatement of the original sandstone finish. During the works it will be possible to determine whether there is any evidence of original fabric that can be repaired as per Policy 5.3.16. If the condition of the steps is such that they need to be replaced, then this will be undertaken in a material and manner in accordance with Policy 5.3.20.</p> <p>Reconstruction of the other elements identified in Policies 5.17 to 5.3.19 have not been included at this stage, and their omission does not preclude them from being undertaken at a later date.</p> <p>Policy 5.3.21 is not relevant to the current proposal.</p>

<p>evidence.</p> <p><b>Policy 5.3.19</b>  <i>Reconstruction of the louvred screens to the ground and first floor verandah ends, and window screens to the second floor should be considered as a means of enhancing the qualities of the verandah spaces at each level. The appearance of any new reconstructed elements shall be based on documentary and archaeological evidence.</i></p> <p><b>Policy 5.3.20</b>  <i>All new or reconstructed elements should preferably adopt a cleverly creative but sympathetic approach, which supports an understanding of the original design intent of these elements, but is still honest to its time. All new elements should above all have a sense of quality in design and execution which is commensurate with that of the original 1870s work.</i></p> <p><b>Policy 5.3.21</b>  <i>The existing doorcase including the fanlight, should be retained as it retains significant associations with past uses. Consideration of its replacement with a reconstruction of the original 1870 configuration, should only occur if all the details are accurately known for this and the present doorcase requires replacement due to irreparable damage.</i></p>	
<b>CULTURAL SIGNIFICANCE – Specific Policy: Interior (5.3.6)</b>	
<p><b>Policy 5.3.22</b>  <i>The ground floor reception rooms and the stairwell on all floors shall not be detrimentally altered or their integrity diminished.</i></p> <p><b>Policy 5.3.23</b>  <i>The glazed inner doors to the entry hall should be rebuilt in a manner which has less impact on the significant entry space and does not obscure the sense of the whole space.</i></p> <p><b>Policy 5.3.24</b>  <i>Discrete daylighting could be introduced to the top level of the stairwell, via a carefully designed skylight or similar, respecting significant fabric and the existing ceiling layout.</i></p> <p><b>Policy 5.3.25</b>  <i>If and when the opportunity arises, the french doors and adjacent window to the dining room should be restored to their original positions to re-centre the access from this space. Consider backlighting or other appropriate means to enhance the sense of lighted windows in this west wall.</i></p> <p><b>Policy 5.3.26</b>  <i>Fittings and furnishings throughout the house should not obscure the domestic scale of the place and should if possible strengthen the understanding and significance of the place.</i></p> <p><b>Policy 5.3.27</b>  <i>If the opportunity arises, remove the partition in the first floor front room and reinstate this as a single space. No subdivision or furnishing of this space which obscures an appreciation of it as one space should be carried out. The integrity of this space as a grand and formal room, should not be obscured.</i></p> <p><b>Policy 5.3.28</b></p>	<p>The current proposal does not include any works that would detrimentally impact on the significant fabric of the interior, in particular the reception rooms or stairwell (Policy 5.3.22).</p> <p>The blocking up of existing openings on the intermediary landings of the historic stair will not have a negative impact, as these were created in the 1970s to provide access to the new lift. The removal and infilling of the existing electrical cupboards, located within the original/early doorways between the intermediary landings and rear wing, provide the opportunity to interpret this connection and demarcation between the main house and its original rear wing.</p> <p>The narrow skylight proposed over the historic stair along the southern boundary, will require the removal of a small amount of the pressed metal ceiling. This loss of a small amount of early fabric (dated c.1910) and is considered to have minimal heritage impact. The new skylight can be positioned to respect the existing geometric pattern of the pressed metal ceiling. The skylight will introduce natural light to the stair well, greatly benefitting the space that is currently cut off from natural light. This aspect of the proposal is in accordance with Policy 5.3.24.</p> <p>Policies 5.3.23 to 5.3.30 are not relevant to the current proposal.</p> <p>Changes at basement level are restricted to the existing modern toilets, identified as being of little/neutral significance, and comply with Policy 5.3.31.</p> <p>The original layout of the attic rooms and door</p>

<p><i>The relationship of the eastern rooms of the place to the verandah should be retained and, where possible, enhanced.</i></p> <p><b>Policy 5.3.29</b> <i>The 1920s and 1970s openings between the two main first floor rooms reflect significant changes and contain significant fabric. In reconsidering these openings, the significance of these should be respected.</i></p> <p><b>Policy 5.3.30</b> <i>The second floor spaces should not be further opened up. All evidence of earlier finishes and former spaces is to be retained in situ.</i></p> <p><b>Policy 5.3.31</b> <i>Changes to the basement area of the place shall not damage or unnecessarily conceal original fabric or evidence of the use of the place.</i></p> <p><b>Policy 5.3.32</b> <i>The original layout of the attic rooms and door and dormer positions should be respected in any alterations to the attic level.</i></p> <p><b>Policy 5.3.33</b> <i>The 1970 extension to the place may removed or altered so long as its removal or alteration does not adversely affect areas of higher significance.</i></p> <p><b>Policy 5.3.34</b> <i>Missing significant elements, such as doorcases, windows and chimney pieces should not be reconstructed where this is not required for the survival and ongoing use of the place. Such missing elements could, however, be interpreted by the use of modern 'skeletal' structures or painted images, so that the 'sense' of the missing element is acknowledged.</i></p> <p><b>Policy 5.3.35</b> <i>All damage to significant and original joinery should be repaired, and where possible, the original wax polished finish reinstated to those elements which have lost it.</i></p>	<p>positions are to be retained in accordance with Policy 5.3.32. As discussed above, the form of the dormer is to be retained within a new roof space above, and hence will remain legible in to the future.</p> <p>The proposal is located over the 1970s wing and as discussed above, does not adversely affect areas of higher significance. As such, the current proposal is considered to meet Policy 5.3.33.</p> <p>The proposal does not include the reinstatement or reconstruction of missing significant elements as per Policy 5.3.34.</p> <p>Policy 5.3.35 is not relevant to the current proposal.</p>
<b>CULTURAL SIGNIFICANCE – Specific Policy: Roof (5.3.7)</b>	
<p><b>Policy 5.3.36</b> <i>The present roof covering may be replaced by a suitable, alternative, material. No new openings should be made or new structures built on those roof slopes visible from the east. The lost detail of the stone urns may be reinstated so long as any replacement is an accurate reconstruction of the original.</i></p>	<p>In accordance with Policy 5.3.36, there are no new structures or opening proposed to be constructed on the east facing roof slopes of History House.</p> <p>Currently the proposal does not allow for the replacement of the roof material (tiles).</p> <p>The remaining urns are to be checked and stabilised as required.</p>
<b>USE GENERALLY – Current Use (5.4.1)</b>	
<p><b>Policy: 5.4.1</b> <i>The place shall remain as mixed use office space so long as that function does not compromise the cultural significance of the place or obscure an understanding of it having been a single house.</i></p> <p><b>Policy: 5.4.2</b> <i>The 1970 extension may be altered to accommodate compactii and additional filing cabinets so long as the structural limitations of the building are stringently adhered to.</i></p> <p><b>Policy: 5.4.3</b> <i>The original part of the building that forms the eastern end of the library may be reordered so long</i></p>	<p>The current proposal maintains the existing mixed-use office space as per Policy 5.4.1. There are no proposals for interventions that would obscure the legibility of the place as a single gentleman's residence.</p> <p>Policies 5.4.2 and 5.4.3 are not relevant to the current proposal.</p>

<i>as that reordering does not diminish or obscure the significance of that space or its fabric.</i>	
<b>USE GENERALLY – Access and accessibility (5.4.2)</b>	
<p><b>Policy: 5.4.4</b>  <i>Disabled person's access shall be via Phillip Lane, the floor of the garage may be marked to designate a clear route for wheel chair users. The building users shall arrange, if required, to escort wheelchair users to the Phillip Lane entrance.</i></p> <p><b>Policy: 5.4.5</b>  <i>If the opportunity arises, the lift landings outside the lift (c1970s) should be reconfigured so that the lift stops at each floor level allowing wheelchair. Any work to alter the lift landing should not impact the original stair.</i></p>	<p>The existing steps from Macquarie Street and the largely intact and highly significant fabric of the façade, render the provision of disabled access from Macquarie Street difficult to achieve without major intervention in to the original fabric and impact on the streetscape presence of History House.</p> <p>Presently RAHS have been able to manage disabled access to its publically accessible ground floor level via a dedicated car spot on Phillip Lane and the existing lift on the southern boundary. This arrangement could also allow access to the commercial space at basement level. However, level access is not available to either the RAHS library at first floor or the commercial spaces at second floor and attic level as the existing lift only accesses the intermediary landings of the main historic stair between these floor levels.</p> <p>The proposal maintains the existing managed solution for providing disabled access via a new disabled car parking space off of Phillip Lane. A new lift will be provided into the existing (enlarged) lift core, to provide access to each floor level.</p> <p>This aspect of the proposal is located wholly within the 1970s wing, and as such will not result in the loss of any significant fabric. The overrun of the new lift extends above the ridge height, and will be visible is medium distance views from within the Botanical Gardens. This will result in minimal heritage impacts as discussed above.</p> <p>The new lift provides an increased level public access to the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> levels of History House, thereby enabling greater access to the historic structure and increased viability of History House as a whole.</p> <p>New accessible unisex toilets are proposed at 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> levels. These are located within the reconfigured 1970s wing, and will not result in any negative heritage impact.</p> <p>The reconfigured accessible toilet and shower at basement level will be located within existing bathroom areas, and will not have any adverse heritage impact.</p> <p>The proposed works associated with access and accessibility are consistent with Policies 5.4.4 and 5.4.5.</p>
<b>PHYSICAL CONDITION OF THE PLACE – Outline schedule of works (5.5.1)</b>	
<p><b>Policy 5.5.1</b>  <i>Conservation works including remedial and maintenance works to the building at 113 Macquarie Street must be based on an understanding of the cultural significance of the place and carried out in accordance with the guidelines and policies in this CMP.</i></p>	<p>The Outline schedule of conservation works included as part of this DA application has been developed based on an understanding of the condition of the building and the relative significance of its fabric and spaces.</p>
<b>PHYSICAL CONDITION OF THE PLACE – Maintenance of the place (5.5.2)</b>	
<p><b>Policy 5.5.2</b>  <i>A maintenance plan for the whole place should be</i></p>	<p>The current proposal has been prepared by Design 5 – Architects, authors of the 2016 CMP, and is based on a</p>

<p><i>developed, adopted and implemented to address the day-to-day maintenance requirements as well as at regular intervals.</i></p> <p><b>Policy 5.5.3</b>  <i>All work, including regular maintenance, carried out on significant fabric of 113 Macquarie Street should be guided by a suitably experienced conservation architect and be carried out by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.</i></p>	<p>long-standing understanding of the history and significance of the place.</p> <p>Design 5 has been engaged by RAHS to guide the project through the approval, design development and construction phases. As such, it is anticipated that an understanding of the significance of the place will form the basis for all further refinement of the design.</p> <p>In accordance with best practice, a mandatory heritage induction will be included as part of the site induction of the contractor and sub-contractors.</p> <p>The proposal meets the intent of Policy 5.5.2.</p> <p>Policy 5.5.2 is not relevant to the current proposal.</p>
<b>HERITAGE FLOOR SPACE (5.6)</b>	
<p><b>Policy: 5.6.1</b>  <i>Should the Royal Australian Historical Society pursue an application for Heritage Floor Space, it should first consider the implications this will have on future development over the 1970 addition. Any approval should not prevent development in accordance with other policies in this document.</i></p>	<p>Policy 5.6.1 is not relevant to the current scheme.</p>
<b>AUSTRALIA ICOMOS CHARTER (THE BURRA CHARTER) 1999 (5.7)</b>	
<p><b>Policy 5.7.1</b>  <i>Any and all works to 133 Macquarie Street should be carried out in accordance with the principles and processes set out in the Australia ICOMOS Burra Charter 2013.</i></p>	<p>The proposal has been prepared in accordance with the principles and processes of the Australia ICOMOS Burra Charter 2013.</p>
<b>AUSTRALIA ICOMOS CHARTER (THE BURRA CHARTER) 1999 – Control of works on significant elements (5.7.2)</b>	
<p><b>Policy 5.7.2</b>  <i>All conservation, including repair, adaptive re-use and interpretation must be carried out in accordance with best conservation practice and the principles and processes defined in the Burra Charter.</i></p> <p><b>Policy 5.7.3</b>  <i>Significant fabric from all periods of the place must be respected, with evidence of all phases of the history and use of the place kept in situ in accordance with the policies in this document.</i></p> <p><b>Policy 5.7.4</b>  <i>Disturbance of significant physical fabric is acceptable where it provides information necessary for the conservation of the place and the loss of cultural significance is slight.</i></p> <p><b>Policy 5.7.5</b>  <i>Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of cultural significance should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.</i></p> <p><b>Policy 5.7.6</b>  <i>Where significant fabric is damaged, the repair of the original element should be done in preference to its replacement with new. This preserves the intactness and the significance of the place.</i></p> <p><b>Policy 5.7.7</b>  <i>All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Earlier</i></p>	<p>The proposal has been prepared in accordance with the principles and processes of the Australia ICOMOS Burra Charter 2013.</p> <p>The proposal includes a small amount of intervention in to the significant fabric of the rear roof slopes, dormer window and pressed metal ceilings at attic level as discussed above. Such intervention has been minimised through the retention of the framing of the rear roof slope and dormer window framing below the roof covering. The removal of a narrow length of pressed metal ceiling above the historic stair is appropriate given that the majority of the ceiling is to be retained and potential benefits of natural daylight into the stair. The new skylight will be coordinated with the geometric pattern of the pressed metal.</p> <p>The proposal is considered to meet the intent of Policies 5.7.2 to 5.7.9.</p> <p>Prior to works, an archival photographic recording can be undertaken as per Policy 5.7.10.</p> <p>This HIS report and development application meets Policy 5.7.11 and any conditions of consent.</p> <p>Design 5 – Architects have been engaged to guide the project through the design development and construction phases in accordance with Policy 5.7.12.</p>

<p><i>finishes such as paint, polish etc. should not be removed unless it is necessary for the repair of the elements, or the finish has deteriorated, or been substantially lost.</i></p> <p><b>Policy 5.7.8</b> <i>Adaptation to a new use and adaptation of spaces and elements must allow for ongoing access and maintenance to original and significant fabric.</i></p> <p><b>Policy 5.7.9</b> <i>The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.</i></p> <p><b>Policy 5.7.10</b> <i>All new evidence uncovered during works to the place should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.</i></p> <p><b>Policy 5.7.11</b> <i>The individuals responsible and the procedures for making policy decisions on the place must be identified and approved by Sydney City Council and other controlling authorities before any works can commence.</i></p> <p><b>Policy 5.7.12</b> <i>At the documentation and construction stages of any works on the significant elements of the place, a qualified conservation architect should be appointed. This architect should prepare the documentation and provide on site assistance and direction as the work proceeds. Suitably experienced tradesmen and contractors should be engaged to carry out the works. They should be approved by the conservation architect before work commences. All documentation should be in accordance with the policies in this Conservation Management Plan.</i></p>	
<b>STATUTORY CONTROLS – New South Wales Government – Standard Exemptions (5.8.1.2)</b>	
<p><b>Policy 5.8.1</b> <i>This CMP should be referred to the City of Sydney Council and the Heritage Division as part of any application for change or development. It should be accompanied by a Statement of Heritage Impact that assesses the particular proposal.</i></p> <p><b>Policy 5.8.2</b> <i>All works to 113 Macquarie Street, whether they fall within the Heritage Council's standard exemptions or not, should retain and respect the cultural significance of the place, and be carried out by the appropriate licensed tradespeople with experience in conservation work and with advice from a heritage consultant.</i></p>	<p>This Statement of Heritage Impact is to be read in conjunction with the 2016 CMP for History House. Both reports are to be lodged with the Integrated Development Application and subsequent Section 60 application.</p>
<b>STATUTORY CONTROLS – Building Code of Australia (5.8.3)</b>	
<p><b>Policy 5.8.3</b> <i>Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions and compromises should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric.</i></p>	<p>The development of the BCA solution has been informed by the cultural significance of the place.</p> <p>In particular with regard to access, a management solution has been developed that enables access via the existing parking space on Phillip Street, rather than from Macquarie Street. This has enabled the retention of the highly significance front façade and its</p>

	streetscape appearance on Macquarie Street.
<b>STATUTORY LISTINGS – National Trust of Australia (5.9.2.1)</b>	
<p><b>Policy 5.8.1</b>  <i>As soon as practicable after the finalisation of this Conservation Management Plan, a copy of Section 3.6 (State Heritage Register criteria) and Section 4 (Statement of Cultural Significance) should be forwarded to the National Trust of Australia (NSW) to amend and update its classification.</i></p>	This policy is not relevant to the current scheme.
<b>ARCHAEOLOGY (5.10)</b>	
<p><b>Policy 5.10.1</b>  <i>Any evidence of the removed structures and beneath the existing structures, should be retained in situ.</i></p> <p><b>Policy 5.10.2</b>  <i>Archaeological remains should not be exposed or removed from the site.</i></p> <p><b>Policy 5.10.3</b>  <i>Investigation and recording should be undertaken by a qualified archaeologist in areas where the survival of evidence is under threat, about to be lost, made inaccessible or about to be covered.</i></p> <p><b>Policy 5.10.4</b>  <i>Where work or development is proposed which may involve disturbance of sub-surface fabric, relevant permits should be obtained before the commencement of work. An archaeological assessment must be prepared by a qualified historical archaeologist in accordance with Guidelines published by the Heritage Council prior to further archaeological investigations. As a minimum, an archaeological watching brief or monitoring program may need to be undertaken.</i></p> <p><b>Policy 5.10.5</b>  <i>A log must be kept of all new evidence found during works, and decisions arising from it added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.</i></p>	<p>No archaeological approvals are required.</p> <p>New footings are required at the base of the new shear walls, located within disturbed ground associated with the 1970s additions.</p>
<b>INTERPRETATION – Generally (5.11.1)</b>	
<p><b>Policy 5.11.1</b>  <i>The significance of 133 Macquarie Street, including significant uses and associations, should be interpreted to the public and all those involved with its management, use and maintenance.</i></p> <p><b>Policy 5.11.2</b>  <i>An Interpretation Plan should be prepared and implemented in order to achieve these objectives. In order to avoid fragmenting the site or treating it in a piecemeal manner, there should be an integrated approach to any signage and interpretation across the whole site.</i></p> <p><b>Policy 5.11.3</b>  <i>Interpretation should form a backdrop to, or be part of an active and viable use and should enhance rather than hinder the user/visitor experience.</i></p> <p><b>Policy 5.11.4</b>  <i>In situ interpretation should be located in areas which are publicly accessible and as well as in other less accessible areas where this is appropriate.</i></p>	<p>The proposal allows for interpretation of the form of the original rear wing on Phillip Street, through the installation of an interpretive metal façade element connected to the existing and new rear façade.</p> <p>This element interprets the shape of the former building and its openings. The interpretation will mainly be seen from angled approach views from north and south along Phillip Lane. The house is unique for Macquarie Street and this interpretation is one way to translate this uniqueness and former building typology to Phillip Lane. Situated approximately midway between axial views of the Chief Secretaries Building to the north and Aura Place to the south (both very significant buildings of very different periods), the interpretation is an opportunity to mediate this axial view with prominent visual cues. Potential for lighting such as LED strip along the banding may also be considered.</p> <p>This element requires further refinement, however</p>



	would enhance the legibility of the original configuration of the building as a single residence, and hence is a positive aspect of the proposal. We consider the interpretation to be innovative and potentially exciting architectural and historic element to the Lane that will enliven and communicate its rich history.
<b>INTERPRETATION – Tours and Open Days (5.11.4)</b>	
<b>Policy 5.11.8</b> <i>As the opportunity arises, general access and/or guided tours should be provided as special Open Days or similar events to allow interpretation for and appreciation by the general public.</i>	This policy is not relevant to the current proposal.
<b>MANAGEMENT AND MAINTENANCE OF THE PLACE – Generally (5.12.1)</b>	
<b>Policy 5.12.1</b> <i>In order to conserve the significant fabric of the place, a strategy for management and maintenance must be adopted.</i>  <b>Policy 5.12.2</b> <i>All persons involved with the management and maintenance of the place should be made familiar with the contents of this report to ensure that the intent of the policies are adhered to and the cultural significance of the place is retained. This is particularly important where any changes or works are proposed to the place.</i>  <b>Policy 5.12.3</b> <i>A copy of this report should be retained on site at all times for the use by all those involved with the management and maintenance of the place.</i>	These policies are not relevant to the current proposal.
<b>MANAGEMENT AND MAINTENANCE OF THE PLACE – Management (5.12.2)</b>	
<b>Policy 5.12.4</b> <i>The ongoing care, maintenance and management of the building must be controlled by a single entity, preferably the building owner. With exception of a possible residential use of the top floor (refer to Policy 5.4.3), subdivision of the building is discouraged.</i>  <b>Policy 5.12.5</b> <i>RAHS should continue to be responsible for the management and maintenance (site and fabric) of the place, including the management of tenants and tenancy fitout. The impact of the latter should be closely scrutinised and professional conservation advice should be sought as necessary.</i>  <b>Policy 5.12.6</b> <i>Tenants and users of the place should be made aware of the issues relating to the continuing conservation and maintenance of the place. Compliance by all persons and bodies involved with the place with the policies of the plan should be periodically checked.</i>  <b>Policy 5.12.7</b> <i>Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills. They should be made familiar with the history, significance and issues concerning the element to be worked on.</i>	Policies 5.12.4 to 5.12.7 are not relevant to the current proposal.
<b>MANAGEMENT AND MAINTENANCE OF THE PLACE – Maintenance (5.12.3)</b>	
<b>Policy 5.12.8</b>	Policies 5.12.8 to 5.12.10 are not relevant to the current

<p><i>A maintenance plan for the whole place should be developed, adopted and implemented to address the day-to-day maintenance requirements as well as the upgrading of services.</i></p> <p><b>Policy 5.12.9</b>  <i>All work, including regular maintenance, carried out on significant fabric of the place should be done by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.</i></p> <p><b>Policy 5.12.10</b>  <i>The program of termite inspection and monitoring should be maintained for the whole site.</i></p>	<p>proposal.</p>
<p><b>ADOPTION, IMPLEMENTATION AND REVIEW (5.13)</b></p>	
<p><b>Policy 5.13.1</b>  <i>This Conservation Management Plan, with its analysis and policy sections, should be adopted by RAHS, and used to guide all future works on the place including planning and development controls for the site. It should also be used as a basis to evaluate development applications, variations or exemptions to accepted statutory requirements or previously given rulings regarding any works to the place.</i></p> <p><b>Policy 5.13.2</b>  <i>A copy of this report, as adopted by RAHS, should be placed in a permanent archive at City of Sydney Council and be available for public inspection. A copy must also be kept on site and be available for inspection or reference. Copies should also be lodged with the NSW Heritage Division library.</i></p> <p><b>Policy 5.13.3</b>  <i>Sources of funding must be identified and secured before any works can be commenced on site. The staging sequence and extent of the works will be determined by the nature and amount of funding.</i></p> <p><b>Policy 5.13.4</b>  <i>Conservation of the place and implementation of changes to the place should be at the direction of a qualified conservation consultant/consultants with the appropriate knowledge and skills.</i></p> <p><b>Policy 5.13.5</b>  <i>All work undertaken on significant fabric of 133 Macquarie Street should be in accordance with policies set out in sub-section 5.3.2 'Significance grading' of this report.</i></p> <p><b>Policy 5.13.6</b>  <i>Should earlier significant fabric or previously unknown evidence (not already covered by this Conservation Management Plan) relating to the place be uncovered, it should be recorded and added to the existing archive on the place or incorporated into a report or as an addendum to this Conservation Management Plan, as appropriate. The analysis and policy sections should also be revised or updated, if necessary.</i></p> <p><b>Policy 5.13.7</b>  <i>The place should be fully recorded photographically for archival purposes before any intervention or works commence.</i></p> <p><b>Policy 5.13.9</b>  <i>This conservation policy document should be reviewed every 10 years or sooner if:</i></p> <ul style="list-style-type: none"> <li>• <i>if the management structure of the place</i></li> </ul>	<p>Policies 5.13.1 to 5.13.3 are not relevant to the current proposal.</p> <p>As discussed above, the proposal has been developed in accordance with policies 5.13.4 to 5.13.6.</p> <p>Design 5 – Architects have been engaged to prepare the current development application and guide the project through the design development and construction phases (Policy 5.13.4).</p> <p>During the implementation of the works, any significant fabric that is exposed (such as the dormer window, roof of the rear wing and sandstone steps) will be recorded in accordance with Policy 5.13.6.</p> <p>Prior to the implementation of the works, an archival photographic recording will be undertaken (Policy 5.13.7).</p> <p>Policy 5.13.9 is not relevant to the current proposal.</p>

<p><i>changes,</i></p> <ul style="list-style-type: none"> <li>• <i>if there is a major change of use is proposed for the place (other than those that fall within the constraints of this Conservation Management Plan),</i></li> <li>• <i>if new physical or documentary evidence changes the known significance of the place.</i></li> </ul>	
<b>FURTHER RESEARCH (5.14)</b>	
<p><b>Policy 5.14.1</b>  <i>When the opportunity arises, research should be carried out on the Aboriginal and early European occupation of the site, to give a more thorough understanding of the historical context of the site.</i></p> <p><b>Policy 5.14.2</b>  <i>A brief history of the Royal Australian Historical Society should be prepared, and the historical information included in section 2.7.6.</i></p> <p><b>Policy 5.14.3</b>  <i>As further information (such as plans, drawings and photographs) is found about George Allen Mansfield's original design, and subsequent changes, or other history associated with the place, its occupants or owners, it should be added to this report as an appendix and, if necessary, the significance of the place reviewed.</i></p> <p><b>Policy 5.14.4</b>  <i>As part of the future review process, the strong or special association with the life of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (as discussed in section 3.2.6) should be reviewed and the significance of those associations clarified.</i></p>	<p>Policies 5.14.1 to 5.14.4 are not relevant to the current proposal.</p>

## 5.2 Local Environmental Plan (LEP 2012)

The objectives from the LEP2012 are quoted below followed by comment:

*1) Objectives*

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of the City of Sydney,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

### **Comment**

- (a) the proposal retains and conserves the State significant building in active use.
- (b) The elements and spaces of exceptional significance are not impacted upon by the proposed development. The significant relationship of the subject site with the Royal Botanical Gardens is respected and not impacted upon.
- (c) The site is identified as Area of Archaeological Potential (AAP) on the Archaeological Zoning Plan. Ground works is proposed in areas of the 1970s additions. Given the disturbance of the area to be developed, there are unlikely to be any archaeological impacts.
- (d) Not applicable

### 5.3 Development Control Plan (DCP 2012)

The relevant sections of the DEP2012 are quoted below followed by comment:

#### 3.9 Heritage

##### Objectives

(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.

(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.

##### Comment

(a) The heritage significance of the place has been a guiding principal for the development of the design. RAHS are committed to ensuring that the proposal respects and enhances the significance of History House, while providing for increased and improved amenity.

(b) The proposal does not impact on the significance of History House or on the significance of the adjacent BMA House. It is a small addition discretely located at the rear of the property. The proposal enables History House to remain economically viable, and ensure it is conserved in active use in to the future.

#### 3.9.4 Development of sites of State heritage significance or containing more than one heritage item

(1) This provision applies to development that will introduce major changes to a heritage item identified in Schedule 5 of the Sydney LEP 2012 as being of State heritage significance or to a site containing more than one heritage item, if the development involves:

(a) demolition that will result in a reduction of the building envelope of the heritage item by more than 35%;

(b) an increase in the size of the building envelope of the heritage item by more than 20%; or

(c) building over more than 20% of a heritage item's building footprint within the airspace above the item, but not within the airspace next to the item.

(2) When considering an application for development to which this provision applies, the consent authority is to:

(a) appoint a committee that includes heritage professionals to examine and advise on the merits of the proposal;

(b) be satisfied that that committee has followed an appropriate public process for the purpose of that examination; and

(c) consider the advice of the committee, but is not bound by the advice of the committee.

##### Comment

(1) (a) Not applicable. The proposal does not involve demolition of more than 35% of the heritage item.

(b) The existing GFA is calculated as 697 while the new GFA is calculated at 865sqm. The proposed new floor space is 172sqm or roughly 24% additional GFA. We note that GFA is calculated as per the definitions in Council guidelines. Overall space increase including excluded area in the GFA including parking, service rooms, stairs etc, is less than 20% additional floor space.

(c) The proposal involves building over 20% of the building footprint area.

(2) Considering the size and scale of the proposal and relatively minor impact to heritage building and context to Macquarie Street, we contend that appointment of a Heritage Committee is not required.

#### 3.9.5 Heritage items

##### Objective

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

##### Provisions

(1) Development affecting a heritage item is to:

(a) minimise the extent of change to significant fabric, elements or spaces;

- (b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits;*
- (c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;*
- (d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of services will have minimal impact on significant fabric, elements or spaces;*
- (e) the provision of on-site interpretation, or a combination of each of these measures;*
- (f) not reduce or obscure the heritage significance of the item; and*
- (g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.*
- (h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;*
- (i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and*
- (j) respect the pattern, style, dimensions or original windows and doors.*
- (2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.*
- (3) 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.*
- (4) 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.*

## **Comment**

(a) The development has been design and sited so as to protect the heritage significance of the site. The assessment below should be read in conjunction with the Heritage Impact Statement prepared as part of this application.

(a) The proposal has been sited at the rear of the property to minimise impacts to significant fabric and spaces. It includes additions and alterations to the non-significant 1970s wing.

(b) The proposed addition is clearly a new insertion, and does not attempt to mimic the existing materials. The method of refinishing the steps and verandah to Macquarie Street needs to be finalised. Where possible, the original steps will be revealed. If these are in a poor condition, it might be necessary to provide new sandstone treads.

(c) The proposal does not impact on the legibility of each of the phases of development. The use of materials that do not seek to mimic the existing ensures that the proposal is clearly read as anew layer in the evolution of this property. The inclusion of the metal blade on the rear façade, provides interpretation of the earliest form and scale of History House on Phillip Lane, which is currently not available.

(d) The proposal includes the provision of additional office accommodation, which is consistent with the current mixed use of History House. As the work is largely located over the 170s wing, the upgrading of services is unlikely to result in adverse impacts to significant fabric, spaces and elements.

(e) On site interpretation is included to the Phillip Street facade, in the form of a metal blade, that interprets the form and scale of the original rear wing. This interpretive element provides History House with a presence of Phillip Lane, which it currently does not have, and is a positive aspect of the proposal.

(f) Being sited at the rear of the property, and largely below the existing ridge height, the proposal does not result reduce or obscure the heritage significance of History House.

- (g) The proposed roof covers over the existing dormer window and roof form. These elements are proposed to be retained within the new roof space, such that they remain as important evidence of the earlier form of the building.
- (h) Refer to the Heritage Impact Statement report which assesses the heritage impacts of the proposal against the policies of the 2016 CMP. The proposal is found to be in concurrence with the policies of the CMP.
- (j) New windows to the additional floors are aligned and scaled to reflect the existing windows facing Phillip Lane.
- (2) The proposal allows for the removal of intrusive tiling to the front entrance steps and the reinstatement of the original sandstone finish. This is a positive aspect of the proposal in that it reinstates the original appearance and character of the entrance from Macquarie Street.
- (3) (a) and (b) The proposed two storey addition has been designed to complement the existing form and scale of History House. Located at the rear of the property, it does not impact on the appearance and streetscape presence of History House on Macquarie Street.
- (c) The external materials and colours for the addition have been deliberately chosen to be both recessive - for elements appearing above the ridge height in mid-distance views from the Botanical Gardens - and be clearly distinguished as new work when viewed along Phillip Lane.
- (d) As with the 1970s wing below, the additions align with the property Boundary on Phillip Lane.
- (4) (a) The proposal is adjacent the significant BMA House. Given the relative size of the proposal in comparison to BMA House, the proposal can not be said to impact on the appearance or curtilage of BMA House.
- (b) Not applicable
- (c) Not applicable
- (d) the proposal does not impact on the primary elevations and views of BMA House along Macquarie Street.

### **3.9.10 Building materials for heritage items and buildings within heritage conservation areas**

- (1) *Where residential flat buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained.*
- (2) *Existing face brickwork and stonewalls are not to be coated, rendered or painted.*
- (3) *Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials.*
- (4) *New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.*
- (5) *Development along King Street, Newtown and certain properties adjacent is to be consistent with the King Street and Enmore Road Paint Scheme, available on the City's website, [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au).*
- (6) *Solar water heater storage tanks, ventilators, wind generators, air conditioning units, satellite dishes and antennae and the like, are not to be located on the principal roof plane of heritage items or contributory items in heritage conservation areas.*
- (7) *Solar collector or photovoltaic panels may be located on buildings in a heritage conservation area. Where solar collector or photovoltaic panels are proposed on the principal roof plane of a contributory building in a heritage conservation area, the panels are to be removable, parallel to the pitch of roof and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric.*

### **Comment**

- (1) Not applicable
- (2) The existing sandstone facades of History House facing Macquarie Street are not proposed to be coated, rendered or painted.
- The existing brickwork infill on Phillip Lane is also not proposed to be refinished.
- (3) The proposal does not include the removal of original materials.
- (4) The new additions will not be readily visible from Macquarie Street; however will be visible in mid-distance views from the Royal Botanical Gardens. The cladding chosen is in a mid grey tone such that it will be recessive in appearance on those elements that extend over the ridge height in

front of Governor Phillip Tower. Along Phillip Street the proposed cladding does not attempt to mimic the materials of the 1970s wing, and clearly reads as a new phase of development.

(5) Not applicable

(6) New air conditioning units are proposed to be located within a new plant room, and hence are not located on the principal roof plane of the heritage building.

(7) Not applicable

### ***3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas***

#### *Provisions*

*(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.*

*(2) Excavation will not be permitted if:*

*(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and*

*(b) it will occur under or forward of the front facade.*

#### **Comment**

(1) A small amount of excavation is required for new footings to the proposed shear walls. Excavation is located wholly beneath the 1970s wing, and will be guided by the Geotechnical engineering report and structural design.

(2) Excavation does not occur below common walls or under and forward of the front façade.



## 6. Recommendations

Many of the recommendations listed below are incorporated into the plans and the Outline Schedule of Works. The following is a summary of recommendations set out in this report and compiled for reference.

Space/ Element	Recommendation	Reason
<b>General</b>	All policies in the CMP must be followed except where deviation from the policies is deemed acceptable as discussed in section 5.1 of this report.	To allow the viable reuse of the place that will minimise adverse heritage impact.
	Conservation works should be carried out in accordance with the principles set out in the Australia ICOMOS Burra. The Outline Schedule of Conservation Works prepared by Design 5 – Architects and accompanying the Development Application provide guidance for future conservation works.	Standard conservation practice and appropriate treatment and protection of significant fabric.
	An appropriately experienced conservation architect must be engaged to oversee and advise during detailed design and construction stages.	Ensure significant fabric is conserved with appropriate materials and methods.
	A heritage induction explaining the significance of the place should be prepared and incorporated in to the general site induction for all contractors and sub-contractors.	Ensure all decisions and work is undertaken with an understanding of significance.
	Archival photographic record of History House should be carried out prior to works commencing.	Record the configuration of the buildings prior to alterations and additions.
	Further refinement of the Schedule of Conservation Works will occur once the construction phase commences, funds are conformed and access is available.	To ensure conservation works are based on detailed assessment of condition.
<b>Demolished materials</b>	Demolished materials are mainly 1970s fabric, metal roof, masonry elements and the 1970s lift. Early fabric is generally retained, protected or reinstated. We therefore do not consider the retention of fabric for historic or heritage reasons, although, this may be the discretion of the Contractor for environmental purposes.	Significant fabric to remain on site.
<b>Walls</b>	Infilling of openings to intermediary landings should consider interpretation of the original/early openings in the plaster or paintwork such as outline or niche.	Provide evidence of the demarcation between the main house and the rear wing.
<b>Services</b>	New electrical and services to use existing locations and reuse existing chasings. Where new services are required, care should be taken to limit damage to fabric in accordance with the CMP policies. Surface mounted conduits may be considered, however, these	Protection and conservation of significant fabric.  Maintain a high level of quality to the internal fit out.

	too can be distracting and diminish the quality of a space. these issues must be over seen by a conservation architect and balanced with amenity and interior quality.	
	All other service reticulation should be concealed where possible.	Maintain a high level of quality to the internal fit out.
<b>Additional elements</b>	The detailed design for the interpretive metal element to the rear elevation should be treated as a condition of consent.	Allow appropriate time to consult and prepare designs.

## 7. Conclusion

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History House is of State significance for its historic and aesthetic values as a fine example of a gentleman's townhouse in Sydney and NSW from the late Victorian period, and as possibly the finest surviving example in NSW. Its location on Macquarie Street and its relationship to the Botanic Gardens retains the key elements of its historic context. It retains the ability to demonstrate the scale, quality, and history of nineteenth century residential development in one of Sydney's finest streets and most fashionable residential addresses. Its evolution and changing uses reflect the changing demographics of Macquarie Street and central and inner Sydney generally, from residential to commercial.

The proposed addition is located wholly over the 1970s wing, consistent with the policies of the 2016 CMP. The proposal has been designed to be lightweight so as to minimise structural strengthening or changes to the existing building and excavation for footings. There are no additions proposed at the front of History House, which will obscure the historic and significant connection between History House and the Botanic Gardens. Its location at the rear means that it will be wholly hidden from views along Macquarie Street, given the oblique viewing angles and also the street trees. While the proposed fire stair and lift overrun extend above the existing ridge height, these result in only minor impacts on the views of History House from the Botanic Gardens, as these components are largely recessive and are dominated by the backdrop of the modern Government Phillip tower behind.

The building has undergone a number of phases of alterations since its initial construction in 1871, however the front portion of the house remains largely intact in its original layout and fabric including joinery, fireplaces and ceilings. There are no changes proposed to the front 1871 portion of the building, and the existing public access is maintained and enhanced through the proposed access upgrades (lift replacement) to the RAHS library and the existing and new office spaces. In each phase - 1920s and 1970s - evidence remains in the existing fabric. The current proposal adds another layer in the evolution of the building, without obscuring the previous layers. The interpretation of the original/early form and configuration of the rear wing enables the historic property to have a presence in Phillip Lane, which is currently not available.

The extent of demolition of significant fabric is minor, including to the roof of the rear wing and attic dormer window. Given that these roof elements are not currently visible from either Macquarie Street or Phillip Lane, there are no impacts arising on the legibility of the configuration of the original building. Their loss has been mitigated by the retention of their form within the new roof space, and the installation of the proposed interpretive element on the Phillip Lane façade, which provides an indication of the earliest configuration and form of the rear wing. The loss a narrow length of pressed metal ceiling at attic level above the historic timber stair is of minor impact. The new skylight can be detailed so as to reflect the existing pattern of the pressed metal ceiling.

Since 2004, the RAHS has undertaken an extensive program of conservation and maintenance works, including to the sandstone façade, timber and cast iron elements of the verandahs and internal painting of some areas. As such, the building is generally in good condition, and existing areas of structural movement and water ingress do not require works at this stage and should continue to be monitored.

The Schedule of Conservation works also includes the removal of the intrusive tiling to the front entry steps and verandah and reinstatement of a sandstone finish. This aspect of the proposal is a positive outcome in that it reinstates the original appearance of the entry. Reinstatement of other

missing significant elements is not considered vital to the appreciation of the significance of the place, and their omission at this stage does not preclude them from being reinstated at a later date.

The philosophy of the owner, Royal Australian Historical Society is linked to the place and provides tangible link to the development and growth of the city and its history. The proposal will ensure that the RAHS has the room to expand in the long term and remain viable as an organization in the short term through commercial rent.

It is our opinion that the proposal will not adversely impact the heritage significance History House and will enable the building to remain viable in to the future. The proposal satisfies the intent of the conservation policies of the 2016 Conservation Management Plan. We therefore recommend this development be approved

A handwritten signature in black ink, reading "Robert Gasparini". The script is cursive and fluid, with the first name "Robert" and last name "Gasparini" clearly distinguishable.

Robert Gasparini

## 8. Appendix

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### 8.1 Outline Schedule of Conservation Works

The Outline Schedule of Conservation Works prepared by Design 5 – Architects is intended to provide guidance for future conservation works. This Outline Schedule of Conservation Works will need to be reviewed and updated as the design develops and further information of the building is made available through access or opening up.