Placemaking NSW

132-134 Cumberland Street, The Rocks Conservation Management Plan

December 2024



Acknowledgement of Country

As Tallawoladah (The Rocks), Barangaroo and Tumbalong (Darling Harbour) precincts' custodians, Placemaking NSW recognises that it stands on Aboriginal land, the area we know as Sydney.

We acknowledge Gadigal Country, her lands, sea and sky, we acknowledge her custodians, the people of Grass tree, their kin the Wangal, Bidjigal, Cabrogal and Cammeraygal who often visited this Country to connect and share.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

It should be noted that the precinct names selected and applied for this document are known as from The Sydney Language, named so for the purposes of Placemaking NSW's Reconciliation Action Plan. We acknowledge that there are numerous Aboriginal language place names, including Gadigal, Wangal, Cammeraygal and Dharawal, connected with these precincts.

Revision and version details

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Acknowledgments

This CMP reviews the earlier CMP prepared by OCP Architects in 2017. PMNSW also acknowledges the work of Aboriginal cultural knowledge holder Dharawal/Gumbaynggirr woman Rowena Welsh-Jarrett who has multiple links to coastal Sydney clan groups.

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Executive Summary

132-134 Cumberland Street, The Rocks, and its site is of State heritage significance as a pair of late nineteenth century modest inner city residential terraces that make an important contribution to the understanding of the historical development and residential use of The Rocks and Millers Point.

The site of 132-134 Cumberland Street has been used for residential purposes from circa 1822 when George Cribb constructed a row of tenements along Cumberland Street to Long's Lane. As a pair of terraces built on the site, circa 1891, they demonstrate how the density of The Rocks was increasing with the insertion of modest terrace houses in between existing housing stock.

The terraces remained largely unaltered and tenanted until the 1970s, after which the buildings were left vacant, and they fell into disrepair. Reconstruction and conservation works were undertaken in the mid-1990s by the then Sydney Cove Authority (SCA, now Placemaking NSW) to restore the fabric and appearance of the buildings, particularly the reinstatement of the residential use and the restoration of the interiors. The conservation work is significant in the evolution of the site and has enhanced the ability of the building to demonstrate its main characteristics.

The terraces are of State significance as a relatively intact component of The Rocks area, and also as part of the Long's Lane Precinct, with its intact scale of buildings and original layout of lanes. Even though many of its nineteenth century neighbours did not survive the City Improvement Board or the Government's twentieth century resumption and improvements, the relationship between 132-134 Cumberland Street and the Long's Lane Precinct remains clear and within the historic street pattern.

Within the State significant Rocks and Millers Point areas, 132-134 Cumberland Street site is an important survivor from the late nineteenth century which still retains its residential use and clearly demonstrates its historic planning, particularly with its service areas. It is significant and rare as the only example of an intact 'ground floor verandah' terrace type in The Rocks, and a rare example of a terrace with central service passageway to the rear yards. The positioning of the terrace on an abrupt sandstone and beton brut plinth formed out the lowering of Cumberland Street, while not part of the original design intent, has raised the terrace up as a prominent local landmark in Cumberland Street.

The archaeological potential of the site of 132-134 Cumberland Street is of State significance and relates to early development of The Rocks as well as late nineteenth and early twentieth century development. Its rear yard corresponds with location of parts of the former yards of 9-11 Carahers Lane. The significance of this evidence is high. Any subfloor archaeological deposits are a significant resource, and it is expected that remains of the pre-1890 occupation will be present.

This Conservation Management Plan (CMP) has been prepared by Placemaking NSW, the trading name of Place Management NSW (PMNSW), to guide the future conservation and use of the terraces at 132-134 Cumberland Street. This CMP updates an earlier CMP prepared by Otto Czerhalmi and Partners in 2015 and reflects changes that have occurred to the place since that time.

The key recommendations of this CMP are:

- Continue the current residential use.
- Maintain the streetscape presentation of the terrace, together with the neighbouring Victorian terraces 130 and 136-138 Cumberland Street.
- Retain and conserve the important contribution of the terraces as a critical part of the Long's Lane precinct.
- Retain, conserve, and maintain the original and reconstructed fabric, spaces and character of 132-134 Cumberland Street.
- Ensure that future occupants and managers are aware of the heritage values of the building and the need to apply for and gain approvals for all physical works to the buildings, both externally and internally.
- Seek early and appropriately qualified and experienced heritage design, building and maintenance advice on how to manage the building and its heritage values and building fabric.
- Continue a program of regular maintenance and repairs, and inspection of the building to ensure its long-term conservation.



1

Introduction

1.1 Context of the Report

This CMP has been prepared by the Design and Place (Heritage) team, Placemaking NSW, Crown Lands and Public Spaces, NSW Department of Planning, Housing and Infrastructure. Placemaking NSW is the trading name of Place Management NSW (PMNSW). It has been structured to fit within the framework of *The Rocks Heritage Management Plan* (adopted February 2010), conforms to the current guidelines of the Heritage Council of New South Wales (the Heritage Council), and has been prepared to a standard suitable for adoption by PMNSW as delegate of the Heritage Council.

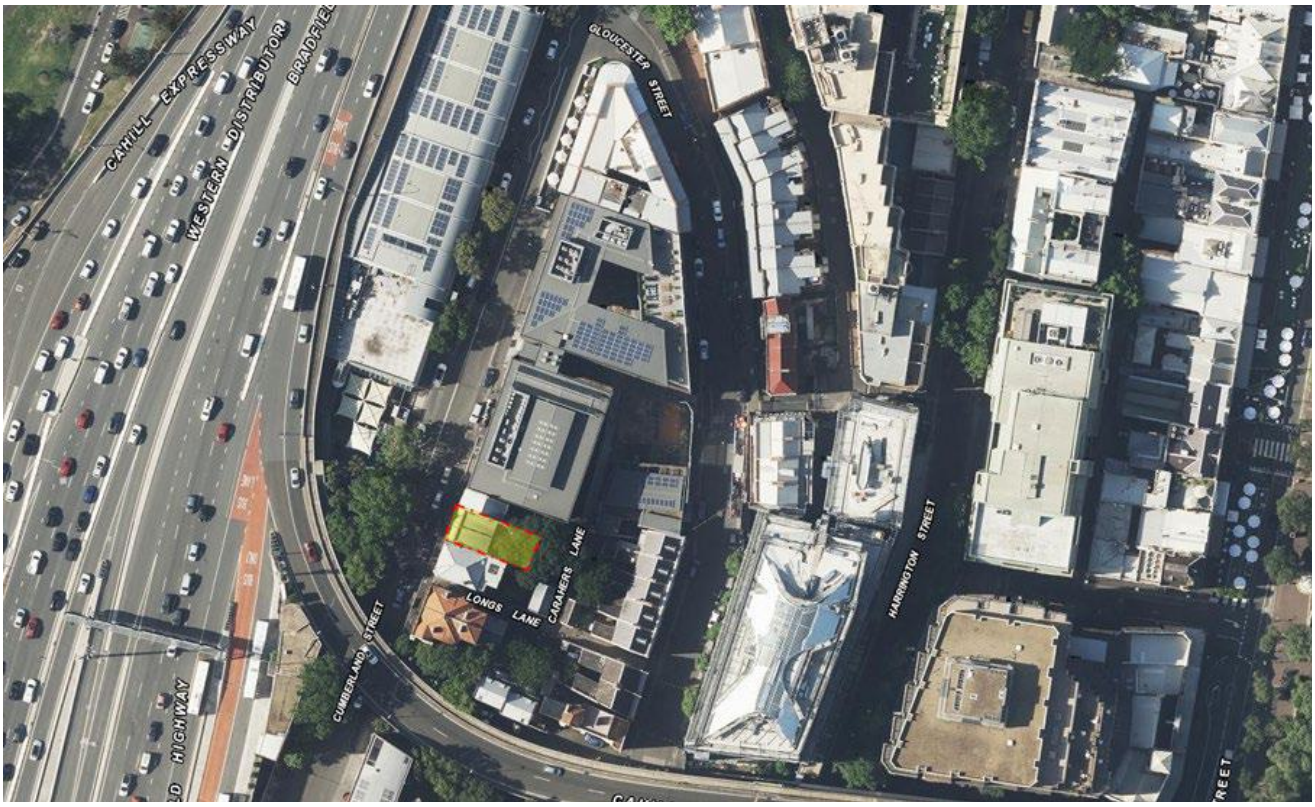


Figure 1: Location of 132-134 Cumberland Street within the context of The Rocks. The study site is outlined in red. Source: SixMaps 2024

1.2 Objectives

The objective of this CMP is to provide guidelines for the conservation, re-use, interpretation and management of 132-134 Cumberland Street to ensure that the heritage values of the place are maintained and, where appropriate, enhanced.

This CMP is a practical document to guide decisions that may affect the heritage value of the place. It is to be used to guide temporary and permanent works and development proposals. It forms the basis for future planning decisions and the assessment of heritage impacts for works and development proposals for the building, site, and its setting.

1.3 Site Ownership

132-134 Cumberland Street is owned by the Crown and vested in PMNSW. The property is currently on a 99-year leasehold until 2122. Upon expiry of this lease, the properties will revert to PMNSW.



Figure 2: Aerial photo of Long Lane Precinct outlined in red, 132-134 Cumberland Street shown in yellow. Source: SixMaps 2024

1.4 Site Identification

The site consists of two terraces at 132-134 Cumberland Street and their curtilage. The two terraces contribute to the grouping of State significant buildings that make up the Longs Lane Precinct. The Longs Lane precinct is bounded by Cumberland and Gloucester Streets, the four storey Sydney Harbour YHA built over the Cumberland Street archaeological site sits on the northern boundary and the Bradfield and Cahill Expressways on the western and southern boundaries. (See Figure 1 and Figure 2). The site is owned by the Crown and vested in PMNSW The study area is the recommended management curtilage boundary of the property that aligns with the property footprint and courtyard areas.

The site comprises Lot 13 & 14 of DP1169304 located within the County of Cumberland, Parish of St. Phillip, see Figure 3. The site is part of the 2024 subdivision of the Longs Lane Precinct.

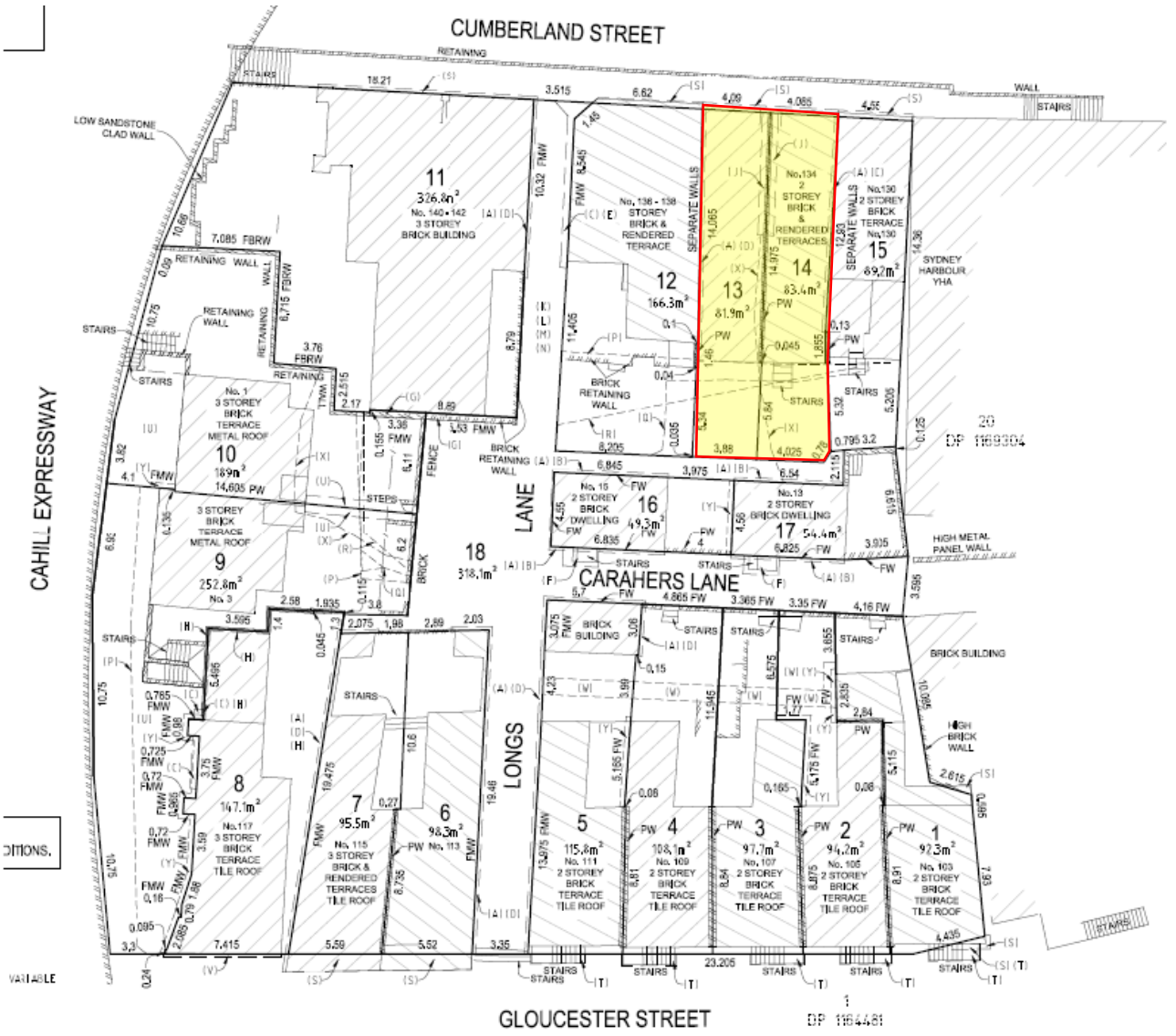


Figure 3: Cadastral Plan of the site at 132-134 Cumberland Street (shown outlined in red) is Lot 15, DP1169304. Source: PMNSW

1.5 Building Description

132-134 Cumberland Street are a mirror image pair of two-storey residential terrace buildings, built in the late Victorian Italianate style. The terraces are set on the street alignment with covered verandahs at the front. 132-134 Cumberland Street was built at a similar time and of similar style to its neighbours at 130 and 136–138 Cumberland Street, however is lower in scale compared to its neighbouring, three-storey terraces. The group of residential terraces, together with 140-142 Cumberland Street, make a significant contribution to the Longs Lane precinct.

The Longs Lane precinct is primarily significant as a unique ensemble of 19th and 20th century residential buildings, laneways and rear yards in The Rocks. Longs Lane is a rare and extant right of way known to have existed from the first decade of the 19th century.

The terraces are constructed in load bearing solid brickwork on a stone plinth with timber floors and roof and timber joinery. The front of the house is founded on a rough platform formed out of the bedrock and the rear of the house is founded on fill. The exterior of the two storey sections are cement rendered. The single storey section has face brick walls (a new rear wall was provided as part of the work undertaken in the 1990s).

The front of the house is founded on a rough sandstone platform hewn from the bedrock and the rear of the house is founded on fill. The exterior of the three storey main building is cement rendered and painted. The two storey wing and single storey kitchen addition are constructed in face brick which has been painted.

The internal planning for the terraces at 132-134 Cumberland Street mirrors the other. The interior of the main part of each terrace consists of two floors linked by a timber stair and a single storey rear wing. There is a common central passageway between the terraces accessed from the street, that originally extended through to the rear service yards, but was closed off in the 1990s to provide a service area for gas meters and storage bins.

Entry into the terrace is from a single storey verandah. The main part of the ground floor contains two rooms; a front parlour, now living room and a rear dining room with a staircase located in the internal corner. The rear service wing contains a kitchen, a small toilet (original position) and bathroom (likely to be in the original position adjacent to the toilet) and a laundry (likely to be in the area of the original service yard).

The first floor of each terrace contains a central staircase and landing and two bedrooms in accordance with the original terrace floor plan.



Figure 4: 132-134 Cumberland Street, front elevation, showing the subject property. Source: Rangasyd, Wikipedia, 2019

1.6 Heritage Listings

1.6.1 Statutory Listings

Statutory Listings for the site have been presented in the following table. These listings carry legal obligation that must be met in accordance with the proper management of the place, site and/or building. These obligations are further outlined in Section 6 and Section 7 of the report. 132-134 Cumberland Street is listed on the State Heritage Register (SHR) individually, and is also part of the s170 listings for the Long Lane Precinct and The Rocks Conservation Area.

REGISTER/LISTING	ITEM NAME	ITEM NO.	DATE
Heritage Act State Heritage Register (SHR)	Terrace, 132-134 Cumberland Street	01606	10 May 2002
Placemaking NSW Section 170 (s170) Heritage and Conservation Register	Longs Lane Precinct		
	Terrace, 132-134 Cumberland Street		
	The Rocks Conservation Area		

Note: The Longs Lane Precinct is located near, but not within the Buffer Zone for the World Heritage Listing for the Sydney Opera House.

1.6.2 Non-Statutory Listings

Non-statutory listings for the site have been presented in the following table. While these listings do not carry any legal obligations towards the management of a place, they are indicative of its importance to advocacy groups or its significance under former heritage protections. Groups associated with these listings may be considered for consultation.

REGISTER/LISTING	ITEM NAME	ITEM NO.	DATE
National Trust of Australia (NSW) Heritage Register	Longs Lane Precinct		1973
	The Rocks Urban Conservation Area		1973
Register of the National Estate	132-134 Cumberland Street	1/12/036/0484	1990
	Long's Lane Precinct		1990
	The Rocks Urban Conservation Area	1/12/036/0423	1990

**The Register of the National Estate is now closed. However, inclusion on this Register, which carries no statutory implications for items not in Commonwealth Government ownership, is indicative of the high cultural value of the place and community regard.*



Figure 5: The SHR listing boundary plan no: for SHR item no: 01606 The SHR boundary is shown in red and includes the current lot boundary (Lot 13 & 14 of DP1169304). Source: Heritage NSW, State Heritage Inventory, 'Terrace, 132-134 Cumberland St'.

1.7 Methodology and Structure

This CMP has been prepared in accordance with:

- *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 1999* (The Burra Charter),
- Heritage NSW's suite of guidelines for Conservation Management Plans:
    - Statement of Best Practice for Conservation Management Plans,
    - Guidance on Developing a Conservation Management Plan,
    - Conservation Management Plan Checklist,
- James Semple Kerr's, *The Conservation Plan (seventh edition), 2013*.

The Burra Charter provides definitions for terms used in heritage conservation in Australia and conservation principles and processes for the conservation of an item.

Heritage NSW's, suite of guidelines provides best practice guidance for the development of CMPs for SHR listed items in NSW.

JS Kerr's *The Conservation Plan* provides guidance on substance, structure and methodology for writing effective, site-specific CMPs.

- The initial sections of the CMP provide an analysis of the site and buildings, based on documentary and physical evidence. This analysis includes a historical summary, developing an understanding of the history of the site and place, together with a descriptive analysis of building components and elements.
- A grading of significant elements and spaces has been provided to identify their differing levels of contribution to the significance of the place.
- The constraints and opportunities and policy sections address relevant management issues, and the role and objectives of the relevant heritage authorities. The policies and guidelines draw upon the work and input of all consultants and their investigations – documentary and physical.

1.8 Limitations

The inspection of the building relied on non-intrusive observation to assess condition and did not involve any physical intervention or removal of fabric.

This CMP does not address the site's pre-contact Aboriginal history, Aboriginal cultural associations or Aboriginal significance in detail. In preparation of this CMP, consultation was not undertaken with the Local Aboriginal Land Council. However, Sections 2.2.1, 2.2.2 and 2.2.3 were developed and researched by cultural knowledge holder Dharawal/Gumbaynggirr woman Rowena Welsh-Jarrett who has multiple links to coastal Sydney clan groups.

1.9 Terminology

The Terminology used in this CMP, where referring to conservation processes and practices, follows definitions presented in Article 1 of The Burra Charter. For terms relating to historic architectural styles and building elements, refer to terminology as defined in *The Pictorial Guide to Identifying Australian Architecture* (various editions) by Irving, Apperley and Reynolds.

In order to achieve a consistency in approach and understanding of the meaning of conservation, a standardised terminology for conservation processes and related actions should be adopted. The terminology in The Burra Charter is a suitable basis for this. Article 1 of The Burra Charter gives the following definitions:[1]

Adaptation: means modifying a place to suit the existing use or a proposed use.

Additional terms used in this CMP are defined below.

Compatible use: means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation: means all the processes of looking after a place so to retain its cultural significance.

Cultural significance: is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Cultural significance: means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Curtilage: means the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. The four types of curtilages are lot boundary, reduced, expanded and composite (*Heritage Curtilages*, Heritage NSW, 1996).

Fabric: means all the physical material of the place including components, fixtures, contents, and objects.

Longs Lane Precinct: the grouping of buildings bounded by Cumberland Street to the west, the Cahill expressway to the south, Gloucester Street to the east and the current site of the youth hostels Australia (YHA) building and the big dig archaeological education centre to the north

Maintenance: means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Place: means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Preservation: means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction: means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Replacement detail: means elements of joinery, masonry or other material, internal or external, that replaces in a similar style missing parts of fabric, and which is materially compatible and in scale with the missing fabric, but which is not consistent with The Burra Charter definitions of restoration or reconstruction.

Restoration: means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting: means the area around a place, which may include the visual catchment.

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1 Australia ICOMOS The Burra Charter 1999, p. 2.

Use: means the functions of a place, as well as the activities and practices that may occur at the place.

1.10 Documentary and Photographic Sources

A list of reports and studies referenced during the preparation of this CMP is contained in 9.0 Bibliography.

The historical information in this CMP was drawn from sources provided by PMNSW including previous reports, historical maps, plan drawings and photographs. No additional primary research was undertaken.

Historical photographs, unless otherwise stated, were sourced from the PMNSW Archives and collections.

1.11 Authorship

The 2024 CMP review has been prepared by the heritage team of Design and Place, Placemaking NSW, the trading name of Place Management NSW (PMNSW). The Statement of Significance and conservation policies are a revised version of the 2015 CMP prepared for PMNSW by OCP Architects.

2

Documentary Evidence

2.1 Thematic History

To better understand how 132-134 Cumberland Street, developed, the analysis of its history has been approached thematically. A thematic history provides contextual patterns and associations, especially in relation to human activities in the environment, which would not be immediately obvious were a strictly descriptive or chronological approach taken.

This thematic history of 132-134 Cumberland Street uses the Heritage NSW's thematic framework that identifies thirty-eight principal themes.[2] The organising principle for the thematic framework is presented through the dynamics of human activity, i.e. the intentional and social nature of human actions, and how human actions have driven events.

The historical development of an area or item can be understood as occurring in a thematic way. A physical illustration of this can be seen when we think about a landscape or building or arrangement of artefacts as a series of layers, each one representing a progressively earlier or later theme, or historical influence. Thinking about a place in terms of themes can help us understand its significance.[3]

The New South Wales State historical themes can be used to guide research questions, interpret the history, and structure the narrative of the development of 132-143 Cumberland Street not just within the context of the Longs Lane Precinct, but also within the context of the development of The Rocks.

2.2 Early Developments in The Rocks

2.2.1 Aboriginal Coastal Sydney – Gadi & Neighbouring Gadhungal (Saltwater Clans/People)

Country, now known as Sydney Harbour, was home to multiple coastal Sydney people, known as 'Gadhungal'; the saltwater clans/people. Their relationship and connection to saltwater country is continuous - they occupied this cultural area for thousands of generations, and still live on country, within the same cultural area, today. Drawing on cultural knowledge and cultural data passed down through cultural systems of knowledge transfer, the Gadhungal maintained cultural identity and connections to country; and lived sustainably within the area[4].

Cultural practices such as collectively gathering shellfish, fishing, diving, sourcing medicines and other resources fulfilled their cultural responsibility of caring for coastal country. These practices, which are continued in culture on country, have a strong layer of cultural identity, and are representative of coastal country connections. Oral history and practice are steeped in traditional knowledges, and are reflective adaptions of the elders, families and communities', made in response to the rapidly changing landscapes[5].

Traditional knowledge holder Dharawal/Gumbaynggirr woman Rowena Welsh-Jarrett has multiple links to coastal Sydney clan groups, she explains,

> *Coastal Sydney Aboriginal families didn't marry within our clans traditionally, and most coastal Sydney people today are descendants of multiple coastal Sydney clan groups. This traditional marital system ensured interactions between the broader coastal Sydney area, extending to the*

2 Both the Australian Heritage Commission (National) and the Heritage NSW (State) identified themes for research relating to places of heritage significance.

3 Heritage NSW, Heritage Information Series, Historical Research for Heritage, Baskerville, Bruce (2002).

4 Welsh-Jarret, Rowena, History Content, RWJ Pty Ltd, as supplied to PMNSW, October 2024.

5 *ibid.*

Illawarra. Connections, responsibilities, and custodial rights to multiple clan countries (areas) are evidence of this. For example, our people still use terms such as "Mother's country" and "Grandfather's country" to articulate our cultural connections and rights to country[6].

The Coastal Sydney people fished and hunted collectively, in accordance with their cultural rights to areas. This is documented in early historical accounts but most importantly, is prevalent in genealogy and family histories linking to Apical ancestors, each other, and country. Observations of coastal Sydney people later expanded, recorded in European observations of movements within cultural areas extending to the Illawarra. This expansion of cultural observations coincided with the expansion of the colony, and as relationships formed between some members of the colony and the local coastal Sydney people. Some colonists also relied on cultural knowledges to support their wayfinding on both land and sea[7].

Accounts of connectivity through marital, kinship and ceremonial practices were sometimes depicted in portraits and reports. Rowena explains,

We still speak about places such as The Rocks, Sydney and the Harbour as our country, just as our old people did the impacts of colonisation did require us to adjust and adapt but we are still here[8].

2.2.2 Post Colonial – Continued Connections with Country

The Plan of Sydney Cove, Port Jackson as surveyed by Captain John Hunter (Figure 6) depicts Sydney Cove in 1788. A key feature of this map is a path believed to be based on an Aboriginal track used by coastal Sydney people from Sydney Cove to Botany Bay (Kamay Bay). This supports local Aboriginal oral history in relation to connectivity of Coastal Sydney Clans, and Aboriginal wayfinding mythologies and knowledges utilised by early colonists[9].

6 *ibid.*
7 *ibid*.
8 *ibid.*
9 *ibid.*

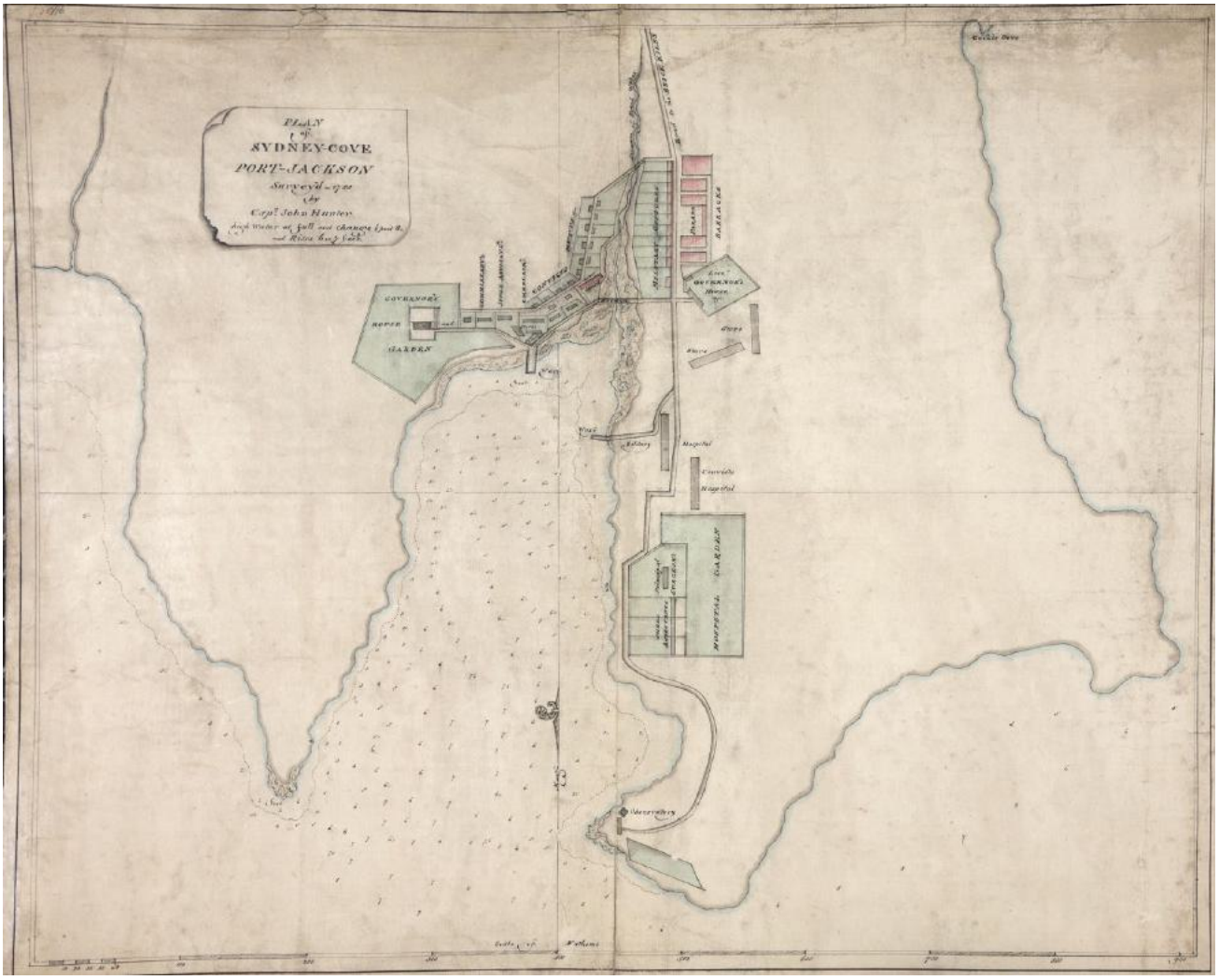


Figure 6: Plan of Sydney Cove, Port Jackson: Surveyed in 1788 by Captain John Hunter. Source: SLNSW, Maps/1131

Archaeologist Dr Wayne Johnson states that the Survey of the Settlement of New South Wales, New Holland, originally prepared by Surveyors in 1792 under the instruction of Captain Arthur Phillip (Figure 7), shows a diagonal track to Sydney Cove, later becoming Bethel Street in the 1860s, and later built over by the construction of the Coroners Court building in 1907. What was once a sandy beach is where it is believed the First Fleet unloaded and was probably the place named Meeliawul, now known as Campbell's Cove, and an area differing from the rocky shoreline that formed most of Sydney Cove and the boggy mud flats at the mouth of the Tank Stream. Phillip's 1792 map does not yet show the regularized George Street, known by 1800 as High Street. The map does however show a different line of the track that aligns more with what we now know as George Street.



Figure 7: Survey of the Settlement of New South Wales, New Holland, originally prepared by Surveyors in 1792 under the instruction of Captain Arthur Phillip. Source: NLA MAP F 306

Many of the physical traces of occupation by the Gadigal in The Rocks, Dawes Point and Millers Point have been removed during the quarrying of sandstone, buried by terracing and otherwise obscured by the building of houses, shops, bond stores and warehouses. For this site, and within the Long's Lane precinct, the archaeological reports do not indicate a noticeable aboriginal presence, since the archaeological investigations were only undertaken in areas impacted upon by building works and not over the entire site. Archaeological investigations of this site, carried out during the 1996-97 conservation works, found evidence of modifications to the landform as a result of quarrying for sandstone: an extension of the quarries to the north.

At the Lilyvale site (currently the Shangri-la Hotel), further south in Cumberland Street, remnants of an Aboriginal campfire were located. From archaeological evidence excavated in 1989, the campfire, indicating that a small group of people had, some 500 years ago, stopped on the site and cooked a meal of rock oysters, bream, schnapper and other shellfish, no doubt taking in the views over the harbour[10].

Aboriginal people continued to interact with The Rocks area after colonisation and there are numerous reports and evidence of Local Aboriginal people's relationships with Estate and Business owners. A notable example is the well documented relationship between Alexander Berry and Aboriginal people such as Billygong. There are records of Aboriginal people who worked and stayed on both of Berry's estates, "Wollstonecraft" and the "Berry Estate" in the

10 Johnson, W., Identification and Management of Archaeological Issues for the Long's Lane precinct, Conservation Works, Sydney, 1991-1998

Shoalhaven area. More examples exist and are emerging with comprehensive focused research and oral history recordings[11].

The history of Aboriginal wharf workers has not been comprehensively researched, however Aboriginal people (particularly men), were known to have been involved in maritime industries such as whaling and sealing from the earliest years of the colony[12]. Aboriginal people also worked for rural employers, travelled on boats in and out of Sydney. Prior to the late 19th century, ships were unloaded by crews rather than wharf workers, however by the early 20th century the wharves along Millers Point and Walsh Bay were centres of work for wharf labourers[13].

The 1900's established a shift in Aboriginal peoples' movements as a direct response to the mistreatment of Aboriginal peoples under "protection" laws. Employment of Aboriginal people on the wharves and in marine based activities in The Rocks and Millers Point area created a central hub where Aboriginal Activism, affirmative action and self-determination emerged and established a legacy of sociopolitical movements[14].

Among the men employed on the wharves and involved in this sociopolitical activism were Aboriginal men such as Fred Maynard, Tom Lacey, Dick Johnson and Sid Ridgeway, who came to Sydney looking for work in the 1910s and 1920s, possibly earlier in Maynard's case[15].

While carrying out the backbreaking and dangerous manual loading and unloading work on the wharves, they were introduced to the emerging global civil rights movements, and the power of union solidarity in fighting for workers' rights via black sailors from the USA and elsewhere. Influenced by this, Fred Maynard formed the Australian Aboriginal Progressive Association (AAPA) in the 1920s, the first Aboriginal civil rights organisation. Fellow dockworkers Tom Lacey, Sid Ridgeway and Dick Johnson were also members[16].

Aboriginal wharf workers who may have worked around The Rocks also includes:

- Fred Maynard (1910s-1940s,
- William Pittman (1930s-1950s),
- Herbert Charles Grant (1940s)
- Patrick Freeman (1940s),
- Percy Natty (1950s) and
- Leslie Brindle (1970s).

11 *op cit*, Welsh-Jarret

12 See for example Russell. L., 2012. Roving Mariners: Australian aboriginal whalers and sealers in the southern oceans, 1790-1870 (Albany: State University of New York Press); Smith, K.V. 2008. Mari Nawi. Aboriginal Odysseys 1790 - 1850 (Sydney: State Library NSW).

13 *op cit*, Welsh-Jarret

14 *ibid*

15 Maynard, J. 'In the interests of our people": the influence of Garveyism on the rise of Australian Aboriginal political activism', Aboriginal History 29, 2005, p.7, 10-11, 14; Maynard, J. Fight for Liberty and Freedom. The origins of Australian Aboriginal activism (Canberra: Aborigines Studies Press, 2007), p. 17, 39, 68, 137-9

16 *op cit*, Welsh-Jarret



Figure 8: Fred Maynard and his sister Emma at the Rocks in Sydney, 1927. Source: Maynard Family collection.

By the early twentieth century most coastal Sydney Aboriginal people were living at the La Perouse Aboriginal mission or a handful of other places around Gamay and elsewhere to the south of the city. In the 1920s and 1930s increasing numbers of Aboriginal people from outside of Sydney were moving to the city for work and to flee the increasingly close control of the Aboriginal Protection Board (APB) leading to the formation of inner-city Aboriginal communities at Redfern, Balmain, Woolloomooloo and elsewhere[17].

After WWII, Aboriginal people moved to the city from Rural areas of New South Wales in large numbers, with some taking up work on the wharves alongside others with deeper coastal Sydney roots[18]. Aboriginal men continued to work the wharves in the following decades, however more is known of workers from the 1960s thanks to first-hand accounts of their experiences, or from their prominence as public figures in the struggle for Aboriginal civil rights[19]. Chicka Dixon played a prominent role in campaigning for Aboriginal civil rights in the 1960s and harnessed the support of the Waterside Workers Union and Communist Party through his work connections at the wharves[20].

The experiences of Chicka, Fred Maynard and many others are remembered proudly by their families today, and intimately link Millers Point into the much broader story of Aboriginal civil rights and the end of government protectionism[21].

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17 *op cit*, Welsh-Jarret.

18 See for example Dixon, Chicka & Foley, Gary (Interviewer) 1995, Chicka Dixon interviewed by Gary Foley, National Library of Australia, transcript, Peckham, Ray. & Willis, Rob. 2012, Ray Peckham interviewed by Rob Willis in the Activists for Indigenous rights in the mid-20th century oral history project [sound recording], National Library of Australia.

19 Morgan, G. 2006. Unsettled Places. Aboriginal people and urbanisation in New South Wales (Kent Town: Wakefield Press).

20 *op cit*, Welsh-Jarret

21 *ibid*

2.2.3 Aboriginal Sites and Historic Places

Historical Aboriginal Places within proximity to The Rocks included Lavender Bay Camp, Dawes Point Observatory, Kirribilli Camp, The Government Boatshed, Bennelong Point Camp, Queens Wharf & the First Government House.

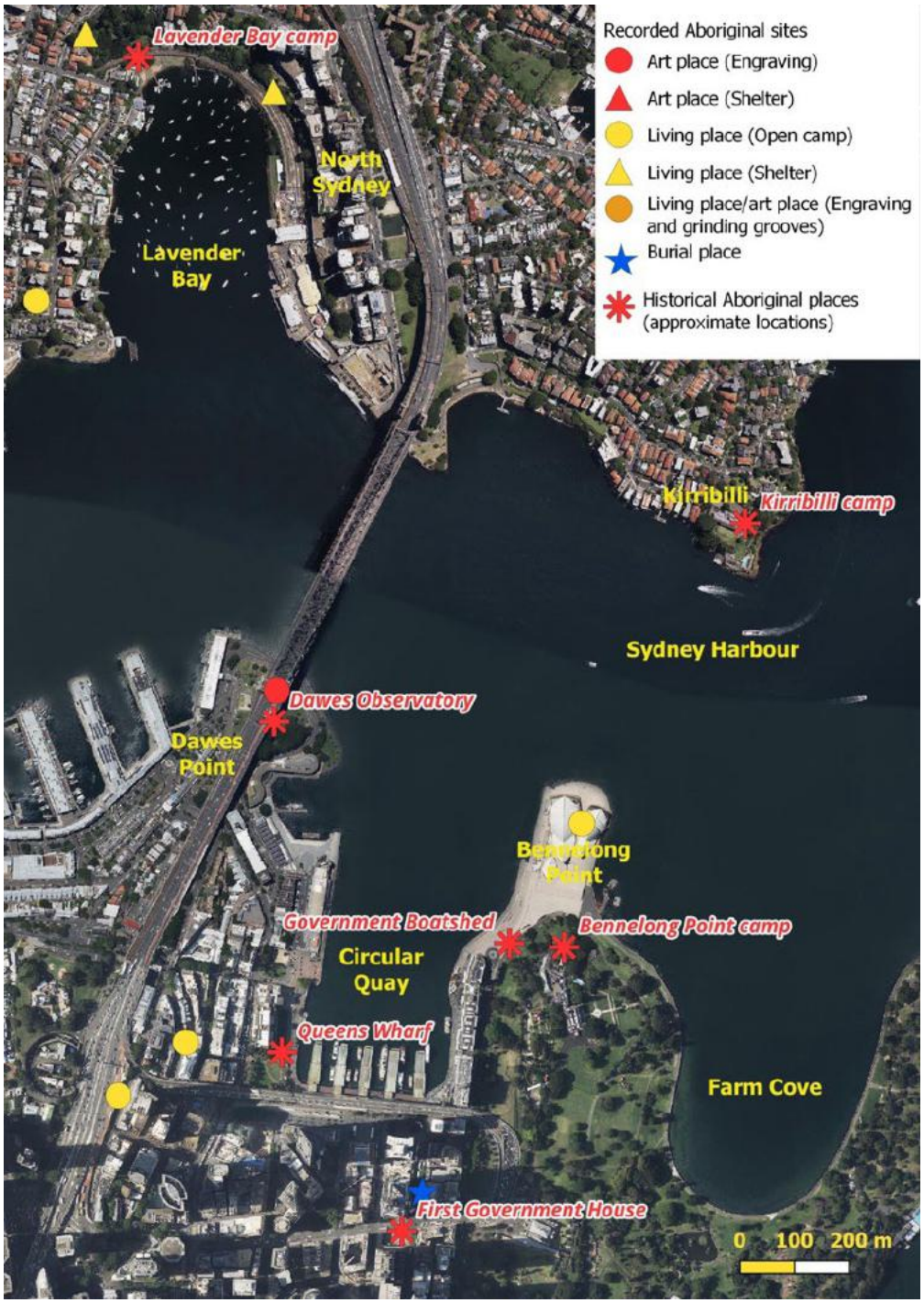


Figure 9: Aboriginal Sites and Historic Places. Source: The Aboriginal Heritage Information Management System

2.2.4 The Convict Settlement (1788-1820)

After the arrival of the Europeans in 1788, the upper ridges of The Rocks were quickly occupied by convicts who built rough huts to live in. Along George Street, the Government built a hospital, dockyard, and marketplace, and at the northern end of The Rocks an observatory, and, in 1791 a fort (Dawes Point Battery) was constructed. In 1810 the streets of The Rocks were formalised and generally given the names they bear today.

As the colony grew the rough convict huts were replaced by modest houses, and a few mansions. From the archaeological excavations that have been carried out over the past 40 years, it has become evident that the lives of the convicts were far different than the general view of many people. The convicts were often tradespeople from Britain's cities, and large numbers of political prisoners exiled after the Irish rebellion in the 1790s. They appear to have had a far better lifestyle in Sydney than they would have expected in Europe. They ate well off fine China and expensive oriental porcelain and furnished their houses with fine figurines and exotic curios. Many made substantial fortunes from investing in ships trading with Asia and the Pacific.

As Sydney expanded in the 1790s, the initial concentration of the colony's occupants in The Rocks thinned out, with those remaining consolidating larger areas around them. In 1809 the Government instituted a system of town leases, and new arrivals to the area were forced to register the land they occupied and pay a fee to the colonial secretary.



Figure 10: Extract from Edward Dayes' view of Sydney Cove showing the small buildings erected on the ridge above the hospital c.1802. Source: ML V1/1802/1

2.2.5 The Port Town (1800-1900)

Prior to the official naming of the streets in 1810, cottages built on the slope above the hospital gardens were simply referred to as being 'on the rocks.'[22]

These cottages were erected in rows that followed the naturally occurring rock ledges. One such sandstone ledge passes through the study site. The remnants of the rows of cottages built following the sandstone ledges can be seen on surveys prepared by Harper and Stewart dating from c. 1822-25 (Figure 11). These rock outcrops were often quarried to provide stone blocks for building, as was found on the Big Dig site immediately to the north of 132-134 Cumberland Street.

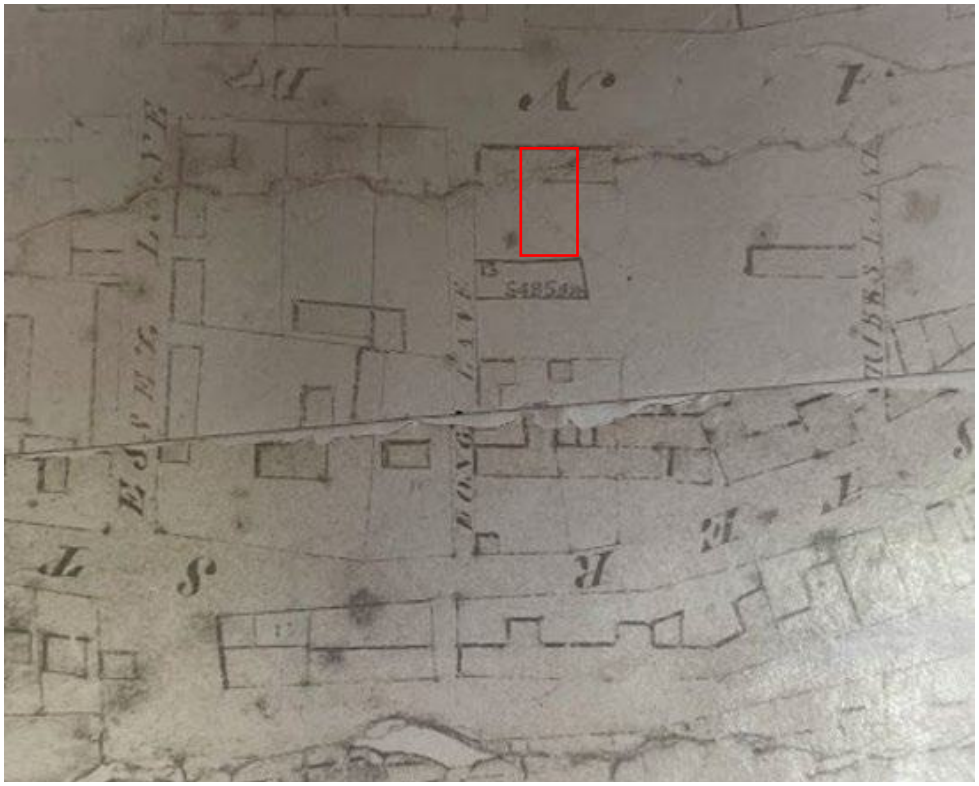


Figure 11: Excerpt from the Stewart 1880 tracing of Barkers 1823 Map showing the Longs Lane Precinct in 1823, the location of the subject site is outlined in red. Source: SLNSW

The access paths to the houses eventually became streets. Each north-south street ran along the top of a rock shelf, in front of a row of houses. Evidence of this early phase of development remains at the rear of Susannah Place in the excavated Cumberland Street site running beneath the Australian Hotel, and in the current alignment of Gloucester Street. The pattern of rows was to dominate the development of the area until the mid-1820s[23].

Following the opening of Sydney to free settlement after 1822, the government surveyors surveyed and issued titles to the land in The Rocks and other parts of Sydney. Long-term occupants were granted title of ownership to their land. As Sydney underwent a population boom between 1839 and the 1850s, many old-time occupants subdivided their lands, either selling off portions or else retaining them as landlords due to assisted immigration and then the gold rushes.

22 Numerous entries in the Sydney Gazette from 1803 until the 1820s. Refer to the discussion in Boyd, Noni, 1998, Gloucester Street, The Rocks, A Study of its Development and Construction, University of Sydney Thesis

23 Gloucester Street, The Rocks: A study of its development and conservation. Dr. Noni Boyd, Thesis submitted for Master of Science (Architecture, Conservation) University of Sydney, 1998, p. 233.

Formal titles to the land were not granted until the mid-1830s however long-term leases were made prior to 1810[24]. The rapid, ad-hoc development of the area indicates that the convicts were allowed a high level of freedom of action; particularly once they had obtained their ticket of leave. Both women and men were able to transfer property. Evidence of the processes of subdivision and land transfer survives in the Colonial Secretary's Papers and the Registers of Deeds and Grants held by the Land Titles Office.

The gazettal of the street names, by Governor Macquarie in 1810, began a long tradition of the imposition of names relating to the Kings, Queens, Dukes or political figures, in The Rocks and in Sydney generally. In contrast the back lanes were named after local personalities, usually the landlords or property owners[25].

From c1810 the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle Streets. By the late 19th century, The Rocks had become run down and overcrowded, the dozens of pubs being seen as meeting places for criminal gangs, and the back streets the haunts of prostitutes. In short, it was considered a typical waterfront slum.

In 1900 an outbreak of bubonic plague in Sydney was used by the NSW Government as an excuse to clean up the area. Of the 103 deaths attributed to the plague, only three occurred in The Rocks. The entire area was bought up (resumed) by the Government's Sydney Harbour Trust (after 1937 the Maritime Services Board) which then demolished hundreds of houses considered to be uninhabitable.

2.2.6 Redevelopment (1900-current)

In a move to keep a tighter control on the area, between 1911 and 1913, the newly formed State Government Housing Board designed and built "workers" housing. Rows of new terrace-style houses were occupied by waterside workers and their families. Shops, pubs, and other commercial buildings were simultaneously constructed following the resumption. In 1913 Sydney Council opposed the construction of "terrace" housing as being unhealthy; this being the period of suburban expansion and the development of the "Garden Suburb" ideal. The First World War halted much of the Government's redevelopment plans for the area and effectively stopped further demolition.

In the inter-war period (1918-1939) little construction occurred in The Rocks; with notable exceptions of a few pubs (Fortune of War and the Glenmore), and some NSW Government offices (Housing Board, Dept. of Labour and Industry, State Clothing Factory). Some private factories were also built in The Rocks during this period (Playfair's butchers, Bushell's, Cadbury's) which all relied on locally based labour. One of the last buildings to be designed, and commenced, was the new offices for the Maritime Services Board (MSB), interrupted by the World War II, it not completed until 1953, and now serves as the Museum of Contemporary Art.

The construction of the Sydney Harbour Bridge between 1923 and 1932 saw the demolition of some 280 houses in Princes Street, Upper Fort Street, and the western side of Cumberland Street. Princes Street itself disappeared from the map beneath the Bradfield Highway and the Cahill Expressway, with the alignment of the street following the approach to the Harbour Bridge only. This development can be seen in the overlay of Map 21 of Dove's Plan of Sydney 1880 over modern day Sydney (Figure 12).

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24 Godden Mackay, The Cumberland Street/Gloucester Street Site, Archaeological Investigation. Archaeological Assessment and Research Design. Unpublished report, April 1994. p. 11,

25 Gloucester Street, The Rocks: A study of its development and conservation. Dr. Noni Boyd, Thesis submitted for Master of Science (Architecture, Conservation) University of Sydney, 1998. p. 233,



Figure 12: Dove's Plans of Sydney, 1880 Map 21 - Blocks 50, 51, 52, overlayed on modern map, showing the previous alignment of Princes Street and its now demolished housing stock, now completely covered by the Cahill Expressway and Bradfield Highway. The Longs Lane Precinct is outlined in red. Source: PMNSW, ESRI Basemap.

Apart from the MSB, almost no development occurred in The Rocks in the period from c1932-1970. Further demolition of houses for the Cahill Expressway occurred in 1956-1957, along with the removal of Little Essex St (Brown Bear Lane). The other significant construction at this time was the Overseas Passenger Terminal at Circular Quay between 1959 and 1962, serving as the post-war immigration gateway to Sydney.

In the 1960s it was planned to demolish all the buildings in The Rocks and build high-rise towers. There was widespread opposition with The Rocks residents and Sydney wide planners, historians, and sociologists, with the support of the Builders Labourers Federation working together to stop the re-development. Between 1971 and 1973 the Government gave in to their demands and it was decided that The Rocks would be re-developed in a means sympathetic to the historic nature of the precinct and the buildings, whilst at the same time ensuring economic viability. Residents were re-housed in the area, and the former Victorian residential terraces of George, Playfair, Gloucester and Harrington Streets were converted to commercial uses. The area south of the Cahill Expressway, known as the “sacrificial zone” was redeveloped with high-rise commensurate with the rest of the city from 1979 onwards.

2.3 Development of The Longs Lane Precinct

Early plans and images, such as Watling's (attrib.) c. 1800 painting *Sydney - Capital New South Wales* (Figure 13) and Meehan's 1807 *Plan of Sydney Town* (Figure 14) show that present-day Gloucester Street between Essex and Argyle Streets was closely settled along a defined building alignment. These dwellings are likely to have been flimsy timber houses, built by the occupants (convicts and free settlers)[26].



Figure 13: Sydney - Capital New South Wales - founded by Governor Phillip - names after Lord Sydney Secretary for the Colonies 1788, ca.1800, Attributed to Thomas Watling. Source: SLNSW

The earliest reference to Long's Lane is made in Meehan's 1807 map, where the present-day lines of Cumberland and Gloucester Streets are shown to have been formed with an interconnection along the alignment of Long's Lane. Development within the precinct occurred predominantly in the 1830s, rebuilt in the 1880s and again in the first decades of the 20th century.

The "Big Dig" is a heritage listed archaeological site, directly to the north of the Longs Lane Precinct, at 106-128 Cumberland Street. It was excavated in 1994 to reveal an extraordinary material record of urban life in this area and Sydney. Below the fill, which was raised and levelled in the early the 20th century, layers of deposits were revealed from earlier phases of occupation. Foundations and walls of corner shops, pubs and terraces from the 1840s, overlay the houses and yards of the convicts and emancipists who appropriated land and settled here.[27]

In 1810, the rugged footpaths and crooked rows were given a sense of order when Governor Macquarie officially named them, replacing the localised (more descriptive) names with regal or viceregal titles. Cumberland Street (Church Row), Cambridge Street, Gloucester Street and Harrington Street[28].

The streets were not all continuous or well-marked out. In 1820. The rocky ledges of Gloucester, Cambridge and Harrington Streets were discernible at the less inhabited northern end, near Argyle Street, but converged in a muddle in the area further south. Successive surveyors,

26 Lydon, 1993, p. 7.

27 Karskens, G., Inside The Rocks the Archaeology of a Neighbourhood, (1999) p. 13

28 Karskens, G., The Rocks Life in Early Sydney, (1997) p. 21.

including Meehan, tactfully left spaces and streets unnamed on the surveys (see Mehan's Map Figure 14, with streets left unnamed). A mix-up also occurred between Cambridge and Gloucester Streets. Cambridge Street was originally the one below Gloucester Street, however, in the early 1830s Cambridge and Gloucester Streets became intertwined and difficult to separate at the southern end. New surveys and the granting of freehold titles in the 1830s finally solved the confusion by reversing the street names to their present configuration, with Gloucester Street becoming the higher and Cumberland Street the lower[29]

By 1823 some substantial buildings had been constructed close to the subject site along Cumberland Street and a number of smaller buildings on narrower lots faced Gloucester Street.

29 *ibid* p. 28.

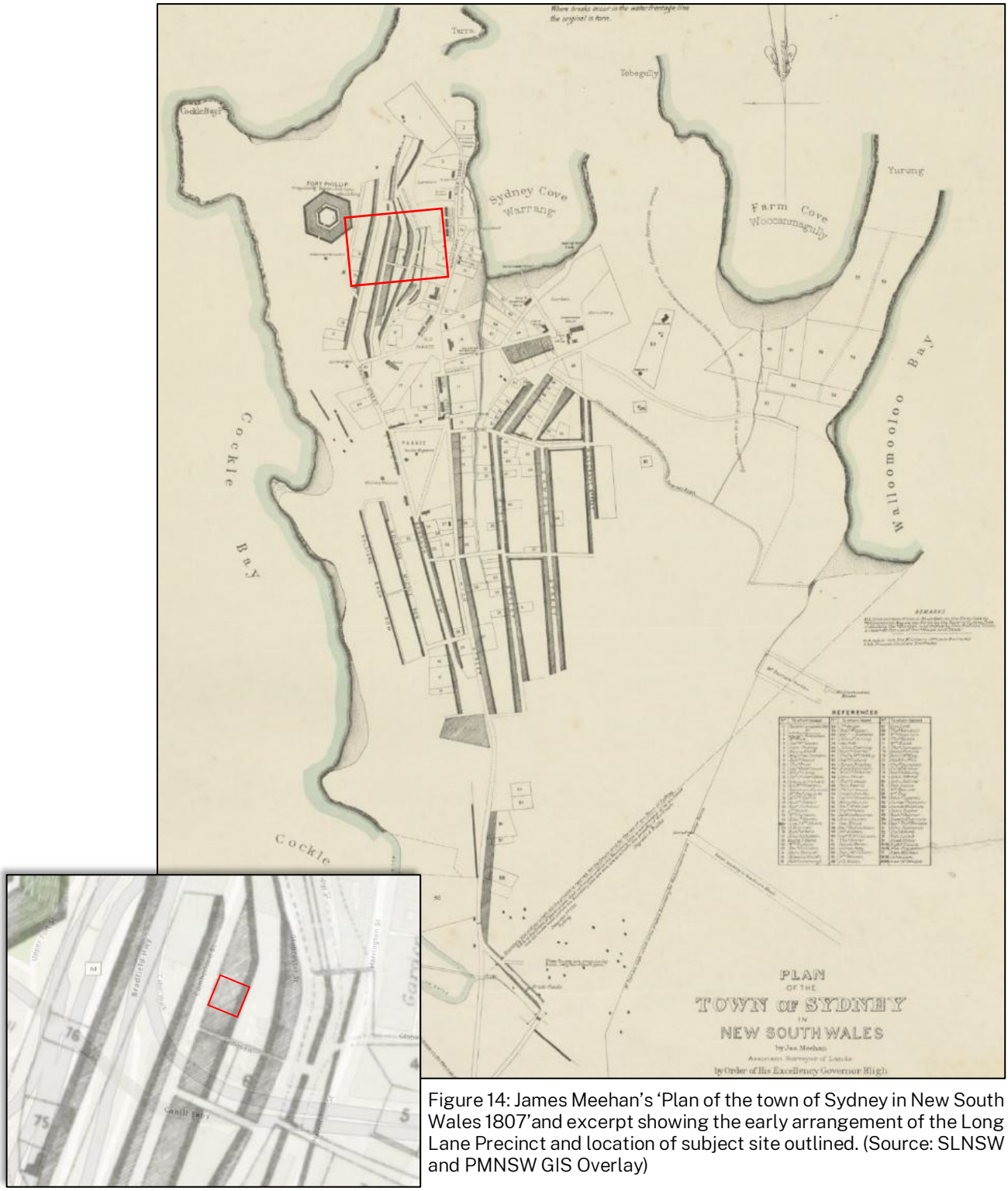


Figure 14: James Meehan's 'Plan of the town of Sydney in New South Wales 1807'and excerpt showing the early arrangement of the Long Lane Precinct and location of subject site outlined. (Source: SLNSW and PMNSW GIS Overlay)

The 1865 Trigonometrical Survey of Sydney (**Figure 15**) shows the dense development occurring along the Cumberland and Gloucester Street alignment at this time. The subject site was on the location of previous terraces numbered 134 & 136, with 138 Cumberland Street located on the opposite side of Longs Lane, (the current day 140 Cumberland Street).

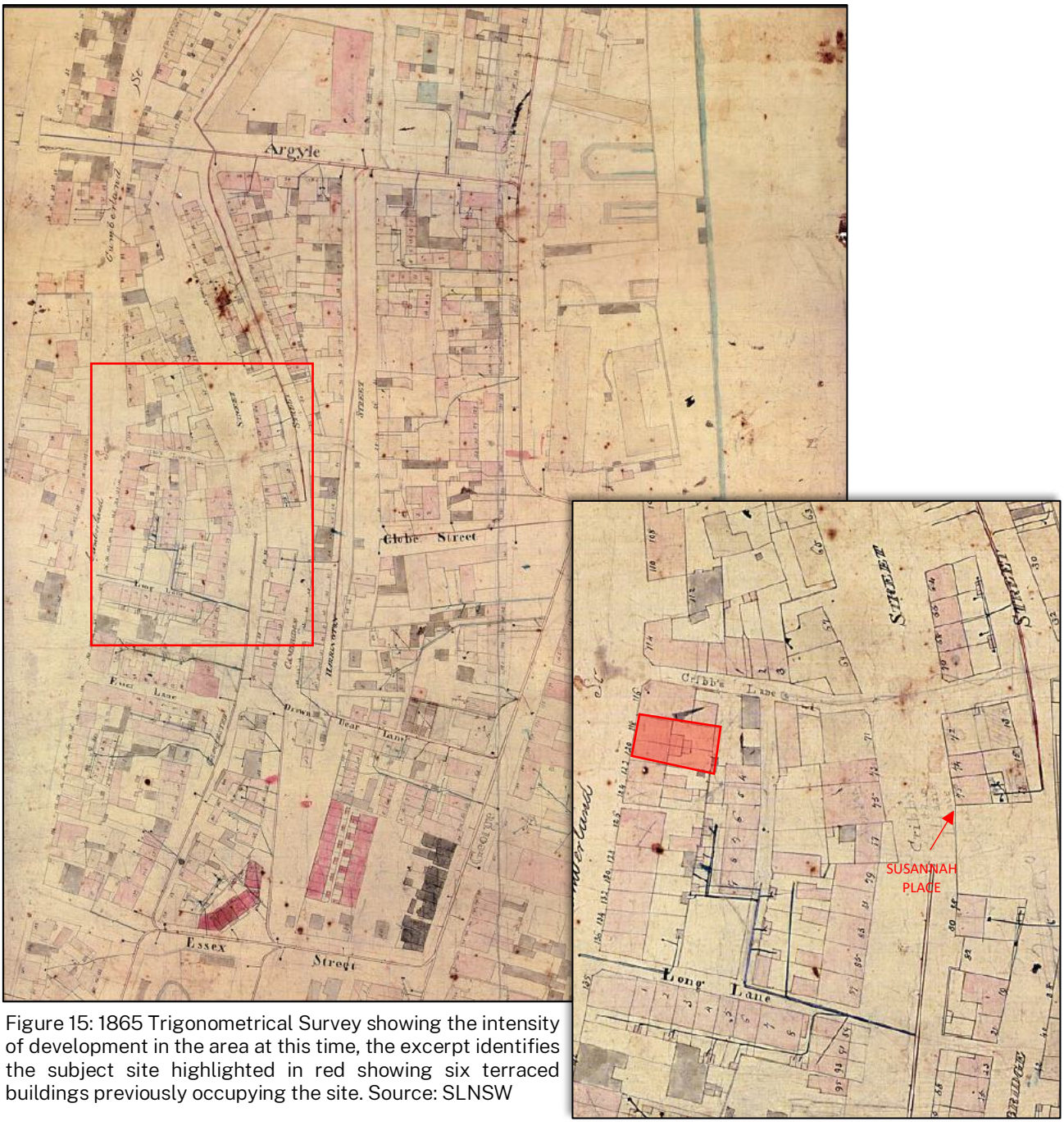


Figure 15: 1865 Trigonometrical Survey showing the intensity of development in the area at this time, the excerpt identifies the subject site highlighted in red showing six terraced buildings previously occupying the site. Source: SLNSW

Susannah Place, at. 58-64 Gloucester Street, completed in 1844, is the only surviving example of early housing constructed in this area during this period. It was a well-built, brick structure with fire insulation between each residence, drainage, and adequate ventilation. Each house is believed to have been connected to sewer (and water) in the late 1850s, and unlike other buildings in the area, was "owner-occupied" which may also explain the connection to services.

By the mid-1840s, the Argyle Cut was being constructed and Gloucester Street was formally extended northwards to George Street. Town houses and smaller scale terrace houses were replacing the earlier single storey cottages. By 1845, when the first Rate Assessment was made for the new City Council the area now occupied by the Australian Hotel had far more two storey dwellings. On Cumberland Street, most of the houses were still single storey and built of a mix of stone, brick and timber. Both sides of Gloucester Street were being developed and due to the topography of the area, were two storeys with basements and retaining walls, particularly on the eastern side.

During the early 1830s, a number of cottages were built fronting Cumberland Street south of Argyle Street, including 'Nicholas Rents' at 120-126 Cumberland Street, the single cottage at 128 Cumberland Street (undated) and the row of cottages on the subject site. When advertised for sale in 1834 Nicholas Rents consisted of:

> *...four small cottages built of brick, each with a frontage of 13 feet 8 inches, and each having the benefit of an entrance from Junction Lane. It is proposed to sell each of these separate, to afford the Dealers an opportunity of evading the present high rents demanded for houses in his vicinity.*[30]



Figure 16: Detail from William Andrews 1856 view of Cumberland Street showing the street frontages from Cribb's Lane to Essex Street. Source: ML SV1/St/Cumb1

30 Sydney Monitor, 17 Jan 1834. The results of the sale published in February 1834 records that James Stiles [Styles] purchased a shop and two rooms in Cumberland Street and Kempton purchased a two- roomed cottage, as did Mr. John Winch, Mr. Isaac Moore, Mr. Thomas Baxter and Mr. Thomas Share.

The row of single storey cottages fronting Cumberland Street between Cribb's and Long's Lanes can be seen in William Andrew's 1856 watercolour of Cumberland Street (Figure 16). Andrews depicts two rows of cottages however the 1855 and 1880 block plans show that a single cottage separated the row of cottages known as Nicholas Rents to the north from the row to the south. No detailed views of the cottages that comprised 130-138 have been located.

Some of these cottages survived until the resumption including the pair at No. 124-126 (originally part of Nicholas Rents) and the slightly larger single cottage at No. 128. The single storey cottage at No 128 survived until at least 1915 when it was sketched by Sydney Ure Smith in May of the same year (Figure 17).



Figure 17: 1914-15, Cumberland Street by Sydney Ure Smith showing the single storey cottage now demolished on the left, with 132-134 & 132-134 Cumberland in their present-day form shown on the right. Source: ML DL Pd 411.

Real change, however, started to occur in the 1880s and 1890s. The more affluent residents began to relocate to the suburbs. The professionals and middle class then began to leave, followed by tradesmen. As shipbuilding declined and yards closed, the population began to consist of dock workers, storemen, carters and general labourers along with trades which served them such as butchers, bakers and publicans[31]. Sponsored immigration meant an increase in arrivals from famine ravaged Ireland as friends and relative of existing resident settled in The Rocks, creating a particularly Irish demographic by the later 19th Century.

The row of five single storey houses in Cumberland Street (Nos. 120-128) survived until 1880 when it appears on Percy Dove's plan however part of Long's tenements fronting the lane had already been demolished. The numbering was as it remains today, 130-138 Cumberland Street for the group of buildings still remaining in Cumberland Street. In January 1881 a number of buildings in the area were condemned with the Sydney Morning Herald reporting,

31 GAO, Australian Hotel Cumberland Street, The Rocks CMP (2006), p. 13

His Worship the Mayor, accompanied by the Health officer, the City Building Surveyor and the Inspector of Nuisances, made a visit of inspection to a number of rookeries in Phillip-street, Maori Lane and Little Essex street, yesterday, and, acting upon the advice of his officers as well as his own observations, Mr. Harris summarily decided that most of the buildings inspected were unfit for human habitation, and should be demolished. Notice of his decision will be forwarded at once to the owners or agents of the premises.[32]

All of the properties of William Long on the southern side of Long's Lane were condemned including three houses fronting Gloucester Street, a row of eight in the lane and Murphy's hotel on the corner. The row of five cottages on the opposite corner were not mentioned, however the entire group was redeveloped around the same time indicating that this set of buildings had probably also been condemned. Further research into the activities of the City Improvement Board reveals that 800 buildings were dealt with by the Board from 1879- 1881, however, the detailed records for each building have not been found.[33]

Shortly after the buildings were condemned there was an outbreak of smallpox in Cumberland Street that resulted in further public concern about the standard of the building stock. The City Council had long been aware of the condition of tenements owned by the descendants of William Long in Long's Lane. The houses were then owned by a wealthy landlord and politician James Martin, Martin had inherited the properties through his marriage to Long's daughter, Isabella. The houses were reportedly to have been kept in a fit state. Of more concern to the Health Officer was the 'sickness' that could be found there. Freemans Journal reporting in 1865,

The attention of the City Corporation has more than once been called to the disgraceful State of some tenements, by courtesy called dwelling-houses, in many portions of the city. They are filthy in the extreme, without ventilation or drainage, and actually destitute of those conveniences even necessary for the purposes of decency. In the case of any epidemic visiting the colony, which is: not at all unlikely, these places would act, as, hotbeds for the diffusion of the malaria and their unfortunate occupants would at once be swept off from the face of the earth. The latest instance of this class of buildings was brought before the Council on Monday when the Health Officer Stated there was a row of houses situated in Long's Lane on "the Rocks,'' They are eight in number, consisting of two rooms each. Like many other places in the city, he observes, they belong to a wealthy landlord who employs, an agent to collect the rents. No repairs are effected by him and the closets are left to flow into the yards and houses, thereby causing, much sickness. The condition of some of them is too disgusting to repeat. Considering this condition of affairs the Health Officer imploringly urges that he should be allowed to proceed against the owner, and compel him to cleanse, whitewash and repair these unwholesome hovels. No reply seems to have been made to this reasonable appeal, the Council, we presume, being unwilling to displease or incur the anger of, the 'wealthy owner,' whoever he may be.[34]

The issue was then raised in Parliament, again with Long's Lane being the case in point,

The City Health Officer, in a report presented to the Municipal Council on Monday last, gives a graphic description of the filthy and disgusting State of eight dwellings situated in Long's Lane on the far-famed "Rocks." Throughout the City there are plenty of similar hot beds of disease and death, the owners of which (if there be a law to reach them), should be rigorously prosecuted, for, their infliction on society of an evil so pregnant with danger to the health and lives of the citizens.[35]

32 SMH 7 Jan 1881

33 Report of the City Architect to the Lord Mayor, August 1881, SCC Archives

34 Freeman's Journal 21 October 1865

35 Bells Life in Sydney 21 October 1865

An engraving of the environs of Cumberland Street in The Rocks appeared in the Illustrated Sydney News following the outbreak of smallpox in Cumberland Street in June 1881 depicted Long's Lane looking west (Figure 18).

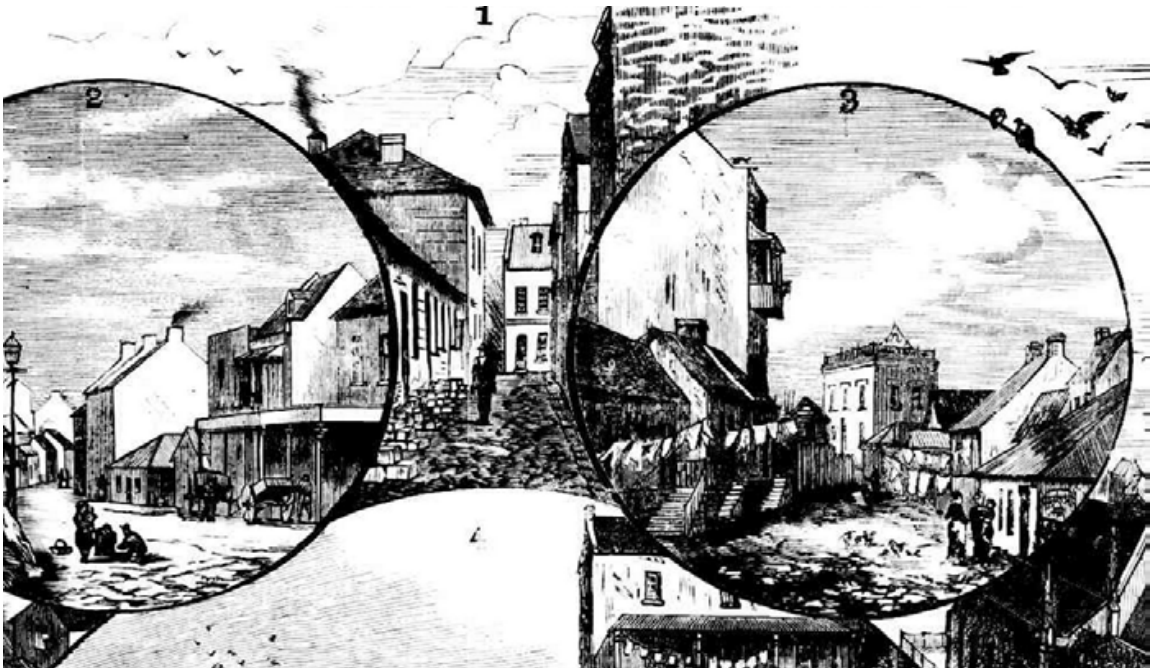


Figure 18: Extract from the engraving in the Illustrated Sydney News that included a view of Long's Lane (in the centre of the image) Source: SLVIC

The outbreak was initially blamed on the Chinese, as there were also cases in 'Little Canton' in George Street, however subsequent investigations found the contributing factor to have been unsanitary conditions in a number of adjacent houses.

The threat of disease was one of the reasons listed for condemning substandard buildings. In his report of 1881 to the Mayor, the City Architect, Thomas Sapsford, described the progress,

> *To return to unwholesome buildings, which have been a disgrace to the city, I have to report that some 500 have been visited by your worship in conjunction with your officers, out of which some 450 have been ordered by notice to be vacated as required by the present law, in consequence of which some 350 have been pulled down by their respective owners. About 50 tenements have been deemed capable of repair.*
>
> *Without dwelling on the sanitary good derived by the demolition of unwholesome habitations, it must be remarked that a great change has been affected in many of our streets by the erection (on the sites of late rotten tenements) of handsome edifices whose architectural features constitute an ornament to the City and impart a sense of refinement to the public.*
>
> *The following streets have been materially enhanced in appearance by these structures referred to:*
>
> - *Cumberland Street*
> - *Cambridge Street*
> - *Gloucester Street*
> - *George Street*
> - *Harrington Street*[36]*.*

36 Report of the City Architect to the Lord Mayor, August 1881, SCC Archives

The City Architect also advised that in addition to being sanitary and architecturally successful, the resulting buildings, which were invariably larger, resulted in increased revenue for the City Corporation. Many of those who had inherited property in The Rocks erected by their fathers or grandfathers chose to rebuild. As a result of the condemnations, buildings of a higher density were erected, the majority of which were standard terrace house forms being utilised by speculative builders throughout Sydney. Corner sites, where a hotel or shop was traditionally located, retained this use.

In addition to the housing fronting Long's Lane, the row of five houses in Cumberland Street may also have been condemned, as all three owners choose to rebuild around the same time. As the lots were in separate ownership individual buildings were erected over the decade. William Long likewise rebuilt, erecting a pair of typical terrace houses on his lot fronting Gloucester Street to replace his cottages that had been condemned. Benjamin Ford had moved back into the attached cottage he owned, and he remained in occupation of No 130 Cumberland Street until at least 1882, the property of the previous tenant having been sold to obtain rental moneys owed in January 1880. By 1882 the two houses on the corner of Long's Lane had been pulled down and a new three-storey shop erected for Kellas Watson.

By the turn of the century the area had become a deteriorated inner-city area. While the Improvements to the sanitary conditions and the construction of a higher standard of housing that had occurred in the 1880s has assisted to raise living conditions of residents, some pockets of low standard accommodation survived[37]. Much has been written about the squalor in The Rocks and even though there had been some concern during the 19th century, it was the bubonic plague, which struck Sydney in January 1900 that was the catalyst for urgent attention to the living and sanitary conditions in Sydney's wharf-side areas[38]. Professional town planners were favouring detached suburban dwellings in gardenesque settings, and hence terrace house density with small yards were fast being perceived as "slums". Photographs by the NSW Government from 1901 of conditions such as at the rear of the Cumberland Street and Gloucester Street (close to Longs Lane) promoted the ills of traditional 19th century cramped residences. (Figure 19).

37 Boyd, N., Gloucester Street, The Rocks A Study of Its Development and Construction", (1997) Thesis, p. 129.

38 Robert A Moore Pty Ltd in association with the Historic Houses Trust, Susannah Place 58-64 Gloucester Street The Rocks Conservation Analysis & Guidelines, p. 8.



Figure 19: Rear yards between Cumberland and Gloucester Street showing the crowded living conditions by 1901. Source: PMNSW

The Government resumed large areas of land at The Rocks and Millers Point on 29 December 1900. They fell within the "Observatory Hill Resumed Area" under the provisions of the Public Works Act, 1900, in conjunction with the Darling Harbour Wharves Resumption Act, 1900.

Redevelopment of the area, the wholesale demolition of older buildings and wharfs, the construction of rat-proof wharf barriers and the erection of new buildings, was part of the scheme and overseen by the Government Architect's Office. Large scale demolition of houses and the wholesale removal of the people who lived there was part of the scheme. Much of the land was redeveloped, some for commercial use. Other areas were subsequently rebuilt as housing once the Government realised that wharf and dock workers needed to be available at short notice[39].

The Whaler's Arms Hotel located to the northeast of the site was demolished along with other buildings on the western side of Gloucester Street. The entire area bounded by Cumberland, Gloucester Street, and Little Essex Street were assigned for redevelopment with waterside workers dwellings. Demolition up to Longs Lane (excluding Jobbins Terrace at 103-111 Gloucester Street) occurred between 1904 and 1911 (Figure 21 and Figure 20).

39 GAO, Australian Hotel Cumberland Street, The Rocks CMP (2006), p. 14 & Boyd, N., Gloucester Street, The Rocks A Study of Its Development and Construction", (1997) Thesis, p. 142.

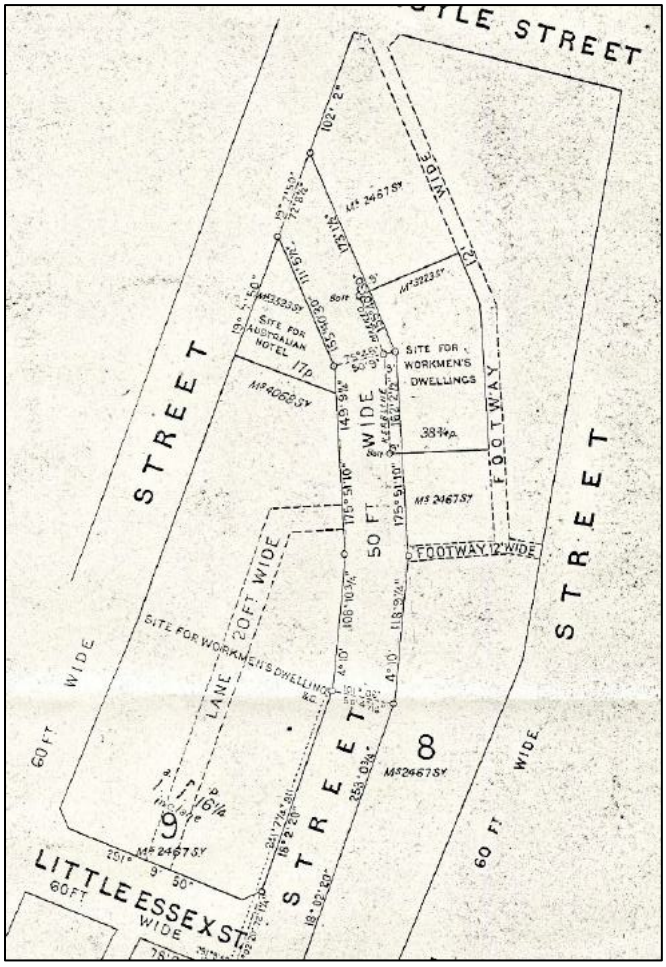


Figure 21: The 1913 Detail from 'Map shewing Design for Subdivision of the Observatory Hill Lands', 1913 (traced from 1908 Plan). Source: PMNSW

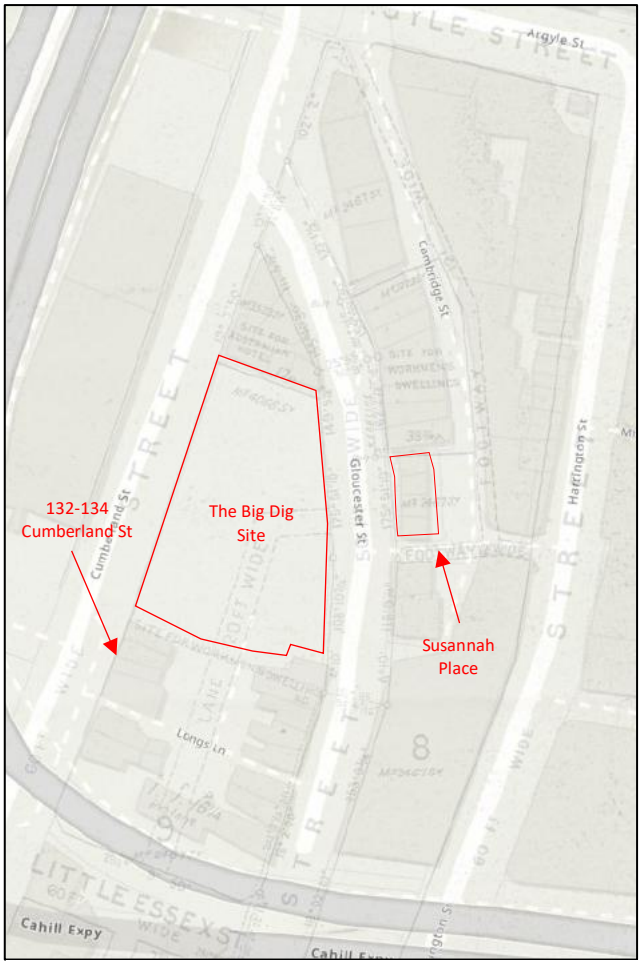


Figure 20: GIS Overlay showing the retained sites of the Longs Lane Precinct and Susannah Place and the demolished Big Dig Site. Source: PMNSW

The Sydney Harbour Act of 1900 allowed for the formation of the Sydney Harbour Trust which was to maintain and manage the resumed areas. The City Improvement Advisory Board was also established in March 1901 to assist in overseeing the resumed area[40].

Private landowners were compensated for their properties, a process that took some years to finalise. The City Improvement Advisory Board also considered the question of rehousing the population displaced by the demolitions. It was recognised that a large proportion of those occupying the area also worked in the area and that they and their families should continue to be provided with residences in the locality. The Board determined that the only practical way of dealing with the issue was to build large residential blocks on suitable sites[41].

A study of tenement housing in England and Europe followed and the Government Architect's Branch prepared a number of schemes for model workers housing, based on the overseas prototypes.

The first model houses were constructed in Windmill Street, Millers Point. These reflected a change in philosophy with the emphasis on providing a good living environment for the occupants, in contrast to the earlier planning schemes, that maximised floor space.[42]

40 Boyd, N., Gloucester Street, The Rocks A Study of Its Development and Construction", (1997) Thesis, p. 137.
41 *ibid*, p. 136-137, p. 142-143.
42 *ibid*, p. 144.

To facilitate this, a process of redesigning of the individual blocks occurred throughout the Rocks. Plans dated c. 1908[43] indicate how workers housing projects were delivered after street re-alignments. In Gloucester Street, projecting front gardens were removed and the buildings in the northwestern side of the street demolished to allow the alterations.[44]

The Housing Board formed to facilitate worker's housing and was careful to retain the previous mix of corner shops, public houses and residences. The traditional relationship with the corner "public house" was retained, with an unusually shaped corner site created in the realignment of Gloucester Street used for the re-building of the Australian Hotel. Other such sites were identified for the Glenmore and Mercantile Hotels. Each of these had previously occupied nearby sites and were able to occupy the corner sites that were otherwise not suitable for residential buildings.[45]

The Government Architects Branch under the Government Architect Walter Liberty Vernon designed new commercial, institutional, and residential buildings in The Rocks and Millers Point area until 1912. In 1909/1910 eight contracts for new buildings were underway in The Rocks, including 120 Gloucester Street and 117-117a Gloucester Street. The Board managed the residential properties resumed in 1900 and 1901, while the waterfront properties were under the control of the Sydney Harbour Trust.

The Housing Board undertook a considerable range of building projects and despite interruptions caused by the First World War, completed the realignment of streets, the construction of new bridges over the Argyle Cut as well as the erection of workers housing. The relationship between the design office of the Housing Board and the Government Architects office is not clear, however, the Government Architects Branch completed the buildings already underway, with much of the building works being completed by 1914. The Housing Board's Architect, W Foggit, was responsible for the majority of the workers houses in The Rocks and Millers Point from 1912 onwards.

Major demolitions took place on nearby Princes Street for the Harbour Bridge approach from 1924 (Figure 22), and Princes Street itself vanished from the map. Construction of the Bridge split the peninsula along its spine and the area west of the Bridge became known as Millers Point. Despite these changes, The Rocks maintained a residential community associated with the traditional maritime industries. In the mid-1950s, extensive demolition for construction of the Cahill Expressway across Circular Quay included the buildings, houses and tenements south of 140–142 Cumberland Street. The residences at 130 and 132-134 Cumberland Street, along with the rest of the buildings in the Longs Lane Precinct, are survivors of these dramatic changes to The Rocks in the twentieth century.

43 *ibid*, p. 144.

44 *ibid*, p. 144 & 148.

45 *ibid*, p. 153.



Figure 22: 1855 view of construction works for the Cahill Expressway south along Cumberland St to the Surviving Longs Lane Terraces in the upper left. Source: City of Sydney Archives

Although more tenements were planned, only two multi-storey unit blocks were constructed in The Rocks north of Little Essex Street. 46-56 Gloucester Street remains largely intact and is now leased to Department of Housing. Only the northern units remain of the other, larger scale development of some 30 units constructed in Gloucester Street (No. 117), Little Essex Street and Cumberland Street (Nos. 140-142). These units have been conserved by continuous government bodies and now PMNSW for use as residences. The remainder of the buildings were demolished by the construction of the Cahill Expressway in the 1950s (Figure 23).[46]

Buildings immediately north of Susannah Place were also demolished. Susannah Place was not demolished as it did not fit into the popular description of an "infested hovel".

During the 1950s the concrete slab over the big dig site was used as The Department of Government Transport Omnibus Park. In the 1990s a major archaeological investigation (Cumberland/ Gloucester Streets Archaeological site) was undertaken on the site. While the site has been developed by Youth Hostels Australia, it remains exposed as an interpretive site.

The remaining 19th century and post 1900 public housing and hotels in The Rocks and Millers Point areas were then administered by the Sydney Harbour Trust and later by the Maritime Services Board until the late 1960s.[47]

46 *ibid,* p. 148.

47 *ibid*, p. 144-146.

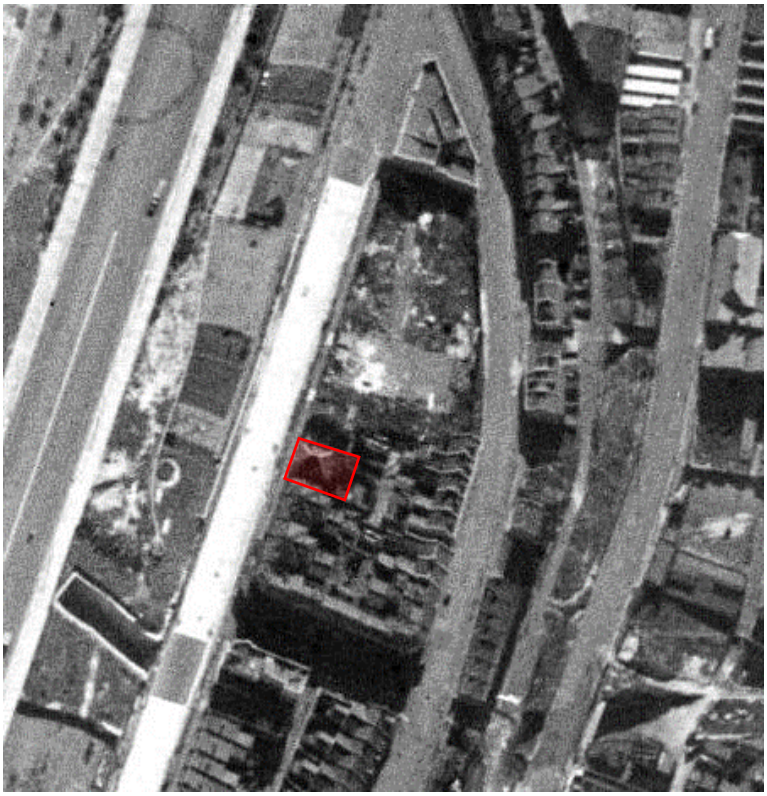


Figure 23: 1943 Aerial Images showing the vacant area north of the Long Lane Precinct (now the Big Dig Site) and the redevelopment on the King George V Memorial Park on Cumberland St. The subject site is outlined in red. Source: Six Maps

Since that time the immediate area has continued to develop. The construction of the Sydney Harbour Bridge and its approaches in the 1920s and 1930s had a marked effect on the area and particularly the western side of Cumberland Street. The 1943 aerial (Figure 24) shows the cleared area next to The Australian Hotel. A small, hipped roof structure, garden beds and games courts and some plantings are visible on the site initially developed as the King George V Memorial Park and now occupied by open sports courts and the modern steel and glass. King George V Recreation Centre which was opened in 1998. Susannah Place (c. 1844, 58-64 Gloucester Street) remains to the southeast of the site with the early 20th century public housing (46-56 Gloucester Street) to the east of the site. Opposite the hotel, at the north-eastern end of Gloucester Street also retains a mix of the earlier terraced housing and modern infill mixed use buildings.



Figure 24: Aerial view showing the Sydney Harbour Bridge after the completion of the Cahill Expressway. NSW Government Transport Omnibus Park can be seen on the current Big Dig/YHA site. The Sydney Opera House is under construction at far R. The subject site is outlined in red. Photographer Allan A. Hedges. Source: City of Sydney Archives

With the planned demolition of The Rocks throughout the 1960s and prior to The Green Bans of the 1970s, The Rocks fell into disrepair. Between 1971 and 1973 the Government gave in to the demands of the Labourers Builders Federation and the plight of the Green Bans and it was decided that The Rocks would be conserved.

The terraces along Cumberland Street were vacated by the early 1970s, were boarded up to deter vandalism and became home to squatters. They continued to fall into a dilapidated state throughout the 1980s (Figure 25) until their conservation in the 1990s.



Figure 25: View east from Sydney Harbour Bridge of terrace houses, 130-138 Cumberland Street, The Rocks, 1983. All are derelict, with corrugated iron on ground floor windows, and wire mesh fence with barbed wire around them.
Source: City of Sydney Archives

2.4 History of the Occupation of the Site

Cumberland Street was officially named in 1810 and was to extend from Charlotte Square, in a northerly direction towards Dawes Point, next to and running parallel to Prince Street to the east.[48] The name came into use immediately. George Cribb had erected a 'row of four tenements along Cumberland Street to Longs Lane' around 1823.

Harper's survey of 1823 shows a long narrow building on the corner of Long's Lane and Cumberland Street. There was a stable building on this lot, which was of a similar scale, located to the south of Cribb's Lane, for which archaeological remains can be seen in the "Big Dig" site (shown Figure 26). The building erected on the corner of Cumberland Street and Long's Lane is likely to have been a row of attached cottages, one room deep. The building erected on the corner of Cumberland Street and Long's Lane was a row of attached cottages, one room deep. The houses were built in the early 1820s by George Cribb, and among the tenants in 1822 were John and Mary Seabrook, Thomas Kinnaird, Catherine Murphy and Mary Massagora and their respective children[49].

The row was replaced by larger cottages after 1825 and are potentially the properties advertised for sale 1831[50]:



Figure 26: Extract from Stewart's 1823 survey showing the Longs Lane precinct (outlined in red dash line). Source CMP for 140-142 Cumberland Street by CLSP, using SRNSW SZ 469 as a base.

48 See 1831 quotation from SG & NSWA of 28 June 1831 on following pages.

49 Karskens, G. (1994): Cumberland Gloucester Street Site: Historical Discourse. (3.1 George Cribb and Sophia Blundell, Section 74). Report prepared for SCRA prior to the excavation of the Big Dig site.

50 See 1831 quotation from SG & NSWA of 28 June 1831 on following pages.

SIX comfortable COTTAGES; five of them situate in Cumberland-street, and the other one in Long Lane, Sydney; the whole of them in good tenantable repair, with separate yards at the back. Four of them have the advantage of a good well of water, and one (at present occupied by Mr. Jones, general dealer) has two frontages. The total rentals are £2 5s. per week. For the conveniency of all persons, they will be put up in six lots, agreeably to a plan which is lying ready for inspection at the office of the auctioneer.[51]

The title to the property, originally Allotment 12 of Section 74, was granted to Thomas Garrard by Governor Gipps by the early 1830s, and the laneway running alongside his grant had become known as Longs Lane by this time. Between 1831 and 1839, a number of annotated plans had been prepared showing the claimants of Section 74 (Figure 27). The original lot had been subdivided into a series of lots that fronted Cumberland Street and an additional grouping that fronted either Long's Lane or the lane that connected Long's and Cribb's Lanes which was frequently referred to as Junction Lane, and later as Caraher's Lane, this subdivision occurred following the bankruptcy of George Cribb in 1828.

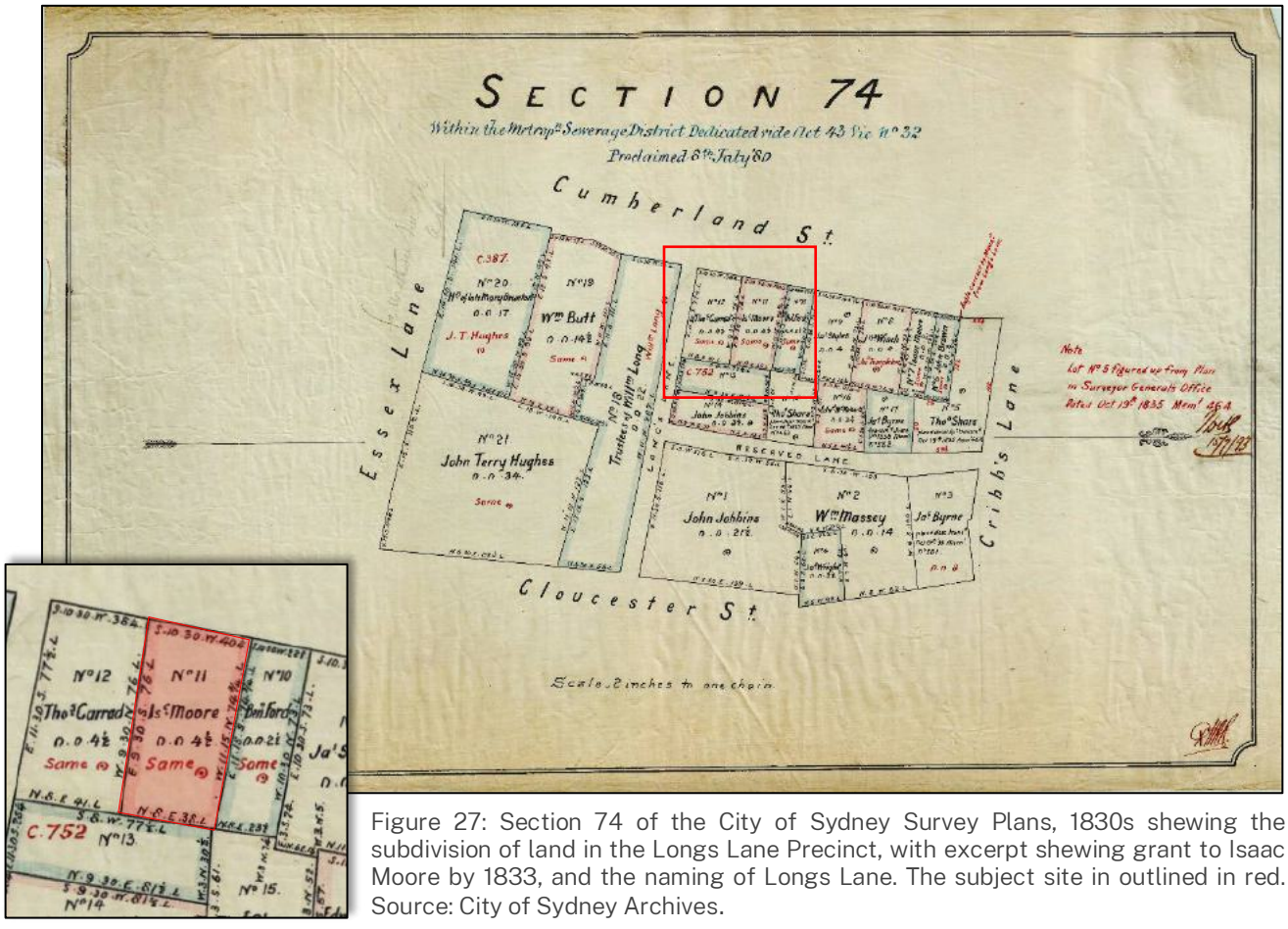


Figure 27: Section 74 of the City of Sydney Survey Plans, 1830s shewing the subdivision of land in the Longs Lane Precinct, with excerpt shewing grant to Isaac Moore by 1833, and the naming of Longs Lane. The subject site in outlined in red. Source: City of Sydney Archives.

The property could be purchased as a whole or subdivided, and each dwelling sold separately. The series of transactions recorded by the Land Titles Office show that the row was divided into three, comprising two pairs of houses and one single cottage, located at the northern end of the site, however no detailed descriptions of the buildings, views or plans have been located. The series of transactions for the adjacent lot, lot 11, shows that John Jones conveyed a lot with 'two

51 SG&NSWA 28 June 1831

messauges[52]' on the property in 1833 to Isaac Moore and Moore was eventually granted the property in 1839.

The row of five dwellings were numbered 128-134 on the 1855 block plan but subsequently renumbered to 130-138 (by 1880). The photograph taken by the American and Australasian Photographic Company in the early 1870s shows three different shades to the shingle roof, corresponding with three owners (Figure 28). The pair of houses at the southern end was located on Garrard's lot, the pair in the centre was on Isaac Moore's lot and the house on the northern end was on the lot claimed by Benjamin Ford.

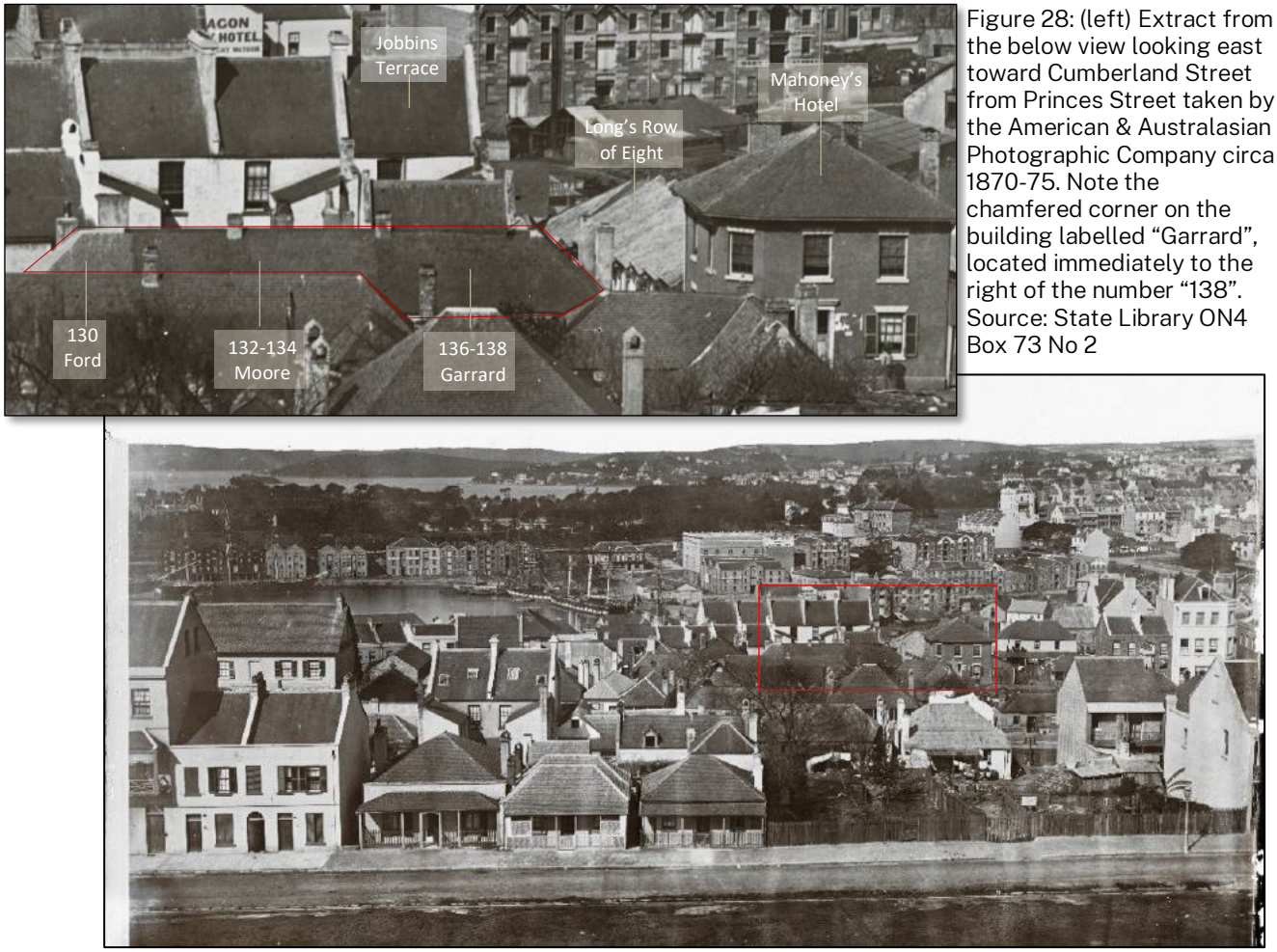


Figure 28: (left) Extract from the below view looking east toward Cumberland Street from Princes Street taken by the American & Australasian Photographic Company circa 1870-75. Note the chamfered corner on the building labelled "Garrard", located immediately to the right of the number "138". Source: State Library ON4 Box 73 No 2

Traditionally, small cottages in Sydney were either double-fronted, with a window on either side of the door or asymmetrical, with a single door and window.[53] The row of houses in Figure 28, appear to have been of the smaller, asymmetrical form, with a door and window to the street, as can be seen in the later photographs of the nearby Nicholas Rents property, built in 1834 directly to the north of Cumberland Street[54]. Buildings of this scale and character survive in the Sydney CBD today, and those that do survive are later examples built in the 1840s and 1850s, however there are examples of this style continued into the 1900s that can be seen in the inner Sydney suburbs of Surry Hills and Paddington.

52 The term 'messuages' refers to a dwelling house with adjacent buildings and curtilages that are used in connection with the household. i.e.- a dwelling house with outbuildings and land assigned to its use.

53 Refer to the study of the Terrace House form in The Rocks prepared by Jean Rice Architect 2014

54 See Karskens, G., The Rocks Life in Early Sydney, (1997)

Isaac Moore purchased the site of 132-134 Cumberland Street in 1833. It was then known as Allotment 11, Section 74, comprising 4.5 perches[55].(Figure 27). According to Land Titles Records, Moore sold the property to his brother-in-law Edward Brady in 1840, and he owned the property until his death in 1869. Brady's will named Isaac Moore's sons, Edmund, William and Thomas Moore, as trustees, and stated that they were required to provide for his niece Mary Anne Smith (nee Brady) during her life, and her children following her death[56]. Multi-generational and lateral inheritance patterns were not uncommon in The Rocks, with other known examples being the Wybrow family at View Terrace, 32-36 Gloucester Street, between c1822 and 1906, with inheritance through the female lines, and the Byrn family of Avery Terrace, 2-4 Atherden Street, between c1806 and the 1990s through both male and female lines[57].

An indication of the character of the now-demolished row of cottages north of Long's Lane can be gained from images of the adjacent cottages (122-128 Cumberland Street) that survived until the resumption (Figure 33).

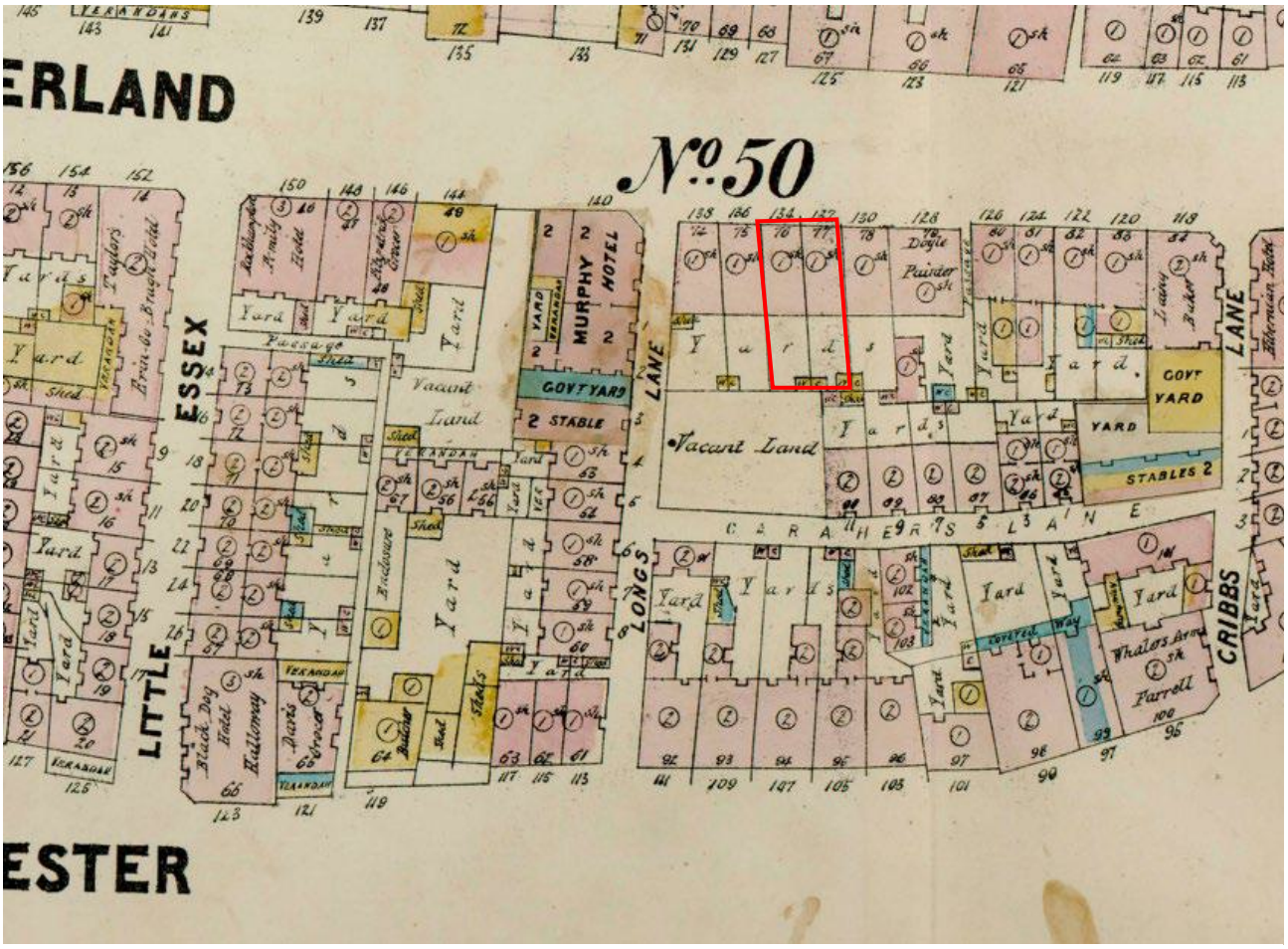


Figure 29: Percy Dove's 1880 Map of Sydney showing the development occurring in the area and the subject site outlined in red. Source: City of Sydney Archives.

A row of uniform terraces is shown on Woolcott and Clarke's 1854 Map of the City of Sydney (Figure 30). These terraces run the entirety of the block from Cribbs Lane to Longs Lane, differing slightly to more detailed maps, illustrations and photographs. Percy Dove's 1880 Map

55 Govt. Gazette 18/1/1839

56 Clive Lucas, Stapleton & Partners PL, Long's Lane Precinct: Conservation Analysis and Interim Conservation Guidelines, 1991

57 View Terrace Facades and Public Domain CMP, 40 Gloucester Street, The Rocks, SHFA 2014; Avery Terrace CMP, 2-4 Atherden Street, The Rocks, FORM Architects 2007

of Sydney (Figure 29) however shows a building on the corner of Cribbs Lane and Cumberland Street (Berry's Bakery/former Plymouth Arms Hotel) adjoining a row of terrace, and a passage, followed by a separate row of terraces on the subject site to Longs Lane, which is more consistent with William Andrews illustration of Cumberland Street (Figure 16). Both maps indicate the concentration of development that had occurred in this area of The Rocks between 1854 and 1880.



Figure 30: Woolcott & Clarke's Map of the City of Sydney, 1854 and excerpt Showing a row of uniform buildings present on subject site with their primary frontages addressing Cumberland Street outlined in red. Source: SLNSW

By 1882 the two houses on the corner of Long's Lane had been pulled down and a new three-storey shop erected for Kellas Watson. By 1886, No.130 had been rebuilt and was in operation as a boarding house. Nos 132-134 were the last buildings to be rebuilt as they do not appear on the 1889 metropolitan detail series plan (Figure 31) but can be seen on the plan dating from 1890 (Figure 32).

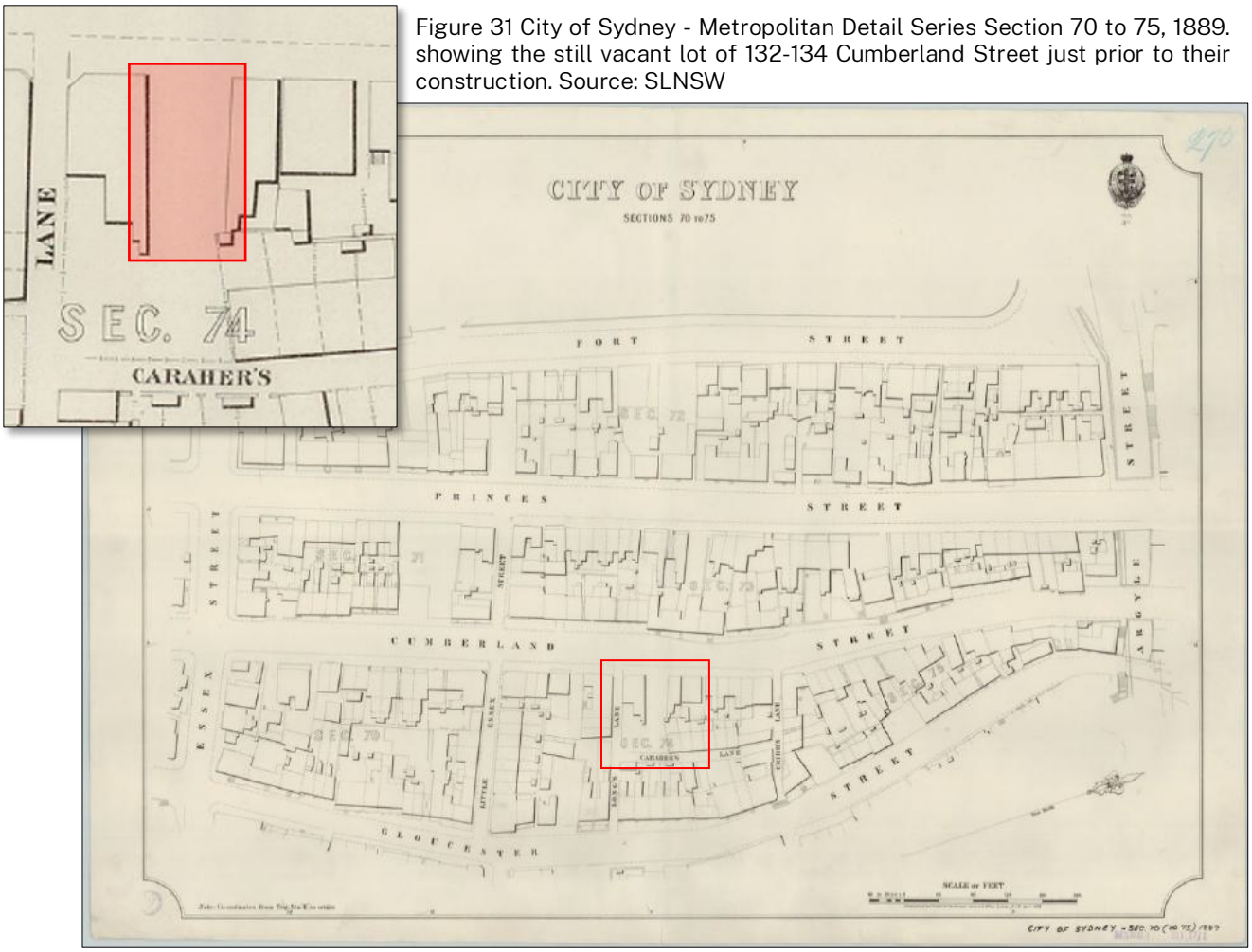


Figure 31 City of Sydney - Metropolitan Detail Series Section 70 to 75, 1889. showing the still vacant lot of 132-134 Cumberland Street just prior to their construction. Source: SLNSW

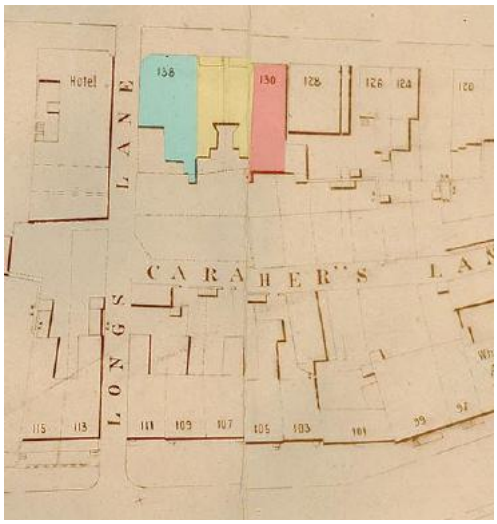


Figure 32: Extract from the 1890 Metropolitan Detail Series block plan of Section 74 showing the three buildings erected during the 1880s and early 1990s, No. 130 (pink), 132-134 (yellow) and No. 138 (blue).

The construction of the terraces at Nos. 132-134 was completed by 1891[58], and described in the Council Rates records as 'two-storey, five roomed brick and cement dwellings with iron roofs'. The 'five rooms' consisted of a front parlour and rear dining room on the ground floor with two bedrooms upstairs on the first floor and a single storey rear wing containing a kitchen. There was no mention of a washhouse or privy at this time, although their functions were probably housed in lightweight free-standing structure/s in the rear yards.

A privy had been constructed at the rear of the kitchen wing by 1900-2 (Figure 34). This plan also shows the shorter extent of the rear yards at this time. They were extended to their current size as part of the conservation works undertaken in 1990s. The terraces shared a central passageway that was in use from the 1840s to provide front access for the removal of waste from the rear yards[59].

Following an outbreak of Bubonic Plague in 1900, large sections of the waterfront and the adjacent housing were resumed by the NSW Government as part of the Darling Harbour Wharves Resumption Act 1900. The resumption extended from Market Street in Darling Harbour to Circular Quay. When resumed in 1903, the property was still listed as under the trustees of the estate of Edward Brady (dec.1869), i.e. the sons of Isaac Moore (Figure 34).

Two hundred and fifty pounds was spent photographing the resumed area in detail (taken by John Degotardi Junior of the Department of Public Works for the City Improvement Advisory Board). A special section was set up in the Government Architect's Branch to deal with the Resumed Properties.

The substandard buildings to the south of Long's Lane and adjacent to Cribb's Lane were photographed, recorded and demolished. 146-148 Cumberland Street were measured in October 1901, whereas Nos. 124-126 were not measured until February 1903. These measured drawings form part of the bound set of record drawings and photographs compiled by the Department of Public Works entitled *Rocks Resumption: Plans and Photographs of Buildings Demolished 1901-1906* (Figure 34 and Both maps indicate the concentration of development that had occurred in this area of The Rocks between 1854 and 1880. Figure 33). The Resumed Properties Branch of the PWD managed the rental properties within The Rocks until the properties were finally transferred to the control of the Sydney Harbour Trust in 1927.

The Sydney Harbour Trust, formed in 1901 to take over The Rocks and adjacent wharves on behalf of the State Government[60], managed the waterfront clean up, including inspection of the resumed properties and repair of the more substantial and fireproof buildings that were to be retained. Many of the demolished buildings were of poor construction with inadequate foundations. 132-134 Cumberland Street was spared from demolition owing to the quality of its construction.

Around 1917, the street's name was changed to York Street North and remained so until the early 1970s.

58 1892 is the first year that a tenant is recorded in occupation at 132 Cumberland Street. No occupant is recorded at 134 Cumberland Street until 1894.

59 Rice, J., Terrace Houses in the Rocks, A Comparative Analysis and Assessment of Significance, 2014, Case Studies Vol 2, p.106.

60 The management of the area was subsequently transferred to the Maritime Services Board.



Figure 33 Extract from the series of photographs of the Rocks Resumed Area taken before December 1901, looking south from No. 124 Cumberland Street. Source: State Records series 4481 image 1148 (digital 222)

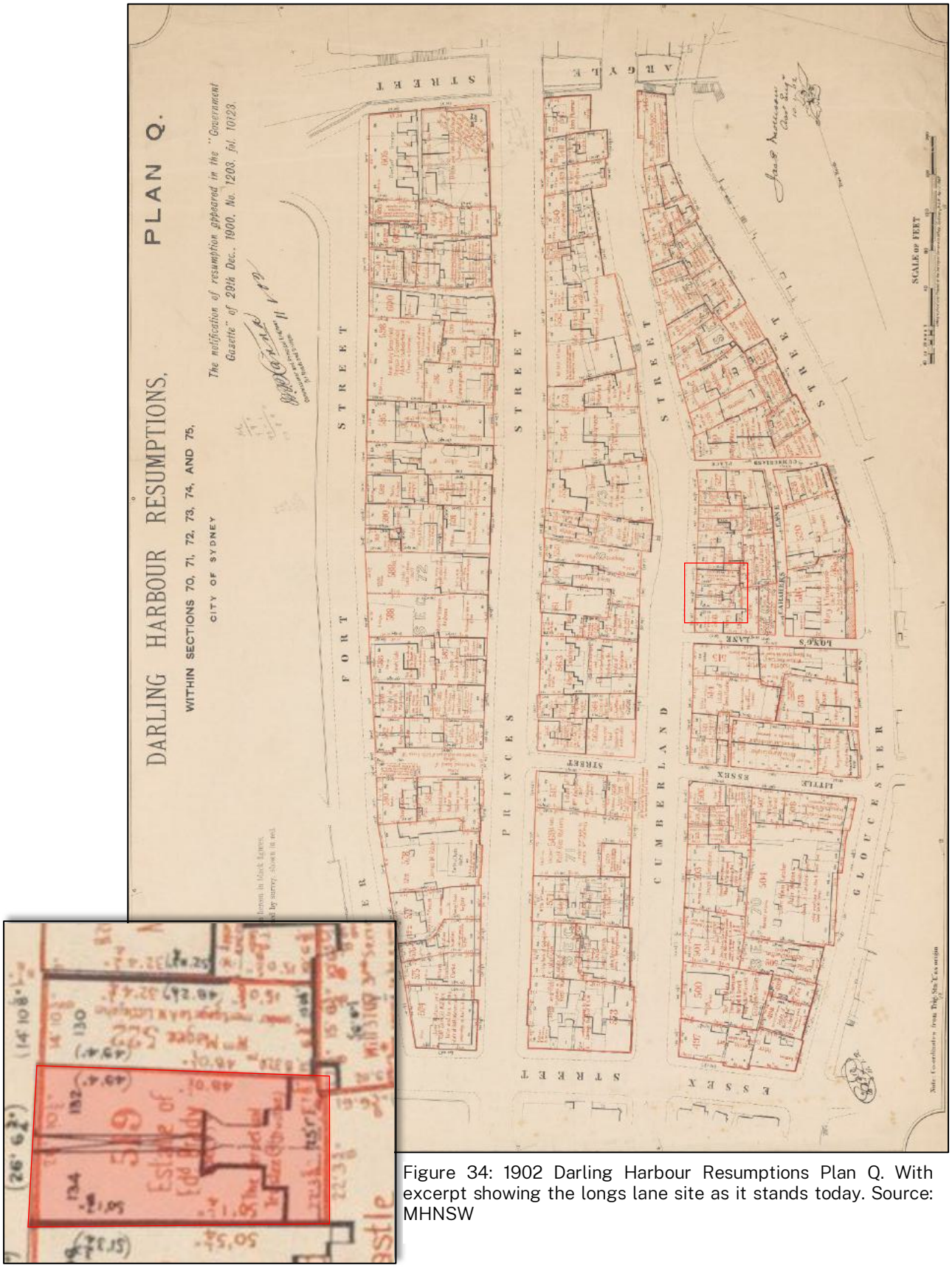


Figure 34: 1902 Darling Harbour Resumptions Plan Q. With excerpt showing the longs lane site as it stands today. Source: MHNSW

In the mid-1930s, the opposite side of Cumberland Street beside the Sydney Harbour Bridge approach was turned into a park with a well-equipped children's playground and a bowling green by the Sydney City Council (Figure 35). The park was funded from a bequest from the will of the recently deceased King George V to provide similar facilities throughout the British Empire and was officially name in the Kings honour, opening on 3 May 1937. A lawn and circular floral garden were located opposite Long's Lane and Little Essex Street. Events, such as spring festivals, were held in the park for local children.

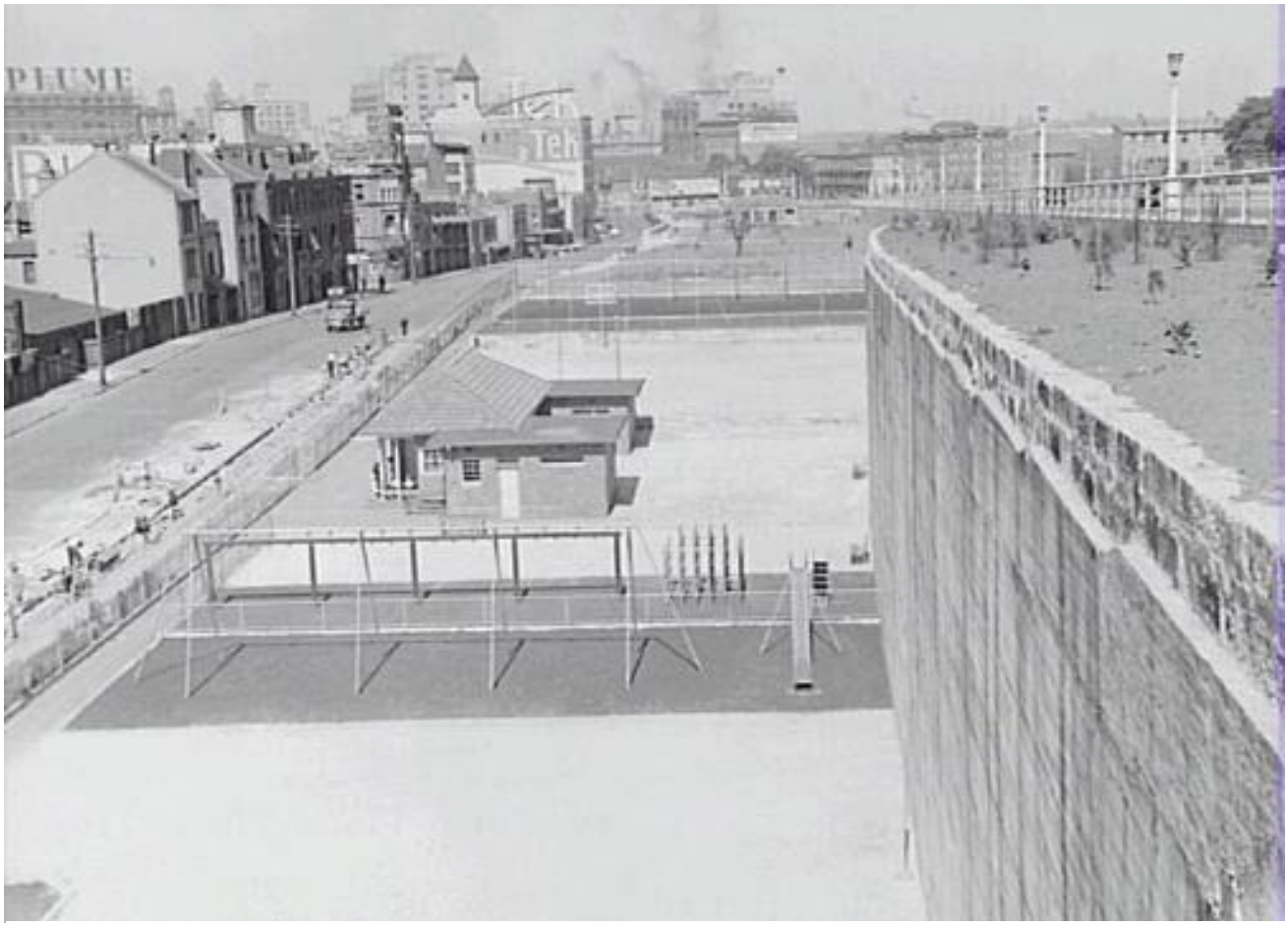


Figure 35: View of King George V Memorial Playground. Source: SCC Archives

130-142 Cumberland Street can be seen in the background of many of the photographs of King George V Memorial Playground in the City Council's archive. Subsequent additions to the bridge approaches resulted in the park being reduced in size and activities such as the bowling club being removed for the construction of what was to become the Cahill Expressway (in 1958).

Substantial works commenced by 1932 and continued until the mid-1950s, potentially interrupted by World War II. Works included creating a circular cutting that was planned to eventually connect Circular Quay with the Harbour Bridge. The re-grading of the section of Cumberland Street opposite 130-142 Cumberland Street was also undertaken.

In 1942 the National Emergency Services made an application to the MSB to use the premises as a Section Post. Following the attack by the Japanese on Sydney Harbour, a series of 203 sector warden posts was established across the city, one of which was located in the shop at 138 Cumberland Street. Partially excavated city railway tunnels were to be used as air raid shelters. The 1949 aerial photograph shows the extent of the King George V Park and the commencement to the circular cutting of the Bradfield Highway (Figure 36).

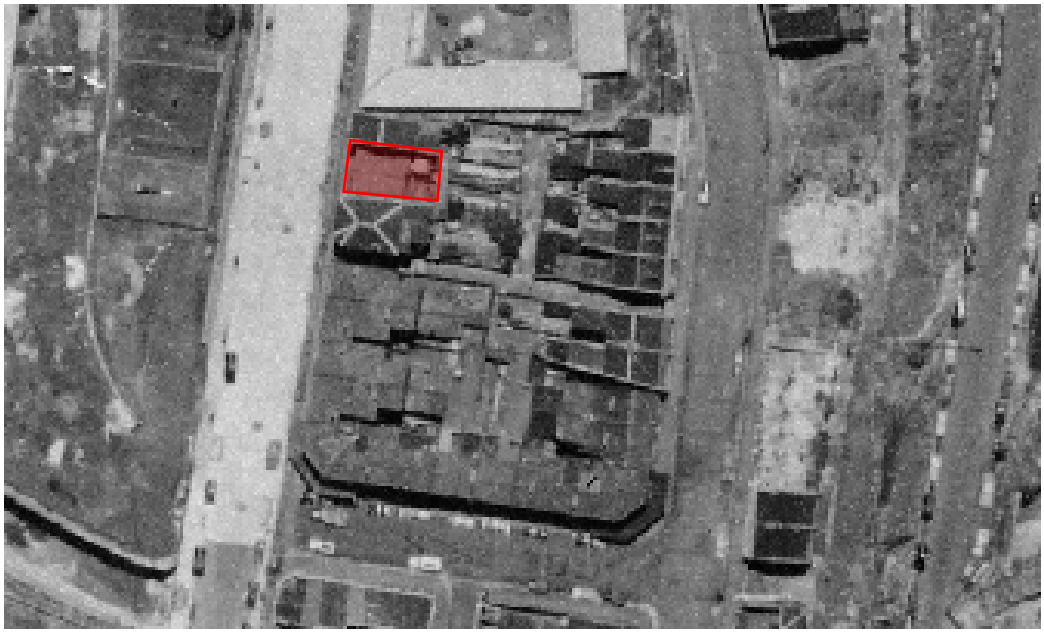


Figure 36: 1949 Aerial view showing the entrance to the circular cutting. Note also the intact Housing Board buildings around the southern end of the precinct (prior to demolition for the Cahill Expressway). The subject building is highlighted red. Source: SCC Historic Atlas, Image 14

In the mid-1950s the Cahill Expressway was constructed, which necessitated the removal of the southern half of the block of workmen's dwellings erected by the Housing Board. The dwellings at the end of Gloucester Street and in Cumberland Street were retained, and the street level was cut down so that traffic could pass under the expressway.



Figure 37: The lowering of Cumberland to allow the construction of the Cahill Expressway overpass over Cumberland Street. Source: SHFA

2.5 Development of the Site and Building Components

2.5.1 Redevelopment Plans for the Longs Lane Precinct

The terraces in the Longs Lane precinct continued to be managed by the MSB until the mid-1970s with some tenanted until 1976. By the late 1970s the terraces were left unoccupied and boarded up. 1978 SCRA files record that once the premises had been vacated, 'vandals' broke into the buildings and attempted to remove some of the internal features such as fireplace surrounds.

In 1978 the condition of the group was noted as:

> *Generally Most roofs leak. Most rainwater items are rusted to the extent that they do not work. This is causing water penetration and mildew is appearing on some adjacent internal walls. Paint work externally is mostly non-existent which is causing accelerated weathering of mortar and exposed timbers. Paint work internally is either filthy, vandalised or badly flaking. Most door hardware (locks, handles, latches, knobs, letter slots, numbers) and window hardware (cords, lifts, catches, bolts and glass) has been stolen or broken. All dwellings had inadequate and substandard electrical supplies which have now been vandalised and are completely inoperable. All backyards are heavily overgrown with weeds and vines. Most timber fences are rotten and timber gates inoperable The rear section of the building is in poor condition structurally and is temporarily braced both north/south and east/west with tie rods. 20% of timber has been vandalised. 10% of timber has decayed naturally. 10% of plaster especially lath and plaster walls have been vandalised.*





Figure 38 and Figure 39: 132-134 Cumberland Street Terraces with 130 Cumberland Street on the left (York Street North), The Rocks, Sydney, prior to being vacated 1967-1970. Photographed by Alan Mitchell Struthridge, Source: Caroline Simpson Collection, MHNSW

The National Trust had prepared an initial listing for the buildings which was approved in November 1975. The Trust had also advised the SCRA that the entire peninsular had been deemed an Urban Conservation Area. With the construction of the Sirius housing block at the northern end of Cumberland Street, The Green Bans, which had initially been imposed in 1971, began to be lifted. SCRA attempted to proceed with their progressive redevelopment, tendering for the demolition of the subject building in 1978. The continuing program of demolitions was attracting bad publicity for the SCRA particularly as no building had yet been designed to replace the housing stock.

In May-June 1979 a detailed report on the buildings on site C8 was prepared which included detailed conditions reports, measured drawings and a photographic record (Figure 40).

The report noted that 15 of the houses within the group were the subject of an Interim Heritage Order (IHO) imposed by the Heritage Council. The area covered by the Conservation Area only included the 19th century houses and not the housing erected by the NSW Housing Board. This housing has subsequently come to be seen as an important phase of the development of the area and has also been listed. It was also noted that the building services were inadequate and that nearly all of the fittings in the properties had been vandalised.

In August 1979, The Rocks Committee (as the residents' action group was then known), which included Mrs [Nita] McRae, Mrs G. Duggan, Mrs Shirley Ball and Jack Mundey, had waited on the Minister, Paul Landa, to ask that all of the properties listed by the National Trust be the subject of an IHO[61]. The Minister sought 'private entrepreneurs on a long-term lease with a view to their being renovated.' The Director of the SCRA believed the IHO was 'bound to depress the financial return that can be achieved'. The SCRA pressed ahead with schemes for the site that did not necessarily retain all the buildings that had been identified in the IHO.

A scheme for a substantial multi-storey hotel was prepared in 1980 for sites C7 and C8 (from the Australian Hotel to the Expressway). The Premier was under pressure from Sheraton, who wanted to build a 600-800 bed international hotel. Other hotel groups were also interested - the Melbourne architectural firm of Bates, Smart and McCutcheon made enquiries regarding site C7/C8 and C9/10 for an unspecified English hotel chain.

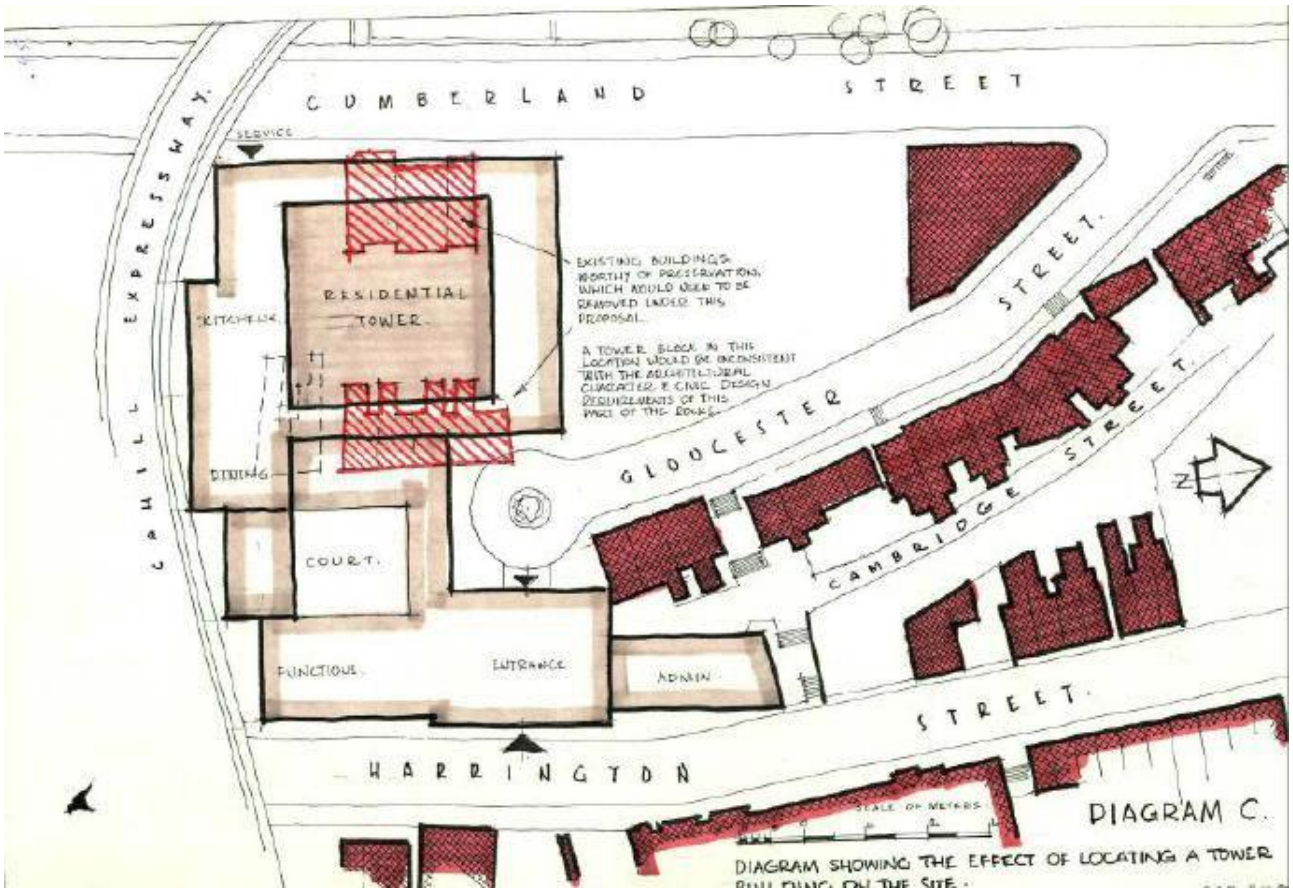


Figure 40: Diagram C, as prepared by Professor Gareth Roberts. Source: SCRA file RE 0523.01.01

Advice from Professor Gareth Roberts eventually determined that the hotel scheme was not the most appropriate use of the site and that it was more suited to residential use,

61 Heritage Council of NSW, *Cumberland Street Terraces in The Rocks*, SCRA File A1839

To erect a tower block on the site would almost certainly involve the removal of a number of classified buildings (Diagram C) [Figure 40]. I believe the retention of these buildings and their integration into a new development which recognises the architectural and civic design requirements of the Rocks, are essential objectives.

In my opinion a building of the form suggested in diagrams A and B is therefore much to be preferred to a tower block which would - prejudice the retention of classified buildings which are important elements in the Rocks, and would be inconsistent with the scale and character of that part of the Rocks which is North of the Cahill Expressway[62].

Roberts also advised that,

...houses fronting onto Gloucester Street including a group of five terrace houses adjacent to the Expressway, together with selected houses fronting onto Cumberland Street ought to be incorporated into development proposals for the area[63].

This approach of integrating the historic buildings into a new development characterised the development within The Rocks during the 1980s. Having initially been in favour of a hotel, Roberts changed his mind:

There is no doubt that in the total context of The Rocks, the abandonment of the hotel project, and its replacement with a residential development would result in a civic design more consistent with the environmental quality of The Rocks north of the Cahill Expressway[64].

In March 1983 the Heritage Council inspected the buildings that had been covered by the IHO. The Heritage Council had been asking to be informed of proposals since 1981:

Mr. Gaweda went on to say that the members had not been impressed with the condition of the buildings and some had expressed the view that the Authority should have paid more attention to ensuring that the buildings were protected from further deterioration as a result of the elements. Mr. Gaweda said that some windows and doors were seen to be open to the weather and there were holes in some of the roofs.
I explained to Mr. Gaweda that the Authority had been restricted over the past two years or so in its borrowing programme and consequently had not been able to undertake any capital works in that time. In addition, any surplus revenue had to be used to take up the shortfall in loan servicing and consequently the Authority was simply not in a position to spend any money on the vacant buildings in question. I did say, however, that a good deal of money had been spent initially in securing the buildings and since then a daily patrol had been maintained to keep squatters and vandals out of them[65].

The Heritage Council requested that the SCRA undertake:

Roofing of the terraces with corrugated iron to prevent water entry into the buildings; boarding of all windows and doors to prevent vandalism; and spraying of weeds and creepers which are entering the terraces[66].

Throughout the 1980s, a number of schemes were presented to the SCRA, none of which went ahead. Residential units were proposed, as there was a market for 'home units' rather than terrace housing. The SCRA's planner was not very impressed with a scheme by Gergely and

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62 Gareth Roberts to SCRA, SCRA file RE 0523.01.01

63 *ibid*. p52.

64 Gareth Roberts to SCRA, SCRA file RE 0523.01.01

65 Solomon, P. Secretary, Heritage Council of New South Wales, 7 February 1983, *Condition of Buildings Formerly Covered by Interim Conservation Order*, PMNSW File A1839 – Conservation Order No 36 – Heritage Act – Properties on Site C8 – Longs Lane Group.

66 Gaweda, G, *Cumberland Street Terraces in The Rocks*, PMNSW File A1839 – Conservation Order No 36 – Heritage Act – Properties on Site C8 – Longs Lane Group.

Pinter, describing it as having a 'Paddingtonesque' feeling that was not appropriate, and awarded the scheme a rating of 5 out of 10. In 1981, perspectives were prepared in-house by the SCRA's planner, Bud Dumas (Figure 41) to demonstrate the impact of home units on the Cumberland Street streetscape.



Figure 41: Perspective prepared by Bud Dumas in 1981. Source: SCRA drawings – Cumberland Street CU5/15

In the mid-1980s it was proposed to erect a theatre, and an initial scheme was prepared by Hassell Architects. The scheme did not proceed but the idea that the site would have cultural use was adopted by the Premier's Department. The NSW Government Architect prepared a scheme where only the facades of the buildings to Cumberland Street and Jobbins Building were proposed to be kept, with a large venue erected between them, obliterating the lanes (Figure 42).

SCRA had prepared outline schemes that required retention of the buildings that had been the subject of the IHO. Long's Lane was also to be retained, and a new lane established to the north, in a location to the south of where the lane had originally existed.

A 'mews' type of development was proposed fronting the mid-block lane, Caraher's Lane. In London, the term 'mews' had applied to modest staff housing above stable blocks built in rear lanes or courts behind townhouses. In the 1970s the term had also come to be used for modern infill housing erected in rear lanes. The rear wings of the buildings fronting Cumberland Street are shown as having been removed (Figure 43). This proposed removal of the rear wings was transferred into the building site diagram and remains today and is shown on the currently used SCRA Scheme (See Section 6.4.4).

A Development Brief was prepared by SCRA in 1988. Board members were informed that:

> *The site is to be redeveloped as an hotel or serviced apartments and is being offered for a lease term of 99 years. A number of historic buildings are to be retained and incorporated into the*

redevelopment proposal. The Development Control Drawing permits only a low-rise structure on the site.

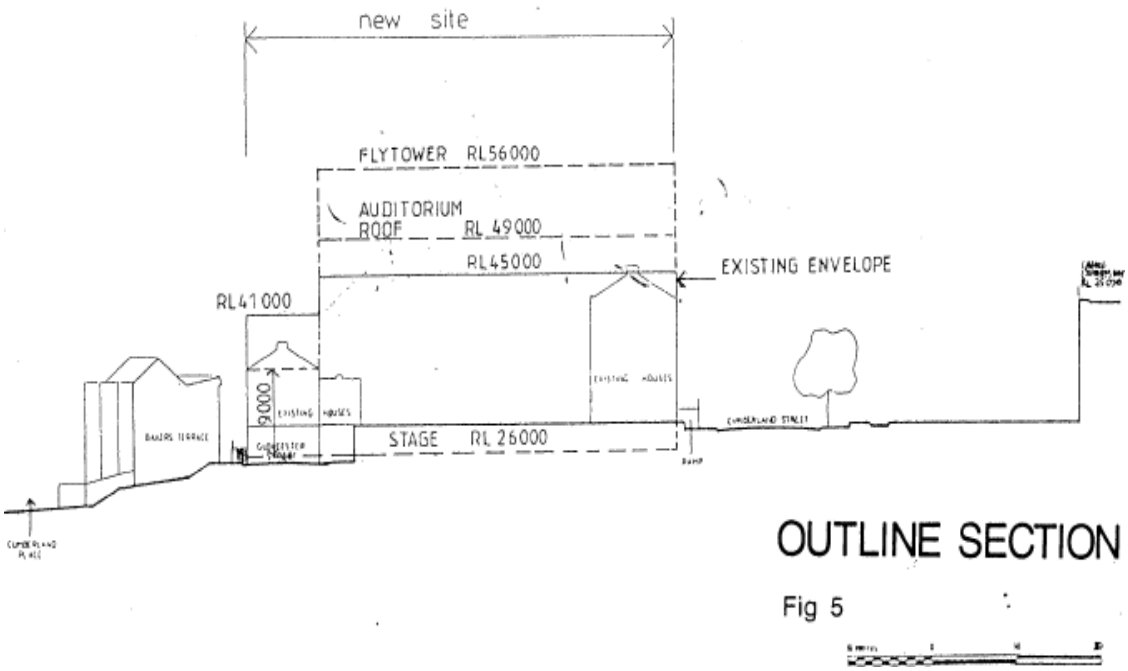


Figure 42: Outline Section of the proposed auditorium. Hassel and Tom Brown. December 1987 Source: SCRA File Re.0523.01.10

As was customary, the development briefs were advertised, including in newspapers such as the *Financial Review* and *Sydney Morning Herald*. A number of architects, property consultants and developers applied for a copy including housing developers, Stockland and Mirvac. The SCRA had an established procedure by which it initially considered architectural character and the financial bids separately. Nine proposals were assessed, and this was reduced to four.

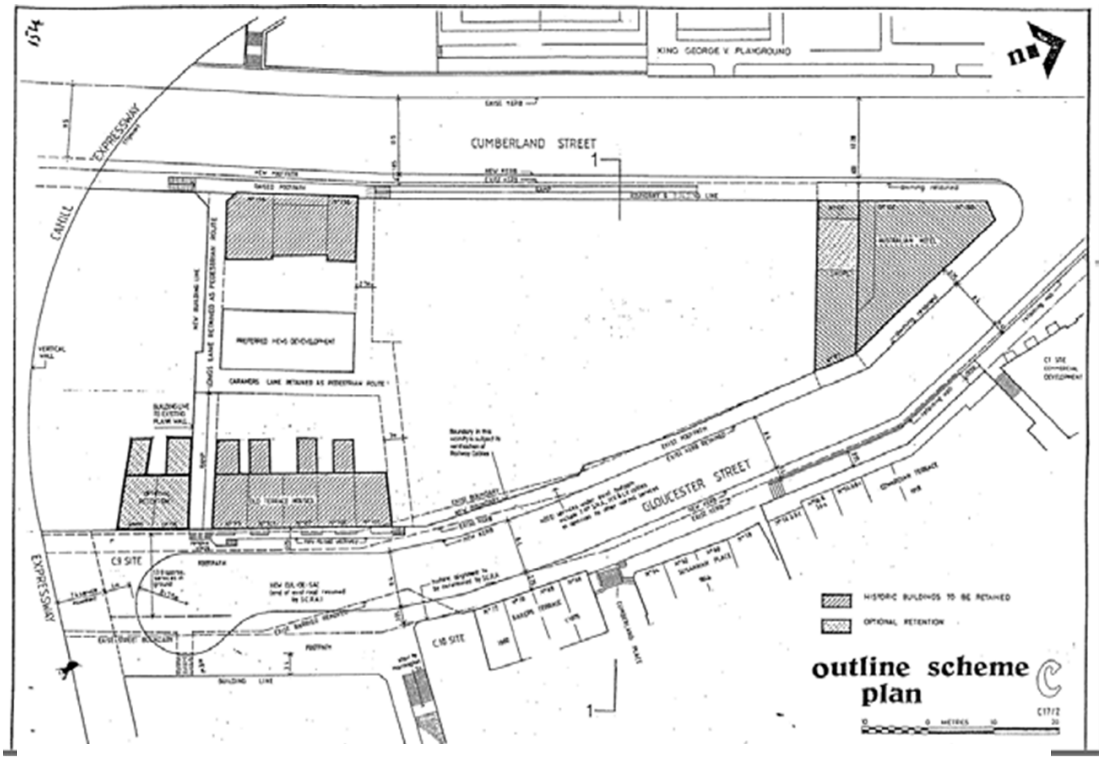


Figure 43: Outline scheme plan showing the extent of historic buildings to be retained, and the location of new laneways. Source: SCRA File RE.0523.01.10

The preferred proponent was Develco, with their scheme designed by Ancher, Mortlock, Murray and Woolley. The summary noted, 'Scale very good. Relationship to old buildings excellent. Walkways across site are clever. Internal courtyard is good.' However, despite this assessment, the proposal did not go ahead. For planning purposes, the site was then divided back into two separate sites that the SCRA referred to as Development Sites C7 and C8. Development of site C7 was to continue (and is now the site of the Sydney Harbour Youth Hostel).

Photos taken in the 1990s of the rear of the property (Figure 45) show that a brick wall constructed on the rear property boundary formed an internal open courtyard used by both terraces. There were separate skillion roofs over the kitchen and the abutting WC and lightweight timber framing, and clad room constructed during the 20th century, at the rear of the enclosure that housed a bathroom and laundry area.

A remedial works advice report prepared in February 1995[67], describes the buildings at 132 and 134 Cumberland Street as generally stable but fair to poor condition and in various states of disrepair. Open roofs had allowed water entry, particularly into 132 Cumberland Street, with some rot and areas of termite infestation in floor joists, floorboards and stairs evident.

The ground floor of the terrace at 132 Cumberland Street was in a stable condition with large brick cracks at the rear of the property. The staircase was missing, and first floor bedrooms had water damage and rot to the floors and support structures. The remedial works advice report recommended that the floors were propped, and staircase removed and stored.

The ground floor of the terrace at 134 Cumberland Street had generally stable floors and ceilings with some damp evident in the rear wing rooms due to water ingress. The staircase was sound, and first floor bedrooms had sound floors though with some smoke damage and water ingress into the rear ceiling, although sound. The report recommended that the floor coverings were removed, and the exposed timber structure was inspected with possible removal of floorboards.

The conservation works undertaken by the Sydney Cove Authority (SCA) in 1996-7 made painstaking records of the building fabric and every effort to salvage and repair fabric wherever possible and reconstruct elements where there was evidence of earlier features that could not be repaired and restored.

The SCA commissioned a dilapidation report for 134 and 132 Cumberland Street, known as Buildings D and E which documented the building fabric and included a photographic survey of the properties in 1995[68].

During 1989, archaeological investigations were underway at the Lilyvale site in Cumberland Street as part of the preparation for the construction of the ANA hotel on this block. The archaeological finds at this location were extremely rich and prompted further archaeological investigations in The Rocks[69].

Prompted by these recent archaeological investigations of neighbouring sites in The Rocks, test excavations in 1994 on the Cumberland Street site (now the Sydney Harbour YHA site) revealing once again rich deposits that led to the subsequent major archaeological excavation of that site known as the Cumberland Gloucester Street archaeological excavations (The Big Dig)[70].

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67 Birzulis Associated Pty Ltd, Report on 132-134-142 Cumberland Street, The Rocks, Remedial Works Advice for the SCA, February 1995, pages 1-5.

68 OHM Consultants, Cumberland Street Dilapidation Report, Buildings D and E, Re Charles Construction Pty Ltd, 1996.

69 Information provided by pers comm Dr Wayne Johnson, Historical Archaeologist, SHFA.

70 *ibid*.

Following the finalisation of the Big Dig project in 1994, and subsequent follow up excavation works, the site was redeveloped to retain the uncovered archaeological site intact, as the Sydney Harbour YHA and Big Dig Educational Centre, which was completed in 2009[71].



Figure 44: Northern side of 132-134 Cumberland Street and The Big Dig site in 2001. Source: PMNSW

71 *ibid.*

The following photos show the condition of the buildings externally and internally in 1995 prior to conservation works that commenced in the following year.



Figure 45: View of rear courtyard wall (that was on the original site boundary line as shown on the Demolition Plan in Figure 27 and two storey main building and skillions roofs over single storey kitchen and toilet, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

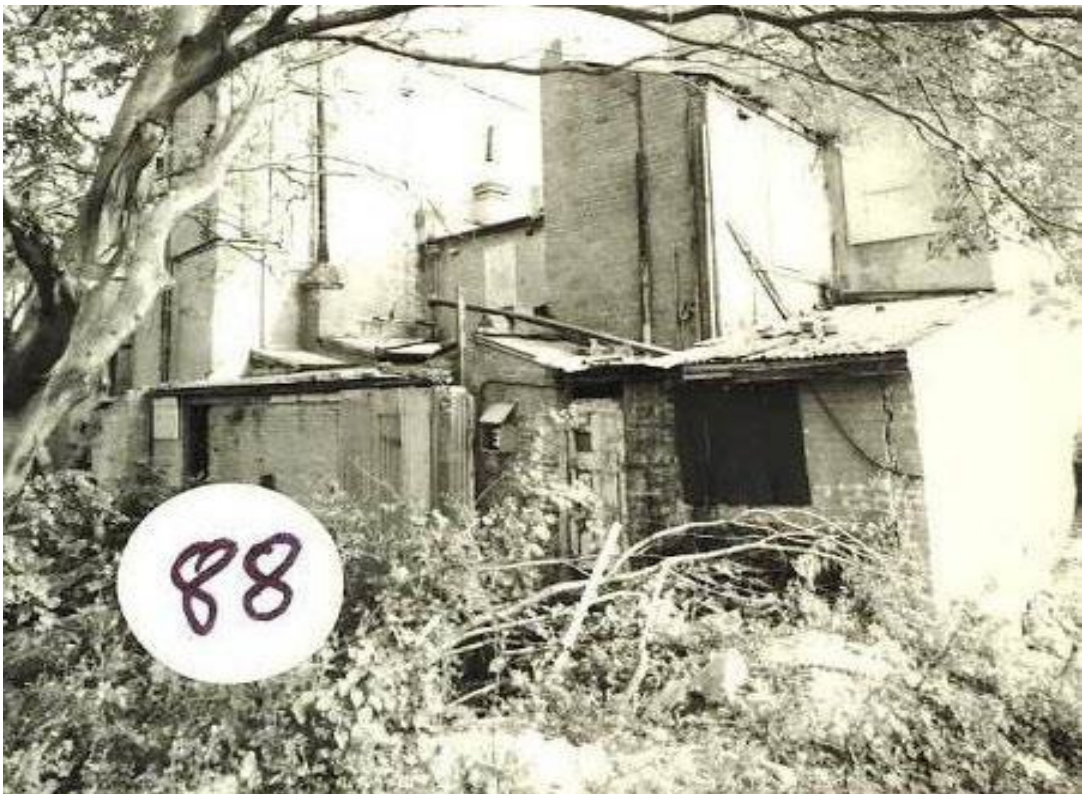


Figure 46: View of the rear of 132-134 Cumberland Street showing the poor condition of the buildings Source: Cumberland Street Dilapidation Report Buildings F, by OHM Consultants, 1996, SHFA Archives.





Figure 47: 132 to 134 Cumberland Street, boarded up front windows and corrugated iron roofing over front verandahs prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives.

Figure 48: 132 to 134 Cumberland Street, Verandah detail of lace ironwork, 1979 prior to conservation works. Source: SCRA Report on Residential Buildings C8 Site Volume 4, April 1979, SHFA Archives





Figure 49: 132 to 134 Cumberland Street, views of the corrugated iron main roofing, raised parapet on the party wall and chimneys, in 1995. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 50: The roof over 132 has short sheets and is in need of work. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives





Figure 51: The roof over 134 has been recently replaced with long sheets Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 52: 132 to 134 Cumberland Street, View of land that is now forms part of the rear yards, 1996. Source: SHFA Archives

The following 1995 photos show the rear of the buildings at 132 -134 Cumberland Street and face brick wall to an open courtyard which built on the original property boundary. There are skillion roofs visible over the single storey rear service wings. The 1995 photos record an open and co joined rear courtyard to 132-134 Cumberland Street and central access passageway through to Cumberland Street.



Figure 53: 132 to 134 Cumberland Street, View of rear open common courtyard and brick wall built on the original site boundary, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

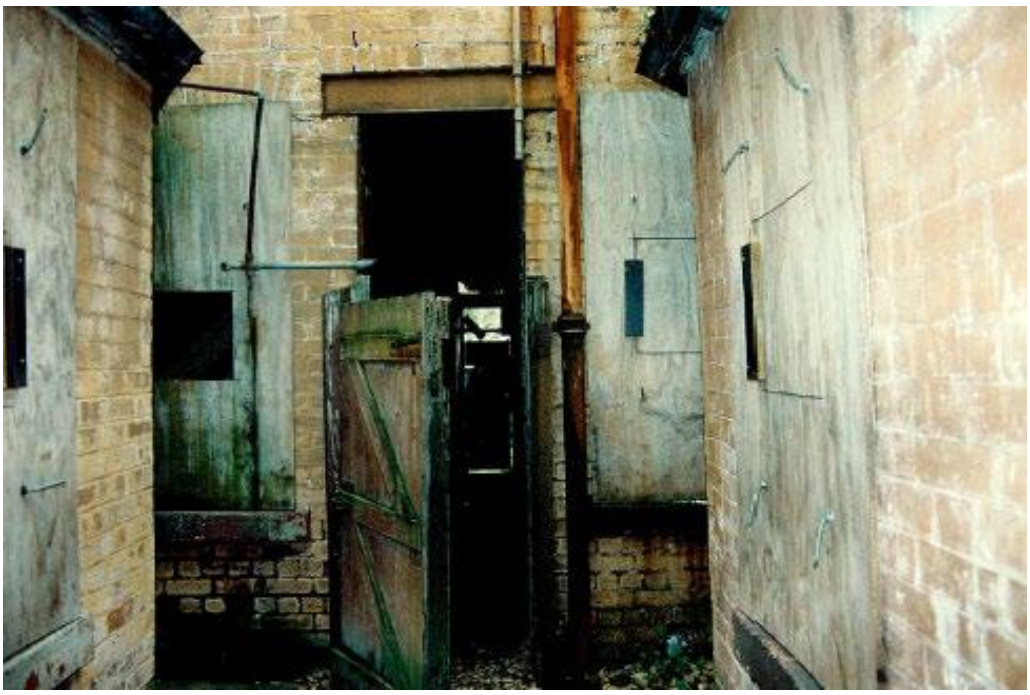


Figure 54: 132 to 134 Cumberland Street, View of rear open common courtyard looking towards the boarded up main buildings, central service passage and rear kitchen wings prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E by OHM Consultants, 1996, SHFA Archives



Figure 55: 134 Cumberland Street, Ground floor rear room, showing external window (converted to a doorway in 1995) and door into kitchen prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives.

Figure 56: 134 Cumberland Street, Ground floor rear wing kitchen, intact ceiling lining boards, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives



Figure 57: 134 Cumberland Street, Ground floor front room, showing boarded up window and front door prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 58: 134 Cumberland Street, Ground floor front room, showing remnants of fireplace with chimney piece removed, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives



Figure 59: 134 Cumberland Street, Ground floor rear room, showing intact floorboards, internal wall and staircase, and external window (converted to a doorway in 1995) and door into kitchen prior to conservation works. Source: Cumberland Street Dilapidation Report, SHFA Archives

Figure 60: 134 Cumberland Street, Ground floor rear room, showing internal wall and staircase, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives





Figure 61: 134 Cumberland Street, Ground floor rear wing kitchen, external boarded up window and door, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 62: 134 Cumberland Street, Ground floor rear wing kitchen floor prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives







(Clockwise from top left) Figure 63: 134 Cumberland Street, Ground floor rear wing kitchen chimney and hearth, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 64: 134 Cumberland Street, Ground floor rear wing privy prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 65: 134 Cumberland Street, Ground floor rear wing bathroom prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives







(Clockwise from top left) Figure 66: 134 Cumberland Street, first floor front bedroom boarded up window prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 67: 134 Cumberland Street, first floor staircase and timber panelled internal walls to bedrooms, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 68: 132 Cumberland Street, Ground floor front room remnant lathe and plaster ceiling, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives





Figure 69: 132 Cumberland Street, Ground floor front room timber floorboards and boarded up front door, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 70: 132 Cumberland Street, Ground floor front room boarded up window and front door, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives




Figure 71: 132 Cumberland Street, Ground floor rear room remnant lathe and plaster ceiling, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 72: 132 Cumberland Street, Ground floor rear room remnant timber floorboards prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives




Figure 73: 132 Cumberland Street, Ground floor rear room, fireplace and temporary staircase, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 74: 132 Cumberland Street, Ground floor rear room temporary staircase, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives




Figure 75: 132 Cumberland Street, Ground floor rear wing kitchen floorboards, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 76: 132 Cumberland Street, Ground floor rear wing kitchen chimney and hearth, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives





Figure 77: 132 Cumberland Street, Ground floor rear wing kitchen boarded up window and door, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 78: 132 Cumberland Street, First floor rear bedroom floorboards, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

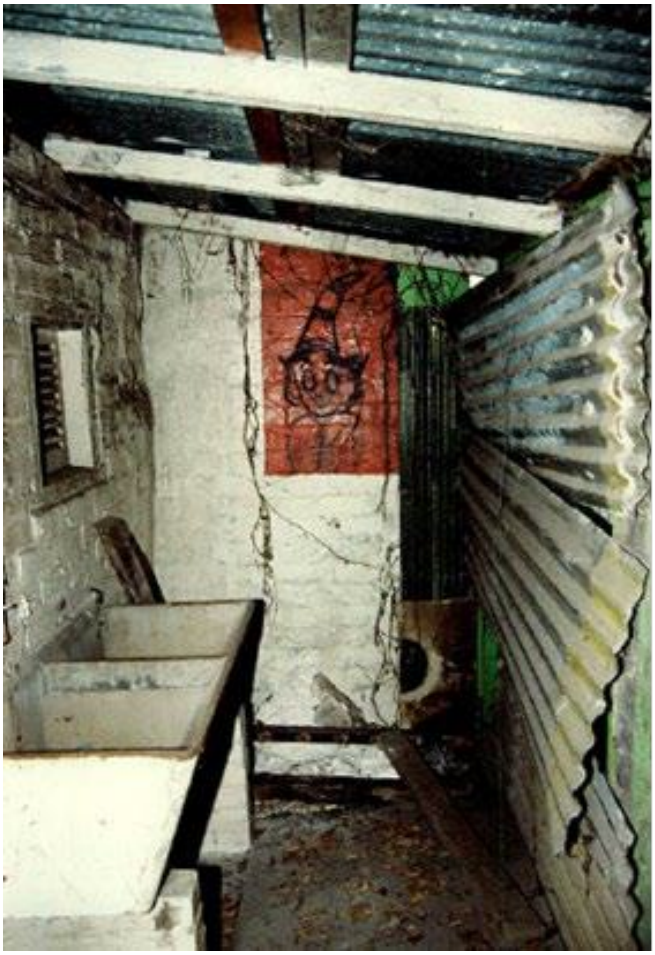




Figure 79: 132 Cumberland Street, Ground floor rear wing laundry, prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

Figure 80: 132 Cumberland Street, Ground floor rear wing toilet prior to conservation works. Source: Cumberland Street Dilapidation Report Buildings D and E, by OHM Consultants, 1996, SHFA Archives

2.5.2 Repair and Reconstruction Works

The surviving buildings in the Longs Lane Precinct were progressively conserved - starting with the Jobbins Terrace buildings in Gloucester Street - with funding spread over several years. New residential buildings were designed by SCA in-house architects for the rear lanes. The work, which was carried out in a number of stages from 1992-97, involved the retention of as much of the significant fabric as possible from the various stages of the buildings' lives[72].

The work undertaken to conserve and restore the precinct included the construction of four sensitively sited and designed infill dwellings and a semi-detached terrace at 1-3 Longs Lane, and two free standing dwellings at 13 and 15 Carahers Lane. The conserved buildings in the Long's Lane precinct, and the new infill to the lanes, received the 1996 Lloyd Rees Award for Urban Design from the Royal Australian Institute of Architects (NSW Chapter).

The works to 132–134 Cumberland Street were part of the Stage 3 works and included repairs to original fabric and reconstruction of damaged or missing fabric of the terraces. A decision was made to extend the existing rear service wings of the terraces with the construction of a new common dividing wall and skillion roof over the original kitchen and WC and open courtyard areas. The construction of a new ground floor party wall at the rear of the properties made the central passageway between the two terraces inaccessible.

A summary of the work is listed below. This scope of work was taken from documents dated May 1996 prepared by the SCA, plans and photographs of the work were provided by Kate Mountstephens (Project Architect for the works) and sourced from the then SCA archives (now PMNSW archives).

The exterior works included:

- The deteriorated corrugated iron sheeted main roof was removed and replaced with new longer length galvanised corrugated steel sheeting over the two-storey section of the 132 Cumberland Street building. New flashings were installed. 1990s photos show that the roof had recently been replaced over 134 Cumberland Street prior to the conservation works commencing.
- The concave corrugated sheeting over the front verandahs were replaced and re-flashed.
- New rainwater goods including gutters, rainwater heads and downpipes were installed.
- The chimneys were reconstructed in brick and rendered to match the existing and replacement chimney pots added.
- Small sections of cracked and damaged brickwork and render finish, were repaired and rendered. Original wall vents were retained insitu.
- The original window stone sills were retained and damaged areas patched. The stone copings to the raised parapets were retained and damaged areas patched or replaced to match existing.
- The cast iron verandah balustrades to the front verandahs of the terraces were cleaned and treated for rust and repainted. Missing cast iron finials to the balustrades and large cast iron corner posts replaced to match existing.
- The tessellated tiles front verandahs were retained, cleaned and repaired.
- Many of the existing metal arch bars over the external windows and doors were replaced as they had corroded and had lost structural integrity and also caused damage to the

72 Mountstephens, K., Project Architect, SCRA, 1997

surrounding brickwork. Many of the timber lintels over the doors and windows were also replaced and brickwork repaired.

- The patina of the surviving external paint was retained, and excessively damaged areas were repainted to match the existing colour scheme.
- A new physical damp proof course was proposed to be inserted into all external walls of the terrace; however, this needs to be confirmed on site. (Similar damp proof courses were installed in Gloucester Street terraces in the Longs Land precinct at this time so it's likely that this works was undertaken at these terraces as well.)
- The existing walls and floor plan of the service wing kitchens and attached WCs were retained intact and substantial work were undertaken to adapt and extend the earlier building form during these works to its current skillion roofed form.
- The separate skillion roofs over the rear wing kitchens, WCs and bathroom were removed and a new skillion roof constructed over the entire area of the two original separate rear wings and open common courtyard area. The new skillion roofs were supported on a new central dividing wall that drained into a central box gutter and flowed into new rainwater goods installed on the retained and extended rear brick courtyard wall. The new central dividing wall blocked off the former passageway between the terraces. This passage can now only be accessed through a central vertical timber panel door on the Cumberland Street façade.
- The original brick wall to open rear courtyard was retained and repaired and extended in height to support the new skillion roofs. New concrete steps were built, and new external doors and windows inserted into the new rear external elevation.
- The original chimneys were reconstructed, and the existing cast iron flues and stacks retained and stabilised.
- Substantial brick pier underpinning was constructed to stabilise the kitchen area of the rear wing. The back section of the original courtyard was rebuilt, and new concrete floor slab was laid at this time.

The condition of the interiors before the works was fair to poor. Generally, the structure of the buildings was intact and stable, however much of the joinery was either in need of repair or missing.

132 Cumberland Street

As evidenced in the reports and dilapidation photos above, the internal condition of 132 Cumberland Street was more deteriorated due to water ingress, affecting the lathe and plaster ceilings and timber floors and joists particularly on the first floor more so than ground floor rooms.

- Overall, the original floor plan has been retained intact and the rooms retain the existing uses.
- Areas of drummy ceiling plaster were removed (mostly about 60 to 70% of the ceilings in 132 Cumberland Street while less damage was recorded in 134 Cumberland Street). Stable sections of plasterwork were retained and consolidated. Missing areas were repaired with new plaster on expanded metal laths or with plasterboard sheets fixed and skim coated.
- Approximately 50% of the timber boarded ceilings in the service areas including the kitchen were retained and patched or replaced to match existing where this was not possible.
- Approximately 30 to 40% of the wall plaster was drummy. This was removed and patched with new compo plaster.
- Up to 70% of the existing floorboards were replaced with new boards, with more replacements occurring in 132 Cumberland Street with rot due to water damage. Salvaged

boards reused where possible. Working drawings show that all of the timber joists in the first-floor rear bedroom were replaced.

- Approximately 50% of the existing timber joinery including the architraves, skirtings, staff moulds were retained and repaired with new timber lengths. All repaired and reconstructed joinery was date stamped.
- As many of the original doors and windows were retained as possible and great care was taken to patch repair the deteriorated members.
- On the ground floor, the original external windows to the rear dining room were removed and new doorways inserted to enable circulation to the enclosed rear wings. The original doorway between this rear room and kitchen were also retained.
- The original stair in No. 134 was retained and repaired. By the 1990s, the original staircase in 132 Cumberland Street was removed and temporary ladder installed. A reconstructed stair was made for 132 based on physical evidence of the stair retained in No. 134.
- All of the fireplace cast iron grates and timber surrounds were removed as evidenced in the dilapidation photos taken in the 1995. These had been retained and stored and were repaired and reinstalled.
- The internal timber framed and panelled walls to the first-floor bedrooms were repaired and rebuilt using some of the salvaged original tongue and groove boards.
- Most of the existing surface mounted service conduits were removed. Some electrical switches and outlets were retained for interpretation.
- The interior paint was badly degraded, the paint colour schemes were recorded, and the terraces were repainted throughout with heritage colours. A painted dado was reinstated on the staircase and ground floor front and back-room walls.

Rear Service Wings

The rear service wings have retained as much internal fabric as possible. The original kitchen continued to be used as the kitchen and the original kitchen hearth retained. A contemporary 1990s fitted kitchen with cupboards and sink was installed.

- The original privy, later toilet was retained, and a new toilet fixture installed.
- The original brick courtyard wall was extended to form the external wall of the new rear wing with new external back doors and single timber window introduced.
- The original combined bathroom and laundry areas were reconfigured in the new rear service wing, with a new bathroom as the rear room in the wing and small laundry area against the central dividing wall. New skylights were included in the new skillion roofs over the internal passages created in the rear wings.

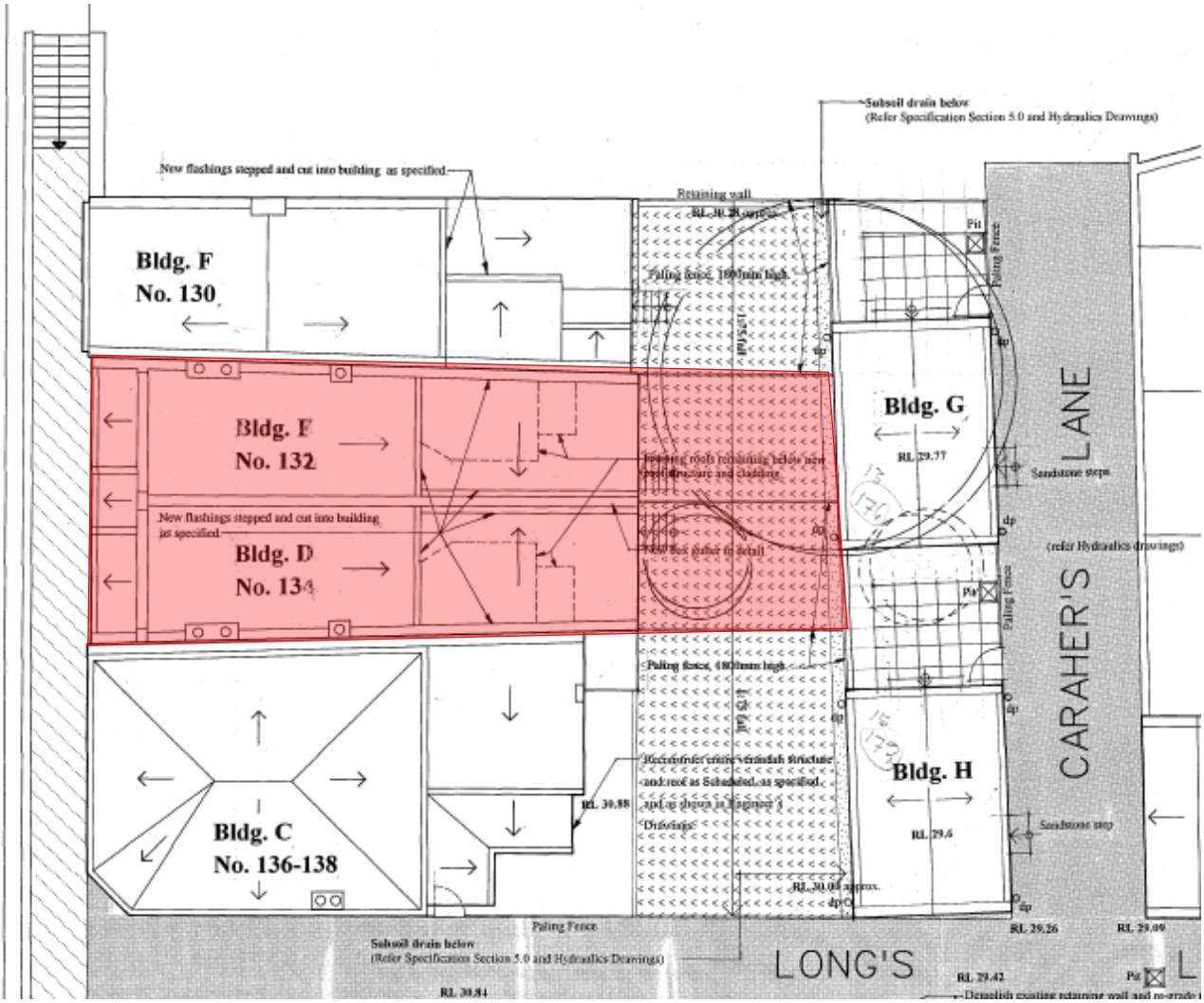


Figure 81: 132-134 Cumberland Street (Buildings D and E), Part of overall site plan for conservation works to 132-142 Cumberland Street showing extent of works undertaken, prepared by SCA, 1996. Source: SHFA Archives ROX/23

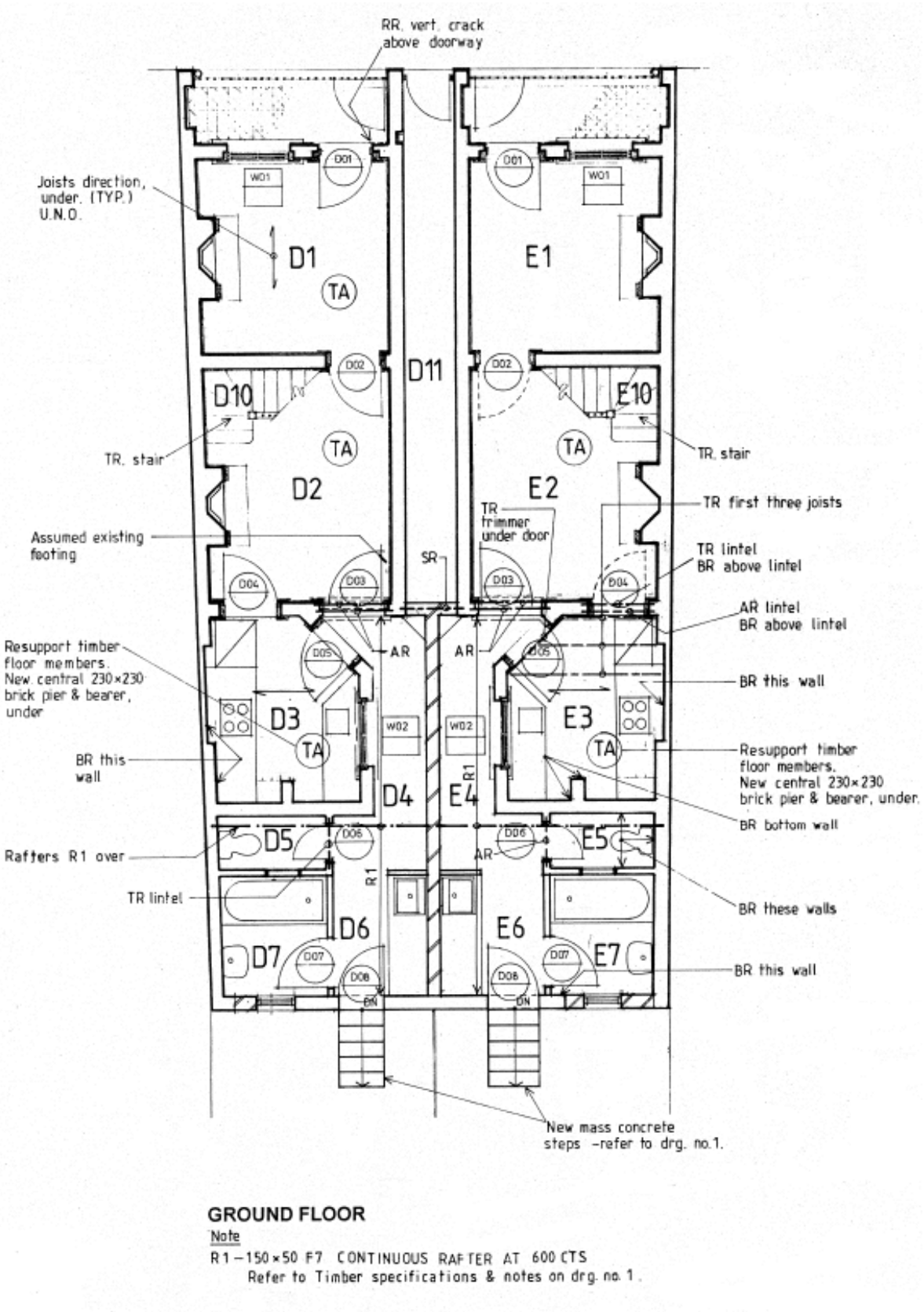


Figure 82: 132-134 Cumberland Street, Floor plans for Buildings D and E conservation works showing extent of works undertaken, prepared by Sydney Cove Authority, 1996. Source: SHFA Archives ROX/236/AR/0006/DR

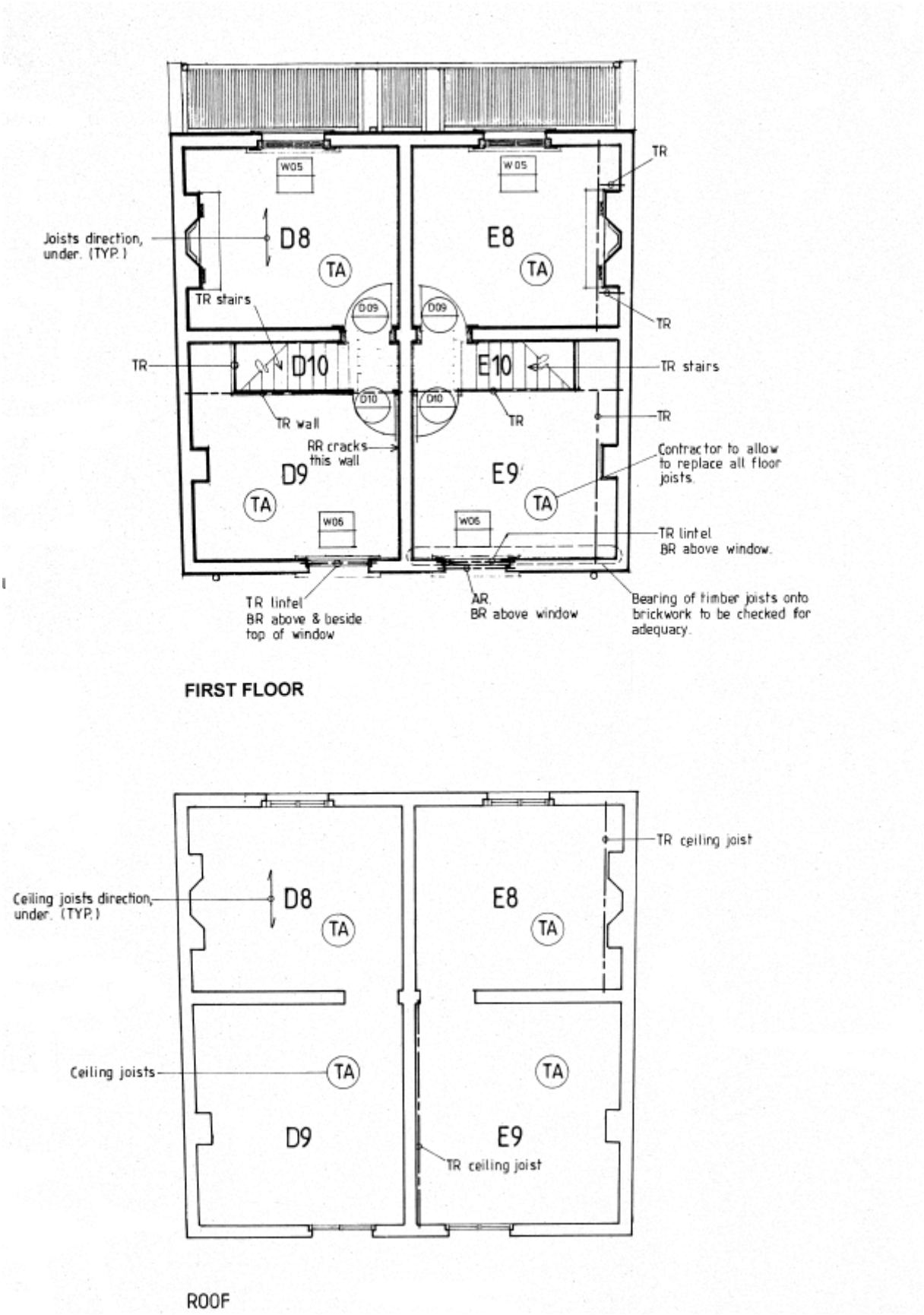


Figure 83: 132-134 Cumberland Street, Floor plans for Buildings D and E conservation works showing extent of works undertaken, prepared by Sydney Cove Authority, 1996. Source: SHFA Archives ROX/236/AR/0006/DR



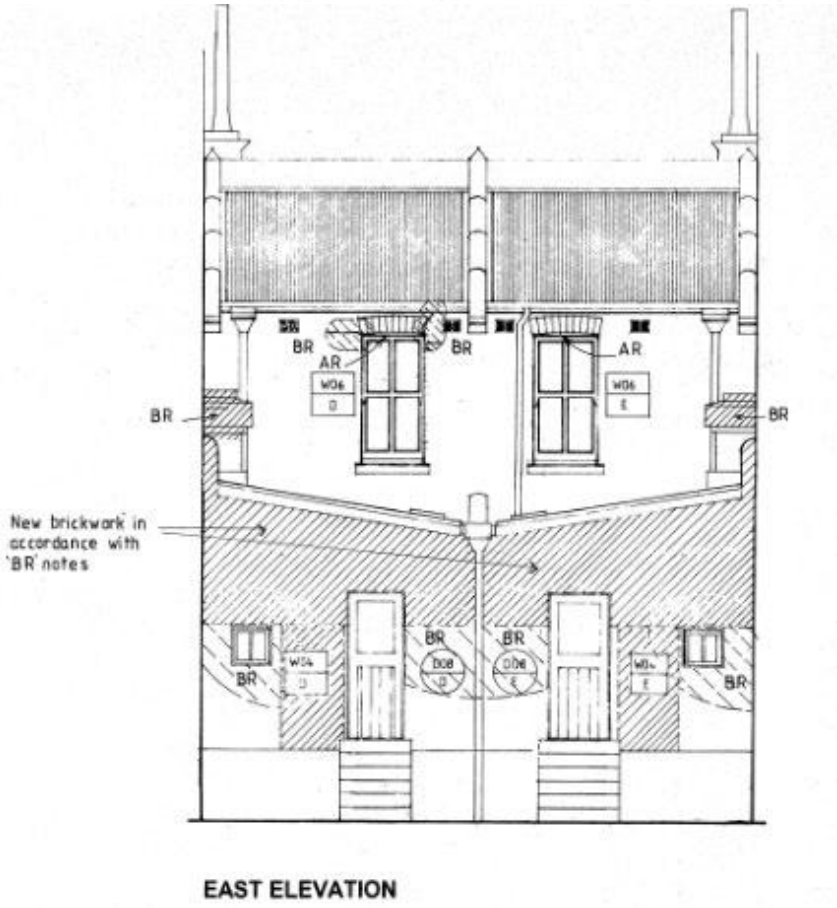


Figure 84: 132-134 Cumberland Street, Front (West) and Rear (East) Elevations for Buildings D and E external conservation works showing extent of works undertaken, prepared by SCA, 1996. Source: SHFA Archives ROX/236/AR/0013

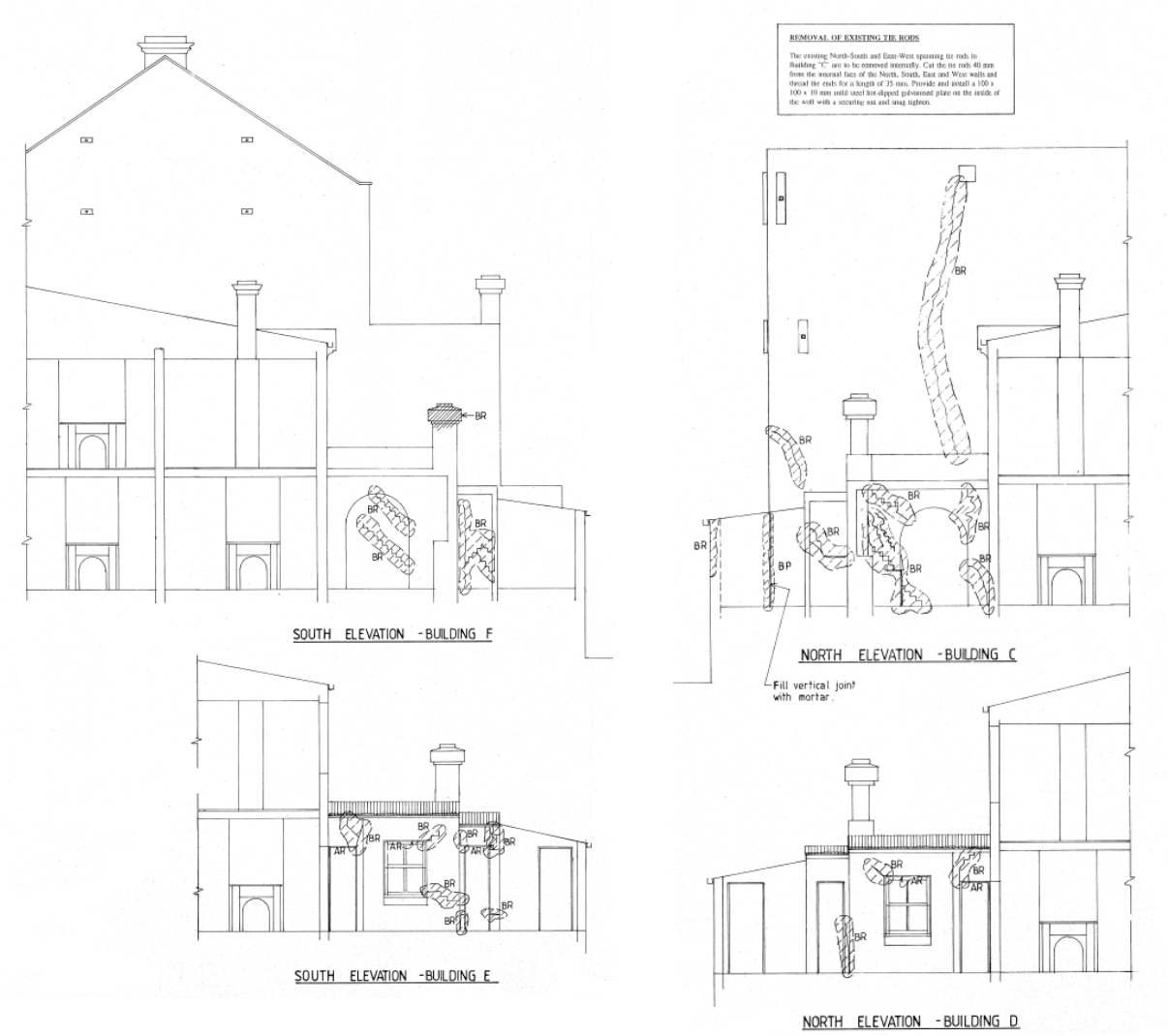


Figure 85: 132-134 Cumberland Street, Side (North and South) Elevations for Buildings D and E external conservation works showing extent of repair works undertaken, prepared by Sydney Cove Authority, 1996. Source: SHFA Archives ROX/236/AR/001



Figure 86: 132-134 to 134 Cumberland Street showing rear yards and rear wing reconstruction works with face brick of the new face brick which is part of the reconstructed fabric single storey rear wings and the site in general, 1996. Source: SHFA Archives

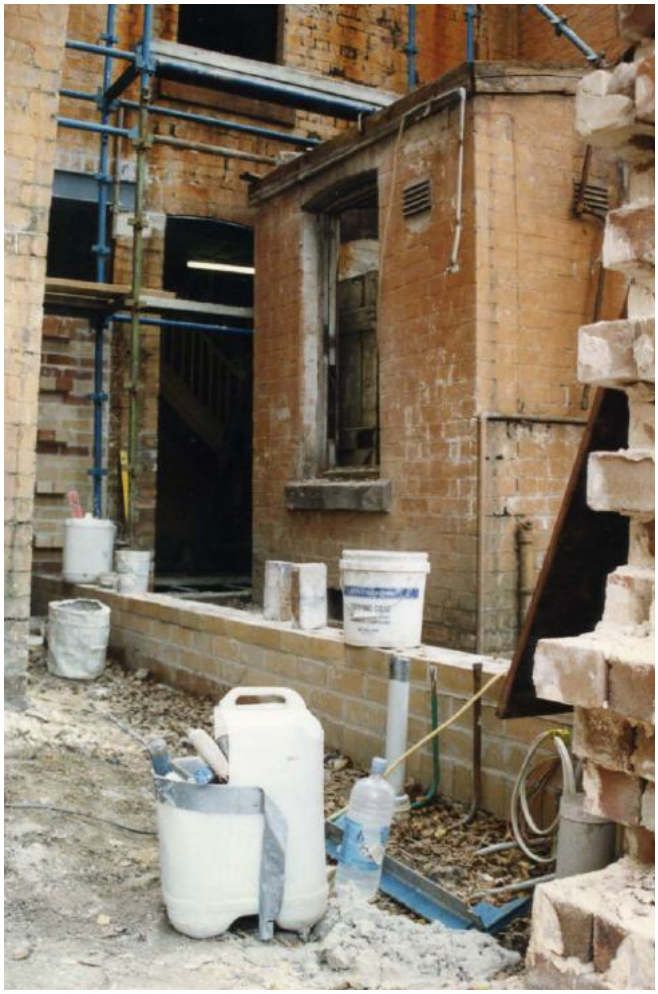


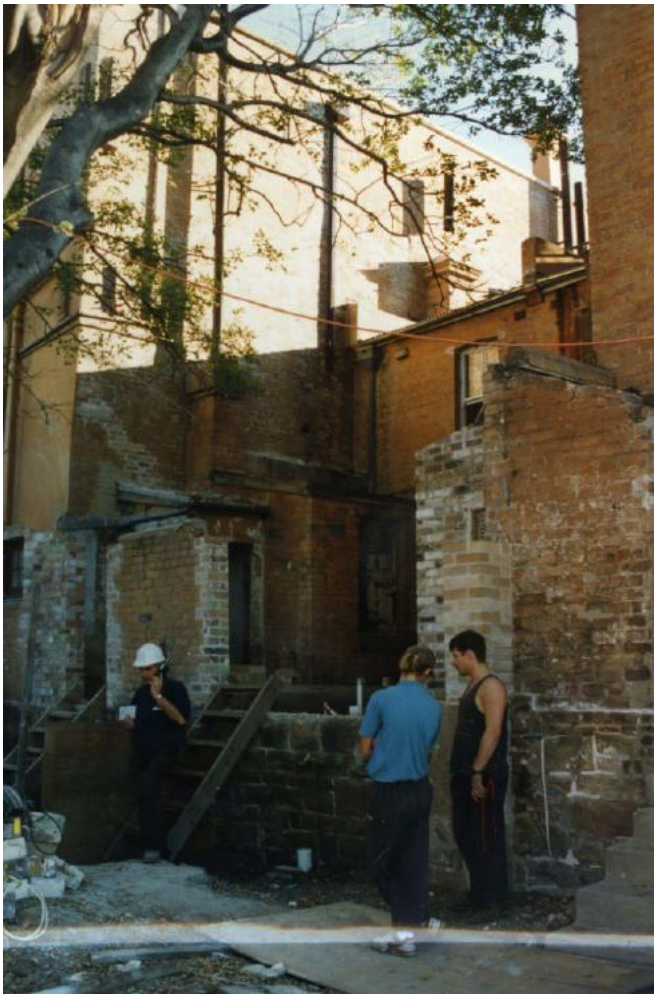


Figure 87: 132 Cumberland Street kitchen and privy and courtyard dividing wall under construction, during conservation works, 1997. Source: SHFA Archives

Figure 88: 134 Cumberland Street privy and courtyard dividing wall under construction, during conservation works, 1997. Source: SHFA Archives







(Clockwise from top left) Figure 89: 134 Cumberland Street Cess Pit during conservation works, 1997. Source: SHFA Archives

Figure 90: Repairs to toilet brick walls at 132 and 134 Cumberland Street, during conservation works, 1997. Source: SHFA Archives

Figure 91: (right) 132 Cumberland Street, reinstated external painting after conservation works. Source: SHFA Archives





Figure 92: 132 Cumberland Street, ground floor rear room reconstructed staircase with remnant paint colours on the walls behind.

Figure 93: 134 Cumberland Street, ground floor rear room retained and repaired staircase, floorboards and reinstated internal paint colour scheme Source: SHFA.





Figure 94: (Top Right) 132 Cumberland Street retained and replaced floorboards and reinstated internal paint colour scheme. Source: SHFA Archives

Figure 95: 134 Cumberland Street, external front tessellated tiled verandah, 1996. Source: SHFA Archives

2.5.3 Works Completed since 1997

- Since completion of the restoration and reconstruction works at 132-134 Cumberland Street, the property has been used for its original purpose as residences.
- In the 1990s, it was decided to not repaint the existing external paint scheme to the main building to retain the patina of the paintwork last undertaken in c1954. While the external timber joinery has been regularly painted, the external rendered walls have only been repaired and repainted where absolutely necessary to preserve the patina of the 20th century paint scheme. Therefore, in 2014 these buildings had not been fully painted for over 60 years, until their repainting a patina preservation in 2024.
- The properties have been tenanted since completion. The terraces have been maintained in good condition by PMNSW with a regular maintenance program for the interiors and exterior of the properties.
- PMNSW records show that the terraces were painted internally in c2006 in a contemporary colour scheme. PMNSW has retained a record of the historic paint colour scheme that was based on historical paint analysis.
- In 2014, a report was commissioned to investigate and analyse the exterior finishes and historic paint schemes of the walls and joinery for the 132-134-138 Cumberland Street[73], with a view to repainting the terraces as the paintwork was failing and now longer functioning to provide a weatherproof finish for the buildings. Based on the paint scrape analysis and with the aid of historic photos, new paint colour schemes have been recommended for these buildings.

The following works have also recently received approval to proceed:

- Repainting of the exterior of the building including doors, frames, rainwater goods and fences, in contemporary colours. The patina to the upper-level external rendered western wall is to be retained and sealed with Murobond Mineral Silicate Matt Clear coating. The lower walls (within the front verandah) are to be painted with lime wash.
- Rebuilding of the external door to the central passage.
- Repainting of the building's interior including walls, ceilings, door, fames and joinery.
- Subdivision to form separate allotments for properties in the Long's Lane Precinct including 132-134 Cumberland Street which would be subdivided into two allotments. The newly formed allotments for 132-134 Cumberland Street would correspond to the footprint of each terrace and its rear yard.

73 Donald Ellsmore Pty Ltd, Analysis of Exterior Finishes, 132-134138 Cumberland Street, The Rocks, December 2014.

2.6 Fabric Development

The series of plans and images above and in Section 3.5 show the changes to the internal and external fabric made during conservation works 1994-2015. Prior to the conservation works, the buildings at 132-134 Cumberland Street were in a derelict state, and the doors and windows boarded shut. The conservation works retained the existing external footprints and internal plan forms of the buildings.

Noni Boyd describes in *Gloucester Street, The Rocks (From Argyle Cut to the Cahill Expressway),* describes the built environment surrounding 132-134 Cumberland Street as a series of phases as follows:

PERIOD	PRINCIPAL CHARACTERISTICS
Phase 1 1788 –c1800	Construction of temporary huts by convicts to provide their own accommodation.
Phase 2 c1800-c1820	Development of distinctive character & name for the area.
Phase 3 c1820-c1830	Attempts to create a more regular settlement; substantial commercial development occurred within the precinct.
Phase 4 c1830-c1840	Formal granting of land and the construction of more substantial dwellings.
Phase 5 c1840-c1860	More intensive development and the introduction of new building forms.
Phase 6 c1860-c1900	Increase in the density of dwellings and a corresponding decline in the amenity and living conditions within the precinct.
Phase 7 c1900-c1918	Resumption of all land and buildings by the state government due to outbreak of plague, the demolition of all substandard buildings and the construction of model workers housing following passage of housing act 1912.
Phase 8 c1918-c1968	Further demolitions to create transport corridors and the lack of development or maintenance of the buildings within the rocks.
Phase 9 c1968-c1974	Redevelopment of the area, including the conservation of a number of historic buildings within the precinct at the same time as a substantial decline in the residential population.
Phase 10 c1974-current	Continued conservation of historic buildings north of Cahill expressway. Sympathetic infill buildings designed and built. *Sydney Harbour Foreshore Authority Act 1998* (SHFA Act) enacted. Archaeological dig site at Cumberland & Gloucester Street site.

2.6.1 Fabric Development - Comparative Photographs

The photographs below show the pre- and post-conservation appearance of 132-134 Cumberland Street





Figure 96 & Figure 97: Front elevation of 132-134-138 Cumberland Street in the 1979 (left) and present (2020).



Figure 98: (Above) Looking towards the rear of 132-134-138 Cumberland Street 1984. Source: PMNSW

2.7 Historic Themes

Between 1800 and the 1850s, the previously ad hoc nature of settlement in the area was formalised as legal tenure to allotments was established through town grants. Between the 1850s and 1880s, speculators maximised the full potential of their city holdings in a period of marked building activity. The Jobbins Building at 103-111 Gloucester Street (adjoining the subject site) is an example of this stage of speculative or investment development.

In the 1880s and 1890s, the area was intensely redeveloped as the less substantial structures from the early half of the century were demolished, making way for substantial two and three storey buildings. 132-134 Cumberland Street is an example of the development of this period.

From 1900, following the State government's resumption of the area, a general clearance of buildings and areas considered to be unhealthy was undertaken. The Housing Board undertook major redevelopment at the newly cleared sites. More than 30 brick tenement houses were constructed in Cumberland, Gloucester, and Little Essex Streets between 1912 and 1924[74]. 117 Gloucester Street (adjoining the subject site) and 140-142 Cumberland Street are examples which are indicative of this phase of redevelopment.

In the 20th century, several physical changes occurred in the precinct. As part of the construction of the Sydney Harbour Bridge, Cumberland Street was straightened and graded, and Gloucester Street partially realigned. In the 1950s, construction of the Cahill Expressway required the demolition of several houses in the precinct, including the Housing Board terraces facing Little Essex Street and those adjoining 140-142 Cumberland Street. Cumberland Street was also lowered at this time.

Over the course of these phases, the buildings in the Long's Lane precinct have remained essentially tenanted residential in character. 132-134 Cumberland Street continued to be occupied by tenants in much the same manner as it has been occupied since it was built c. 1891.

It was the outbreak of the plague in January 1900 that necessitated an effort to improve the sanitary conditions in affected areas such as The Rocks. A house-to-house recording was undertaken, and notices were issued to buildings that were to be "cleansed". The cleansing involved lime washing all ceilings, whitening walls previously whitened, lime washing all cellar, basement, and outhouse walls, scrubbing all timberwork, floorboards, and floor cloths with a carbolic solution. All sanitary fixtures were flushed with hot water, then carbolic solution and then dressed with solid disinfectant, lime chloride. All makeshift buildings were condemned, and garbage, ashes and stable bedding removed and destroyed.[75]

The Sydney Harbour Trust and later Maritime Service Board (MSB) were responsible for shipping, wharves and maritime activities. They also assumed responsibility for several residential properties including 132-134 Gloucester Street. The maritime activities diminished during the 1960s and 1970s leading to a decline in the working population and reputation of the area as a slum.[76]

In 1970 the newly formed SCRA promoted the total redevelopment of The Rocks area. Strong local opposition resulted in the formation of The Rocks Residents Group. The local residents also enlisted the support of the NSW Builder's Labourers Federation who imposed a ''Green Ban" on all demolitions in the area.

74 Blackmore, p. 127

75 *ibid*, p133

76 Tropman & Tropman Architects, Argyle Terrace Conservation Plan, (August 1993), p22.

In 1973 The Rocks Resident Group with a group of interested professionals and academics produced “The People’s Plan” which advocated alternative developments for the area that sought to conserve the historic character and nature of The Rocks.[77] The primary aim was to protect the rights of the residents but also to promote the area as a historic precinct.

In 1988 SCRA became the Sydney Cove Authority (SCA), signifying its change of attitude and philosophy.[78] The main aim now was to adapt buildings worthy of retention, generally for commercial use, and to remain as viable components of the area. Development sites were identified for associated commercial and leisure uses, such as hotels, bars, and restaurants. The terraces were located in an area deemed appropriate for development.

Since the 1980s The Rocks has seen a mix of conservation and re-development for a range of uses with an emphasis on promoting The Rocks as a destination to appeal to local Sydneysiders and more widely for national and international tourism. The terraces have continued to contribute to the historic character and leisure in the precinct as a residence and through its association and use with the adjacent buildings.

77 Historic Houses Trust, Susannah Place 1844, A Museum in the Making, (1993).

78 Robert Moore Pty Ltd in association with the Historic Houses Trust, Conservation Analysis & Guidelines, (1989), p14

2.8 Ability to Represent Historic Themes

The following table identifies the relevant Australian and New South Wales historic themes represented at the site.

AUSTRALIAN HISTORICAL THEMES	NSW HISTORIC THEMES	REPRESENTATION OF HISTORIC THEMES AT 132-134 CUMBERLAND STREET
1. Peopling Australia	Convict	The site is, more generally, part of the ridge initially occupied by Gadhungal, Aboriginal coastal clans of Sydney, convict dwellings and known as The Rocks, indicated by the site location. Associations between the site and convict-era infrastructure are discernible in the documentary record. The site was part of the consolidated properties of George Cribb, a convict who arrived aboard the *Admiral Gambier* in 1808.
3. Developing local, regional and national economies	Environment – Cultural Landscape	The Rocks is shaped by its natural environment, situated on a rocky promontory projecting into Sydney Harbour on the western side of Sydney Cove. The position of The Rocks at Sydney Cove was integral to its development, for it determined the types of people who lived and worked there. The Rocks was also the first port of call for new arrivals to Sydney, who usually disembarked at either Darling Harbour or Circular Quay. The rocky terrain determined the nature of development of the area and the layout of the roads, especially the narrow laneways, with the quarried stone used extensively as an early building material. Although the substrate is predominantly covered by building and other sealed surfaces, its rocky terrain is still evidenced by the cuttings for Cumberland Street. The Long's Lane Precinct is a unique ensemble of nineteenth and early twentieth century residential buildings, laneways and rear yards that contribute significantly to the townscape of The Rocks. The precinct retains rare examples of early nineteenth century public laneways in their original scale and orientation that pre-date the north-south road system of The Rocks (1810) and form one of the main passageways over The Rocks in the early days of the colony. The buildings within the Long's Lane Precinct, including the terraces at 132-134 Cumberland Street, make an important contribution to understanding the historical development of The Rocks and Millers Point, particularly residential development, and provide evidence of the density and character of early nineteenth century subdivisions in The Rocks.
3. Developing local, regional and national economies	Events	The Rocks was flagged for redevelopment in accordance with a plan prepared by the SCRA that was exhibited in February 1971. The plan proposed that land in The Rocks would be leased to developers for periods of up to 99 years, and result in widespread demolition and subsequent high-rise, high-density development. Local residents responded by establishing The Rocks Resident Action Group to organize protests and petitions, which ultimately resulted in a Green Ban being placed on the SCRA redevelopment project in November 1971. The RRAG

AUSTRALIAN HISTORICAL THEMES	NSW HISTORIC THEMES	REPRESENTATION OF HISTORIC THEMES AT 132-134 CUMBERLAND STREET
		formed an alternative plan, with the assistance of sympathetic industry professionals based on an approach that The Rocks should be a residential area and incorporate an extensive program of historic preservation. In conjunction with other historic buildings in The Rocks, the terraces at 132-134 Cumberland Street are representative of the Green Bans and the successful community action to preserve the residential community in the area and the historic character of the area. The properties are associated with this theme despite a period of vacancy dating from the 1970s, owing to the survival of the buildings and subsequent reinstatement of residential use.
4. Building settlements, towns and cities	Towns suburbs and villages	Historical associations with, and archaeological evidence retained in-situ of, pre-1900 buildings and settlement prior to government resumptions, demolition and clearance. The terraces at 132-134 Cumberland Street demonstrate the speculative development of terrace residences in The Rocks in the late nineteenth century and the impact that such development had on the character of inner suburban Sydney. Unlike typical terraces constructed in rows, 132-134 Cumberland Street are a pair of terraces that demonstrate the 1830s subdivision pattern and the practice of inserting terrace houses into the dense layers of existing housing stock in The Rocks where space was available. 132-134 Cumberland Street contributes to the characteristic townscape of The Rocks and the Long's Lane precinct, complementing the human scale and historic character of the area. The positioning of the terraces on an abrupt sandstone plinth demonstrates how Cumberland Street was lowered to facilitate development for the Cahill Expressway between 1955 and 1957. The site in its current setting also demonstrates the vast changes that were made to the layout of The Rocks after 1900 in an attempt to re-plan the original layout of the area in a form more in line with contemporary ideas of town layout - a major initiative in Australian town planning.
4. Building settlements, towns and cities	Accommodation	132-134 Cumberland Street are examples of late nineteenth century modest inner city residential terraces. The terraces are representative of speculative, developer-built terraces constructed at the time in the inner suburbs of Sydney and are associated with the historical demand for housing in close proximity to the waterfront and the commercial centre of Sydney. A great number of residential buildings in The Rocks have been demolished in the twentieth century while others have been adapted for alternate uses. As such, residential use of historic buildings in The Rocks has greatly declined and is a tradition that is in danger of being lost. The terraces are associated with the ongoing desire for a residential population in The Rocks as demonstrated by the Green Bans in the first half of the 1970s.

AUSTRALIAN HISTORICAL THEMES	NSW HISTORIC THEMES	REPRESENTATION OF HISTORIC THEMES AT 132-134 CUMBERLAND STREET
7. Governing	Government and Administration	Constructed by the private sector as tenanted residential accommodation in 1891, the terrace was resumed by government and has been under government administration since 1901 and tenanted as workers accommodation. Its acquisition and ongoing use had been part of initial and major government intervention and initiative to provide public housing for workers and their families. The resumption and ongoing use of the building as workers accommodation reflects the increasing role of government in such areas as health and welfare of citizens in the early 20th century. The survival of the buildings is also a testament to the influence of the local resident action groups and the Green Bans movement of the 1970s in changing Government attitudes to retain and conserve historic buildings in The Rocks. The resumptions of 1900 provided for single ownership by the State and the implementation of its strategic development priorities. In 1903 the land and building at 132-134 Cumberland Street were resumed by the NSW Government as part of the Darling Harbour Wharves Resumption Act 1900, although it was spared from demolition owing to the quality of its construction. The planned redevelopment scheme of the 1960s-70s was met with determined resistance by residents of The Rocks and the broader community, supported by the Green Bans movement. A reassessment of the scheme was to result in substantial revisions to the proposed demolition of the Longs Lane group of buildings around 1990-2. This remains evident in the planned survival of the building and its conservation in 1997, undertaken by a government agency, the SCA
8. Developing Australia's cultural life	Domestic Life	The housing has been owned and managed by the government as tenanted accommodation during the 20th century. No 132-134 Cumberland St provides evidence of domestic life in The Rocks from the 1880s and demonstrates their historic planning. Of particular importance is the retention of the rear kitchen wing and planning layout of the service areas of these terraces, which is rare. Archaeological evidence is likely to provide evidence of cultural material from the initial decades of European settlement through the 19th century, as evidenced by adjacent sites.
9. Marking the phases of life	Persons	The first known European occupant of the site was George Cribb (1774-c1842) who consolidated three earlier properties under his ownership in 1809. Cribb's property incorporated Nos 132-134 Cumberland Street, with a major part of his holding, including the site of his house, butchery and hotel, located on the current YHA site directly to the north. The subject site contained tenements built and leased out by Cribb in the 1820s.

3

Physical Evidence

This chapter describes 132-134 Cumberland Street in detail to provide an understanding of the existing place. The place itself is a good source of information on the changes that have been carried out during its lifetime. The method used in the fabric investigation has been non-intrusive observation.

This chapter builds on the history in the previous section to present an understanding of why, when, and how alterations and changes have been made.

All photographs in this section were taken by PMNSW in April 2024 unless noted otherwise.

3.1 The Rocks Conservation Area

The site is located within The Rocks Conservation Area. The Rocks is sited on a rocky promontory extending into Sydney Harbour and generally bounded by Sydney Cove/Circular Quay to the east and the southern approach of the Sydney Harbour Bridge to the west. It covers some 21 hectares in area and falls steeply to the east, in a series of sandstone escarpments, giving the important harbour views that enhance the area.

The rocky topography which gave the area its name and provided early building materials, influenced the developing street pattern which is overlaid and traversed by steps and pedestrian walkways and lanes. From the 1970s, conservation in The Rocks has reinforced the diversity of streetscapes, laneways and pedestrian links.

Today the built context is characterised by a mix of residential and commercial buildings ranging from iconic buildings by significant architects, to more humble shops, cottages and terraces, mostly dating from the 19th and 20th centuries. The area has a strong maritime character with warehouses and bond stores remaining from the 1850s to early 1900s, in addition to philanthropic buildings as well as accommodation for seamen. The area also retains a large amount of public open space including Dawes Point Park Tar-Ra, with its Indigenous cultural associations and early contact, colonial fortifications; and archaeological remains in Foundation Park, West Circular Quay, First Fleet Park, the public domain around the Museum of Contemporary Art, Overseas Passenger Terminal, Campbells Cove, Park Hyatt and the Hickson Road Reserve.

The Rocks also contains some late 20th and early 21st century commercial and residential infill development.

It is the overall character and diversity which contributes to the heritage significance of the area.

3.2 Street and Streetscape Description

The property at 132-134 Cumberland Street is located within a part of The Rocks known as the Long's Lane Precinct. The precinct is distinctive for its highly intact residential terrace buildings that were built between 1857 and 1915. The precinct includes the sandstone flagged Long's Lane and Caraher's Lane which retain their original alignment. Caraher's Lane retains split sandstone paving slabs whereas Long's Lane is partly paved in modern stone pavers with original edge stones forming a dish drain along the north side of the lane.

Within the precinct, Cumberland Street is a two-lane local traffic street that runs adjacent to the Cahill Expressway as it approaches the Sydney Harbour Bridge. The expressway, elevated above Cumberland Street, crosses Cumberland Street via a concrete overpass just south of 140-142 Cumberland Street. The expressway and overpass are prominent in the streetscape.

The terraces at 132-134 Cumberland Street, together with the adjacent Victorian buildings to the north and south (132-134and 132-134 Cumberland Street), form a distincitve cluster of small late nineteenth century buildings that is unique on Cumberland Street. By contrast other buildings in the vicinity such as the King George V Recreation Centre and YHA youth hostel, are large and contemporary in character. The face brick building at 140-142 Cumberland Street, built in the early twentieth century, is consistent in scale to the subject site and its southern neighbours but differs in character and materiality. This three-storey early twentieth century public housing residential tenement building is the only remaining portion in Cumberland Street of a larger residential tenement terrace built as a part of the resumption works in the Rocks following the Plague.

The terraces at 132-134 Cumberland Street, together with neighbouring buildings, are elevated above the level of the roadway on a sandstone and concrete cliff more than two metres in height — the result of the lowering of the carriageway of Cumberland Street in the mid-twentieth century. This has unintentionally recreated one of the aspects of The Rocks that is now only also found in Gloucester and Harrington Streets; that of buildings perched up on rock outcrops above the level of the carriageway. The lowering of the Cumberland Street carriageway has given the buildings at 132-134-142 Cumberland Street a visual prominence that they did not enjoy when they formed a part of the cohesive, intact Cumberland Street streetscape in the nineteenth and early twentieth centuries. However, it has also served to fracture their relationship to Cumberland Street, making the buildings atop the cliff less readily accessible than they once were from the street.

The footpath directly in front of the building is sheeted in bitumen. Access from the footpath down to the level of the Cumberland Street carriageway is via two sets of concrete stairs, the southern set of which were constructed in 1955-57. The northern set of the stairs appears to be contemporaneous with the construction of the YHA youth hostel in c.2010.

The local streetscape is illustrated in Figure 99.



Figure 99: The Local Streetscape. Cumberland Street looking north showing the prominent cliff in front of the buildings at 132-134-142 Cumberland Street and contemporary youth hostel building beyond (top left). Looking south towards the subject site and the concrete overpass of the Cahill Expressway (top right). Looking north along Cumberland Street from the top of the cliff outside the subject site, towards the King George V Recreation Centre (bottom left). Looking west along Long's Lane towards Cumberland Street (bottom right).

3.3 Views and Vistas

The Burra Charter states that the retention of an appropriate visual setting, views and vistas for the place contribute to the heritage significance of the place.

This section analyses the setting and establishes key views and vistas to and from 132-134 Cumberland Street that are shown in Figure 100, and the Key View Images below.

3.3.1 Key views to and from 132-134 Cumberland Street

The terraces at 132-134 Cumberland Street and adjoining buildings can be seen from the Cahill Expressway overpass over Cumberland Street (View 1). This is a particularly twentieth century viewpoint where buildings can be appreciated from an elevated viewpoint. In summer the foliage of the trees opposite the site on Cumberland Street screens views of the subject site from the Cahill Expressway north of the overpass, but these would be revealed when the trees lose their leaves in winter.

There are good views of the main (west) elevation of 132-134 Cumberland Street from the opposite side of Cumberland Street, where the terraces are a prominent part of the streetscape (View 2). The terraces and neighbouring buildings are also prominent as a group looking south along Cumberland Street by virtue of their location on top of the sandstone cutting (View 3). However, from viewpoints further north along Cumberland Street the terraces, set back behind verandahs, are blocked from view by the building at 132-134 Cumberland Street. The Cahill Expressway overpass obstructs views of the terraces from Cumberland Street to the south of the overpass.

There are limited views of the back of the terraces from Long's Lane and Caraher's Lane. These views take in part of the rear wing only and so are not considered to be key views. The main part of the building is not prominent.

Limited views of neighbouring properties can be gained from the rear windows of the upper floor level.

Key views towards the subject site are illustrated in Figure 19 and Figure 20, numbered as follows:

1. View from the Cahill Expressway overpass.
2. View from directly opposite on Cumberland Street.
3. View looking south along Cumberland Street.



Figure 100: Location of key views towards the building at 132-134 Cumberland Street (outlined in red). Source: SixMaps with PMNSW overlay 2024

KEY VIEWS – IMAGES		
1	View from the Cahill Expressway overpass	
2	View from Cumberland Street opposite	
3	View looking south along Cumberland Street	

3.4 Building Description – External

3.4.1 Generally

The building at 132-134 Cumberland Street comprises two two-storey rendered brick conjoined terraces that display influences of the Victorian Italianate style. The identities of the designer and builder of the terraces are not known. The terraces are typical in scale and detail to contemporary speculative terraces constructed elsewhere in the inner suburbs of Sydney such as Balmain, Millers Point and Surry Hills during the 1880s, particularly those on main roads and near commercial centres.

The terraces at 132-134 Cumberland Street (c.1891) and the neighbouring properties at no 130 (c.1880) and 136–138 (c.1881–82) were all built in the late nineteenth century and share a common Victorian architectural style and materiality. The three sets of terraces in this grouping differ however, in that the terraces at 132-134 are a pair of two-storey dwellings with single storey roofed front verandahs, while both neighbouring properties are bald faced terraces with no balconies. The two-storey parapeted main section of 132-134 Cumberland Street is also set back behind the verandahs. The rendered decoration of 132-134 is the most spartan of this group. These differences, including the relatively modest two-storey height and narrow frontages, may be due to the speculative nature of their construction — in 1891 the speculative building boom of the 1880s was in decline. Their narrow width is also because they were infill terraces on a small allotment.

The rear single-storey wings have painted brick walls — mostly stretcher bond brick — on a face stone plinth. The rear butterfly roof falls to a central box gutter. Each of the two terraces has a small fenced rear yard.

The front and rear elevations of the building at 132-134 Cumberland Street are included in Figure 101 and Figure 102. The roof plan is shown at Figure 103.



Figure 101: Front (west) elevation of 132-134 Cumberland Street. (Source: SHFA, as reproduced in the 2015 CMP, p79 with PMNSW overlay 2024)

Figure 102: Rear (east) elevation of 132-134 Cumberland Street. (Source: SHFA, as reproduced in the 2015 CMP, p80 with PMNSW overlay 2024)

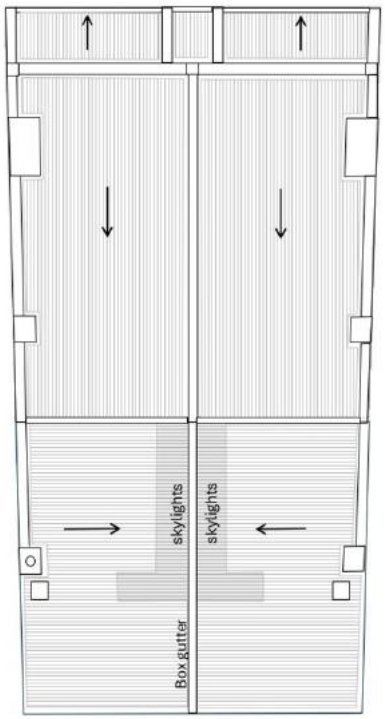


Figure 103: Roof plan of 132-134 Cumberland Street. (Source: PMNSW 2024, based on plans included in the 2015 CMP)

Recent Works Undertaken

The terraces at 132-134 Cumberland Street have changed little since extensive conservation works were undertaken in the 1990s. However, the following works have recently received approval to proceed:

- Repainting of the exterior of the building including doors, frames, rainwater goods and fences, in contemporary colours. The patina to the upper-level external rendered western wall is to be retained and sealed with Murobond Mineral Silicate Matt Clear coating. The lower walls (within the front verandah) are to be painted with lime wash.
- Rebuilding of the external door to the central passage.
- Repainting of the building's interior including walls, ceilings, door, fames and joinery.
- Subdivision to form separate allotments for properties in the Long's Lane Precinct including 132-134 Cumberland Street which would be subdivided into two allotments. The newly formed allotments for 132-134 Cumberland Street would correspond to the footprint of each terrace and its rear yard.

3.4.2 Front (Cumberland Street) Facade

The front façades of 132 and 134 Cumberland Street are identical but mirrored elevations (Figure 107 and Figure 105). They remain largely as originally built. The front façade of the building features rendered brickwork walls with ashlar markings. The walls have a sandstone base. There are moulded string courses and corbel brackets at parapet level and moulded brackets to the blade walls of the front verandahs. The upper windows have arched heads with moulded architraves and sills. The timber joinery windows have double-hung single pane sashes. The ground floor windows have sandstone sills and two-pane double-hung sashes. The four panel front doors each have a fanlight (Figure 108). The ground floor doors and windows do not have decorative mouldings. All windows and doors are painted. There are wall lights (installed in the1990s) above each of the front doors.

The single storey front verandahs have convex curved roofs, tessellated tile floors and cast-iron picket fences with matching gates (Figure 110). The end walls have arched recesses. Between the two front verandahs is a timber boarded door with matching panel over. The door opens into a narrow passage that runs between the terraces.

The front façade has three types of wall vents — decorative metal vents, vents with metal with horizontal blades and terracotta vents. The terracotta vents date from the mid-20th century and replaced original vents. The decorative metal vents, located at ground floor level, are original (Figure 110). The metal vents with horizontal blades are also likely to be original.

The upper part of wall retains the patina of old paint finishes. It was a deliberate decision in the 1990s to retain this patina. The lower walls have been repainted with what appears to be a limewash.

The front façade is generally in good condition. A few of the finials are missing from the front fences and gates and some of the tessellated tiles on the front verandahs are loose and the joints need regrouting. The over flashing to the northern end of the verandah roof of no. 132 is rusted and partly displaced (Figure 106).



Figure 104: Front (west) elevation of 132-134 Cumberland Street



Figure 105: The terraces in 1967-70, before they fell into disrepair. (Source: Source: Caroline Simpson Library and Research Collection, record no. 57385. Photographer: Alan Mitchell Stuthridge)

Figure 106 Rusted and dislodged over flashings above the parapet wall of the verandah of no. 132.





Figure 107: The front verandah of no. 134, with arched recess in the end wall, timber joinery window and sandstone sill

Figure 108 The front door of no. 134. The door of no. 132 is matching.





Figure 109: The timber boarded ledged and braced door to the central passage, with matching panel above.

Figure 110 The tessellated tile floor of no. 132. An original decorative wall vent can be seen below the sandstone windowsill.

3.4.3 Rear Facades

The rear façade comprises the exterior upper floor of the main part of the building and the single storey rear wing which was built in the 1990s.

The rear façade of the main part of the building has little changed over time, with most fabric and features being original. The main part of the building has brick walls with alternating header and stretcher courses — this suggests that the walls are solid brickwork without a cavity. The brickwork has a worn paint finish. Each of the terraces has a matching timber framed double-hung sash window with arched brick soldier course head and stone sill. The wall has two hooded metal wall vents and two terracotta vents. The projecting walls above the roof are rendered brickwork with corbels at gutter level. The central projecting wall divides the eaves gutter into two. Each portion of gutter has a painted metal rainwater head and downpipe.

The wall of the single storey rear wing is painted brickwork with a sandstone base. The brickwork includes re-built/ repaired brickwork as well as new brickwork — the condition of the wall prior to the 1990s conservation works can be seen in Figure 116. The sandstone base is original/ early and was repaired in the 1990s. The joints to the stonework, particularly for no. 134, are deteriorated. The stone behind the hot water units is damp and is affected by biological growth.

Each terrace has a single leaf timber joinery door with glazed panel, wall light and concrete stairs which lead to the rear yard. The windows are the only difference between the façades of the terraces — the terrace at no. 132 has a small multi-paned window and the terrace at no, 134 has a large timber framed window with panelling below. Located centrally is a conical painted metal rainwater head and downpipe. The exterior of the single storey wing was being painted in April 2024.

There are no side facades as the sides of the building abuts the neighbouring buildings.



Figure 111: The rear façade of the main part of the building, looking south-west. Each terrace has one double-hung window.

Figure 112 The rear facade of the main part of the building, northern end (no. 132).





Figure 113: The single storey rear wing of no. 134.

Figure 114 The single storey rear wing of no. 132. Scaffolding remains from the painting of the rear façade and adjacent building.



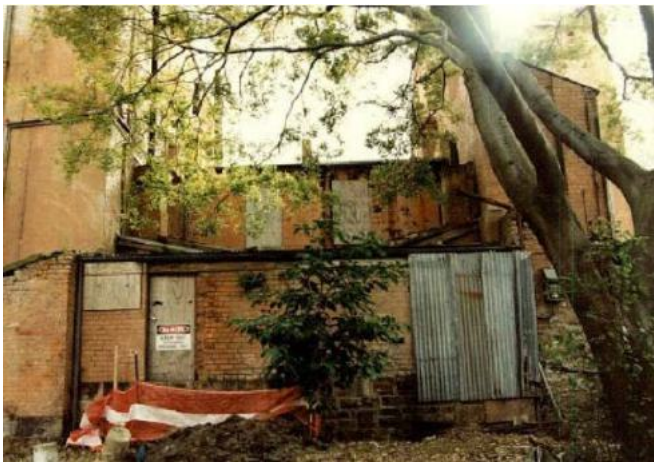


Figure 115: Excerpt from a photograph showing part of the rear elevation in 1967-70. All walls are painted and the metal flues from the chimneys are intact. The tree in the rear yard of no. 132 appears to have been recently planted. (Source; Caroline Simpson Library and Research Collection, record no. 57395. Photographer: Alan Mitchell Stuthridge)

Figure 116 View of the rear of the terraces at 132-134 Cumberland Street in 1996 showing the poor condition of the building at the time. (Source: SHFA Archives, as reproduced in the 2015 CMP, p 41)

3.4.4 Roof

The main part of the building has a skillion roof that falls from the parapet on its western side to eaves gutters on the eastern side. The roof is clad in corrugated galvanised steel sheeting — in the 1990s the roof of terrace 132 was re-sheeted but the roofing of no. 134 had recently been replaced and it's not clear if this roofing was retained. The 1990s conservation works also included the replacement of all rainwater goods, damaged timber framing including purlins and struts. Much of the timber joinery including fascias were also replaced.

The north and south side walls of the building project past the roof surface. The central party wall also projects through the roof, effectively dividing it into two halves. All of the projecting walls are rendered and have a worn paint finish. The rendered masonry chimneys along the north and south sides of the roof were rebuilt /repaired in the 1990s and feature rendered string courses and corbels. Remnants of rusted metal flues remain partly intact above the southern chimneys (Figure 120).

The rear wing roof has a butterfly form with a central box gutter — the two separate skillion roofs over the original kitchens were extended and joined in the 1990s to form a single roof over the rear wing. The roof is clad in corrugated galvanised steel sheeting, with polycarbonate panels inlaid to act as skylights. Galvanised steel sheet capping covers the north and south wall upstands. The rear wing has two brickwork chimneys. The southern chimney (no. 134) retains a metal flue which is severely rusted. The top of the northern chimney (no. 132) was demolished over time, and it has been sealed off (Figure 118). Fixing battens from old solar panels remain on the rear roof.

The terraces' front verandahs have curved roofs of corrugated galvanised steel. The roofing was installed in the 1990s. Rendered masonry wall upstands project past the roofs on their north and south sides. The walls of the central passage also project past the roof surface to form upstands. The small central area of roofing between these upstands drains via a spitter onto the footpath. The downpipe from the front verandah of no. 134 is blocked and the base of the downpipe is corroded.

All rainwater goods (eaves gutters, downpipes and rainwater heads) are painted metal. They appear to be in fair condition but there are signs of corrosion. The rear roof's central box gutter drains into a single rainwater head and downpipe. The rainwater head is filled with leaves and there are signs internally that the box gutter is leaking near the rainwater head (Figure 122). The rainwater head is corroded. The central box gutter appears to be undersized and there are signs of leaking along its length in the rooms below. It is also noted that a downpipe from the main roof of 132-134 Cumberland Street drains onto the roof of no. 134, adding to the stormwater that is drained via the central gutter and rainwater.

A full inspection of the main part of the roof was not possible but cracking could be seen on the eastern end of the projecting walls of the main roof. The rear wing roof appears to be sound generally, but its flashings and capping are rust affected Figure 118).





Figure 117: Looking south-west across the rear wing's roof, with central box gutter and polycarbonate sheeting to the skylights. Rust can be seen on the capping and flashings.

Figure 118 Looking north-east across the rear wing's roof. The rusted capping over the northern projecting wall is visible. The chimney to no. 132 has been capped.





Figure 119: The chimney to no. 134 rear wing, with metal flue intact but rusted. The rainwater head and downpipe on the right side of the image drain the main roof of neighbouring 132-134 Cumberland Street.

Figure 120 A rendered brick chimney on the southern side of the main roof (no. 134) with partly intact metal flue fixed to the wall of the neighbouring building (132-134 Cumberland Street).





Figure 121: Cracking is evident in the central projecting wall of the main roof.

Figure 122 The rainwater head from the rear roof is full of leaves. This may be contributing to leaking inside the laundries. The rainwater head is corroded at it base.

3.4.5 Rear Yard

Built on the street frontage, historically the buildings of the precinct did not have either a front or rear garden, and only a small outdoor area at the rear of the terraces which acted as a service zone. These zones were later partly roofed and enclosed with brickwork. Following demolition of the buildings fronting Caraher's Lane, the rear areas of all the adjoining properties became overgrown with little obvious evidence of earlier fences and features. The privately owned individual lots resumed by the Government resumptions in 1901 were amalgamated. As part of the works in the 1990s, the rear yards of 132-134 and 132–134 Cumberland Street were extended to the east. The yards were fenced with hardwood paling fences and paved with brick paving and terracotta spoon drains. This paving, laid in a hit-and miss arrangement, remains today.

The yard remains unchanged since the 1990s conservation works. It contains a timber framed clothesline (1990s) of a style and that has been used consistently across residential properties in the Rocks. The timber paling fences have loose or bowed palings, and the timber is becoming deteriorated.

A large Hackberry tree, growing in the rear yard of No. 132, dominates and shades the rear yard. There is no planting in the yard — the small garden bed adjacent to the kitchen wall is bare.

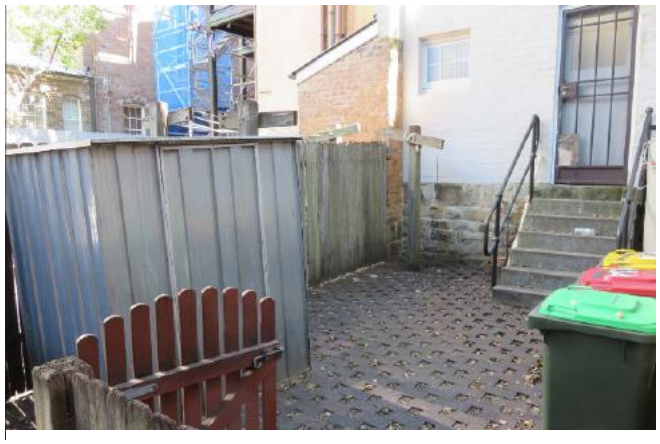




Figure 123: The rear yard of 134 Cumberland Street, with small metal shed on the left side of the image and timber framed clothesline beyond.

Figure 124 Looking east across the rear yard of 132 Cumberland Street. The scaffold on the left side of the image is temporary.





Figure 125: The large hackberry tree in the rear yard of no. 132 Cumberland Street.

Figure 126 The stone and concrete cliff on Cumberland Street is a prominent landscape element adjacent to the site.

3.4.6 Other Landscape

A prominent landscape element related to the subject site is the Cumberland Street sandstone cutting/ cliff adjacent to the front of the property (Figure 126). The cutting is a result of the mid-twentieth century lowering of the level of the Cumberland Street carriageway. The cliff has a cut sandstone base with formed concrete above

3.5 Building Description – Internal

3.5.1 Generally

Both terraces have the same (mirrored) floor plan. The main part of each terrace has two floors, each containing two rooms and a central stair. A single storey wing is attached at the rear and encompasses the original kitchen and outhouse of each terrace as well as new spaces — a bathroom and laundry for each terrace were integrated into the rear wing as part of the 1990s conservation works.

The interiors feature retained plaster, some plasterboard and timber boarded ceilings and walls, painted and plastered masonry, and timber boarded floors. The doors are mostly four panelled with lamb's tongue inlay mouldings. There are also ledged and braced doors. Internal ironmongery consists of original and new brass hinges and rim locks on the doors and sash locks and lifts on the double-hung windows.

The terraces at 132–134 Cumberland Street were unoccupied and derelict from 1970s to the late 1990s when conservation works were undertaken. It appears that the building structure was stable in the late 1990s, albeit with some structural cracks on the alignment of the early nineteenth century quarry face. However, the interior fittings and finishes were in a very poor state and badly affected by termites, squatters, water and damp. A lot of the interior timber structure and joinery and much of the plasterwork were lost. The reconstruction works undertaken by the SCA in the late 1990s included the following:

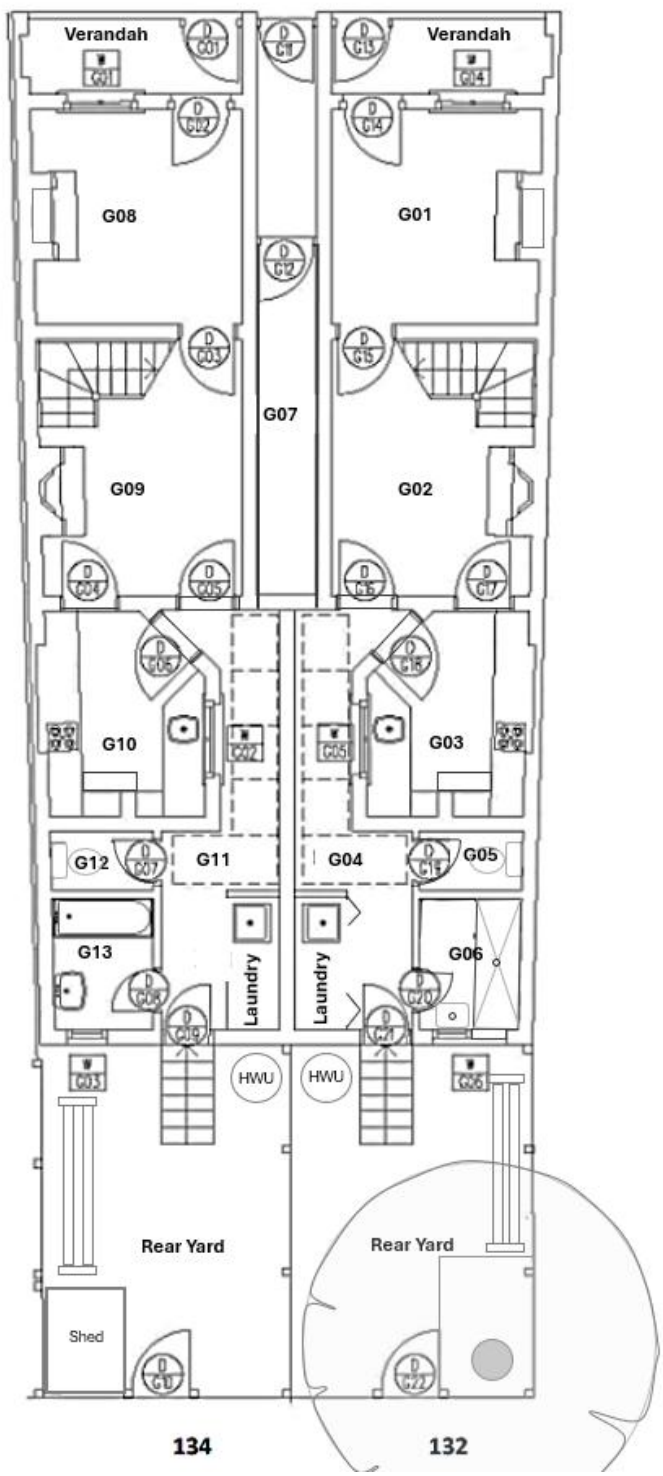
- The replacement of damaged timber framing including ceiling joists.
- The rebuilding of damaged brickwork.
- Installation of new damp proof courses.
- Replacement of much of the timber joinery including timber panelled walls and ceilings.
- The replacement of damaged wall plaster; and
- Underpinning of some masonry walls.

A key element of the 1990s work was the construction of the new rear wing that enclosed the former services yard. The original kitchens were fitted out with new benches, cupboards and kitchen equipment, and new bathrooms and laundries were added. The construction of a party wall between the terraces within the rear wing meant that the original central passage to Cumberland Street was blocked at its eastern end.

3.5.2 Floor Plans

The following floor plans were included in the 2015 CMP and have been updated in 2024 to reflect the current condition. However, the dimensional accuracy of the 2015 plans was not verified.

The numbering on the floor plans has been used to identify individual rooms, doors and windows in this CMP.



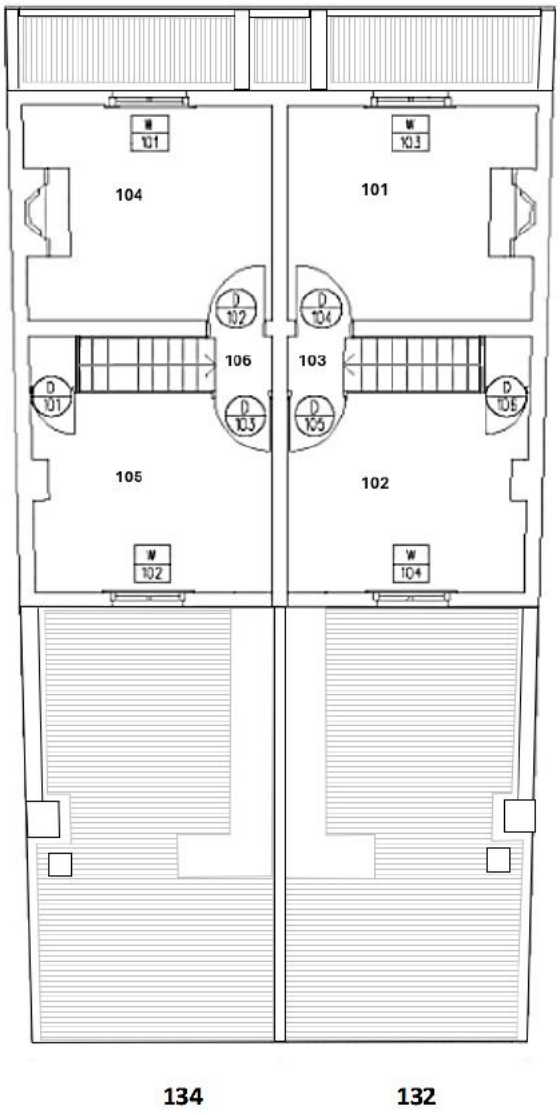


Figure 127: Ground floor plan of 132-134 Cumberland Street. (Source: 2015 CMP, p77, with PMNSW overlay, 2024)

Figure 128 First floor plan of 132-134 Cumberland Street. Source: (Source: 2015 CMP, p78, with PMNSW overlay, 2024)

3.5.3 132 Cumberland Street

The terrace at 132 Cumberland Street is used as a small commercial office. The interiors have recently been painted and are in excellent condition, but there are signs of roof leaking in the rear wing. The 1990s bathroom and kitchen fit outs remain intact, but the kitchen joinery has been recently painted.

In the 1990s it was noted that the terrace was badly affected by water ingress. Fabric required replacement to a greater degree than was required at no. 134.

Each room within the terrace is described individually as follows.

Front Room G01

Room G01 has polished timber boarded floors, set plaster walls and ceiling, and profiled timber skirtings. The original decorative plaster vents remain on the west wall. There are no cornices or ceiling rose. Joinery is all coated with gloss paint. Room G01 is illustrated in Figure 129 and Figure 130.

The floor includes original and replacement boards. The skirtings are likely to be a mix of original and matching replacement fabric. The original lath and plaster ceiling has been extensively repaired or reconstructed. The 1996 photographs show the window, external door frame and their architraves largely intact (Figure 132). All were likely retained, repaired and refurbished. Door D/G15 (to room G02) also had an intact frame and architraves in 1996, but the door leaf had been removed.

The fireplace has a timber surround and mantlepiece with gas fire insert. The original hearthstone remains intact. The surround and mantlepiece are original. They were refurbished and the gas fire insert added in the 1990s.





Figure 129: Room G01, looking north-east towards the fireplace.

Figure 130 Room G01, looking north-west towards the window and front door.





Figure 131: The lath and plaster ceiling in room G01 in 1996 was in poor condition. (Source: 2015 CMP, p 47)

Figure 132 G01, east wall in 1996. The window, door frame and plaster wall vents are intact. (Source: 2015 CMP, p 47)

Second Room G02

Room G02 has polished timber boarded floors, set plaster walls and ceiling, and profiled timber skirtings. There are no cornices or ceiling rose. The timber joinery staircase was built as a new stair in the 1990s to match the detail or the stair in no. 134. It has a central carpet runner, also from the 1990s. Room G02 is illustrated in Figure 133 and Figure 134.

As part of the 1990s conservation works the original door to the kitchen (D/G17) was blocked in (Figure 55) but the door frame and architraves were repaired and retained. A new door leaf appears to have been installed within the frame. The room's original window was converted into a door to provide access to the rear wing (D/G16).

The fireplace has a timber surround and mantlepiece and a traditional cast iron insert. The original hearthstone remains intact. The surround and mantlepiece are original and were refurbished in the 1990s. They are painted in a gloss finish. The floors include original and replacement boards, with the lighter boards being new. The skirtings are likely to be a mix of original and matching replacement fabric. The original lath and plaster ceiling has been extensively repaired or reconstructed.





Figure 133: Room G02 looking north-east towards the fireplace and blocked in door (D/G17)

Figure 134 Room G02 looking north-west towards the stair.





Figure 135: Room G02 in 1996, looking north-east towards the original door to the kitchen, now blocked in. (Source: 2015 CMP, p 48)

Figure 136 Room G02 in 1996, looking east. The original stair has been removed and replaced with a ladder stair. (Source: 2015 CMP, p 48)

Kitchen G03

Room G03 has polished timber boarded floors, painted brickwork walls and a raking timber boarded ceiling with small timber mouldings as cornices. The original brick hearth and hearthstone remain intact. The north wall has a wide arched recess which is an original feature. Original decorative metal vents remain on the east and south walls and there are original wall tiles in the south-eastern corner. The original doorway in the western wall has been infilled with timber boarding.

The floorboards were replaced in the 1990s. Unlike in 1996, the floorboards now run north south, which suggests that the floor framing was also replaced (Figure 141). The window frame and architraves can be seen in the 1996 photographs and were likely retained and repaired, and new window sashes were constructed. The door to the corridor likely retains its original frame and architraves, but the door leaf appears to be new.

Wall shelves in the south-eastern corner can be seen in the 1996 photographs. These were likely added in the mid-20th century and were repaired or replaced like for like. The timber wall shelf over the hearth can also be seen in the 1996 images and was either repaired or replaced in the 1990s. The shelves within the hearth recess are new. All other kitchen cupboards, benchtops and equipment are contemporary (1990s).

Room G04

As part of the 1990s conservation works the enclosure that had been built around the original rear service yard was reconstructed to house the current kitchen—room G04.

The concrete floor slab in G04 was built in the 1990s and is now painted. The north and east walls are painted brickwork (rebuilt in the 1990s). The west wall, an original external wall, is rendered with ashlar markings. It retains an original metal wall vent, and the window (WG02) has a painted stone sill. The south wall, also original, is painted brickwork. The raking ceiling is lined with timber boards and has a polycarbonate skylight running along its full length. The kitchen cabinetry and fixtures are contemporary (1990s). The casement window in the east wall and the external joinery door are 1990s fabric.

The room is in good condition with the exception of the ceiling, which has been damaged by leaking from the roof which is an ongoing issue (April 2024). The paint finish to the floor is worn at the external threshold.





Figure 137: Room G03 looking north-west towards the original doorway which was infilled.

Figure 138 Room G03 looking south-east towards the window. The original wall vents can be seen near the ceiling.



Figure 139: Room G03 looking east towards the original kitchen hearth and hearthstone. The original wall tiles and early wall shelves can be seen in the south-east corner.





Figure 140: Room G03 in 1996, looking east. The hearth, shelf over, corner shelves and wall tiles can be seen. (Source: 2015 CMP, p 48)

Figure 141 Room G03 floor in 1996. Although some of the floor is covered in sheeting, an area of original floorboards is exposed. The rotted bottom of the kitchen door can be seen on the right of the image. (Source: 2015 CMP, p 48)

Corridor (including laundry) G04

Room G04 has a painted concrete floor that was built in the 1990s.The ceiling is timber boarded with extensive polycarbonate skylights — all is 1990s fabric. The skylights interpret parts of the original service yard that were originally unroofed.

Most walls are painted brickwork — the southern wall was built in the 1990s but the brickwork walls to the kitchen and toilet are original/early brickwork. These original walls retain original metal wall vents. The eastern wall is a mixture of new and old brickwork. The laundry cupboard has timber bifold doors, and it contains a metal sink unit and fixed shelves, all installed in the 1990s. There is evidence of roof leaking in the laundry's south-eastern corner. The box gutter runs directly above and is likely related to the leaking.



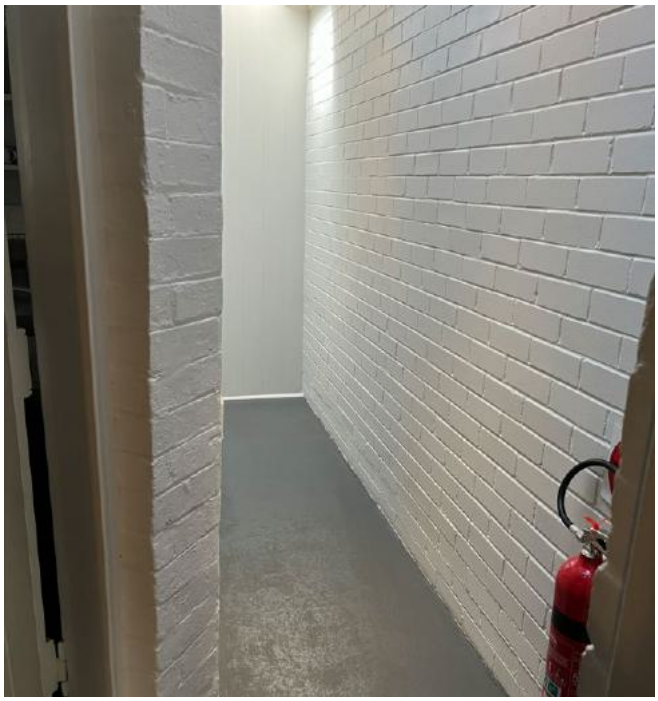


Figure 142: Room G04, looking west, with polycarbonate skylights above. The kitchen wall and metal vent on the right side of the image are original.

Figure 143 Room G04 looking east.





Figure 144: Room G04 laundry cupboard with metal sink unit.

Figure 145 Room G04 laundry. The staining on the freshly painted cornice is evidence of roof leaking and is likely related to the box gutter which runs above.

Toilet G05

Room G05 retains its original brick walls and worn stone threshold. The concrete floor slab is likely to be early fabric. There is no ceiling — the underside of the roofing and timber framing are exposed (Figure 147). The toilet and cistern were installed in the 1990s, replacing the original/early fixtures. The timber boarded ledged and braced door was also installed in the 1990s, replacing the original door.

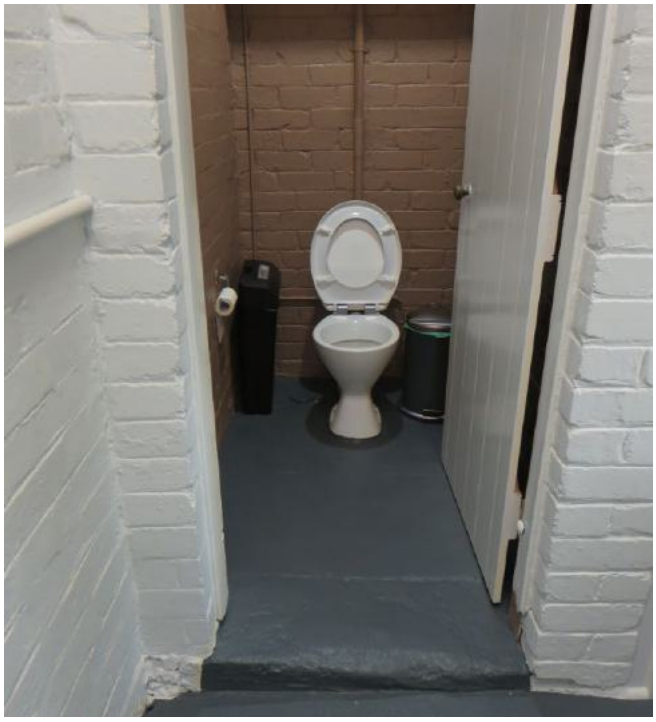




Figure 146: Room G03, the toilet, with original brick walls and threshold. The concrete floor may also be early fabric.

Figure 147 Room G03 does not have a ceiling — the underside of the roofing is exposed.



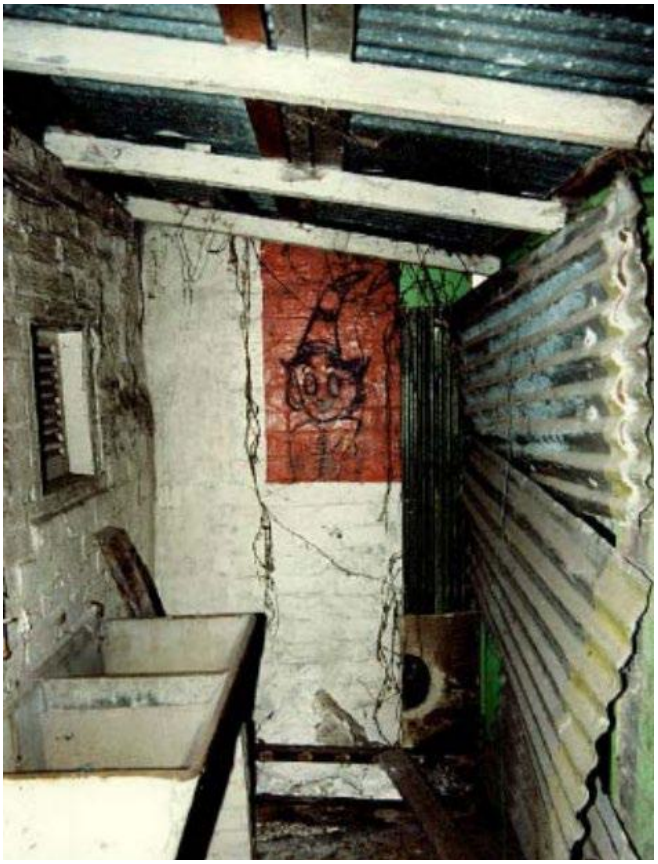


Figure 148: Room G03 in 1996. (Source: 2015 CMP, p 49)

Figure 149: In 1996 the area now occupied by the bathroom G06 was used as a laundry.

Bathroom G06

Room G06 has a tiled floor and set fibrous cement ceiling. The external walls are a mix of rebuilt and new brickwork — the space was previously used as a laundry and had makeshift walls (Figure 149). The southern wall is framed and was built in the 1990s. the walls are finished with tiles and the basin splashback is lined with panelling, most likely fibrous cement. The shower has a glazed shower screen. All fixtures such as the ceramic wall basin, are 1990s fabric. Room G06 is illustrated in Figure 150 and Figure 151.





Figure 150: Room G06, looking north-east.

Figure 151. Room G06 showing the detail of the window and splashback to the basin.

Central passage between terraces 132 and 134

Room G07 has a concrete floor and painted brick walls on its north and south sides The eastern wall is face brickwork built in the 1990s. The ceiling is set plaster. There is a timber ledged and braced door with matching panel above that divides the passage. Utilities meters are located in the western part of the passage and a number of timber door leaves are stored within the eastern part — these high-waisted doors are from other buildings (Figure 153). An original cast iron pipe is embedded in the southern wall (Figure 155). The north and south walls also retain original metal wall vents (Figure 154).

The original flooring may have been replaced with a new slab in the 1990s, or topped with a cementitious topping.

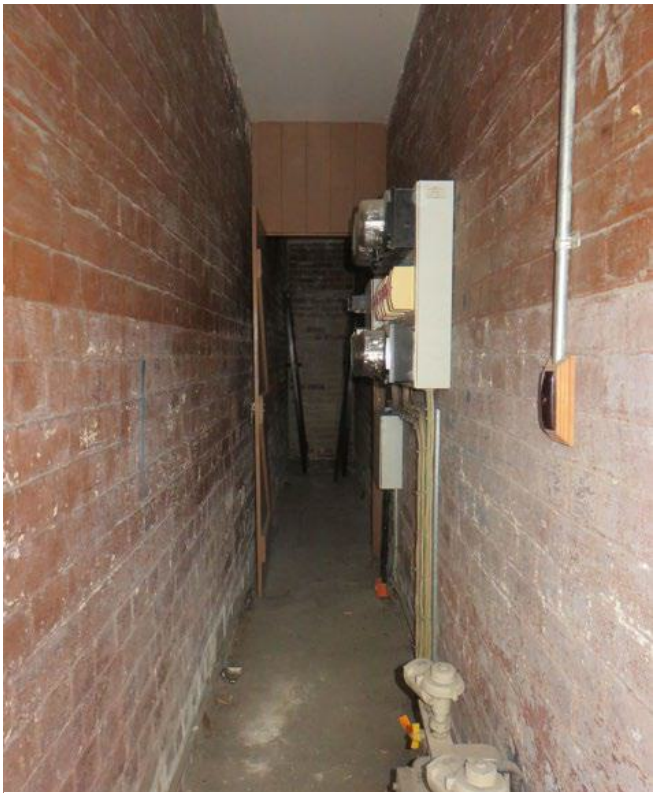




Figure 152: Looking east within Room G07. The western part of the space contains utilities meters.

Figure 153 The eastern wall of G07 is non-original (1990s) brickwork. Doors from other buildings are stored in the eastern part of the space.

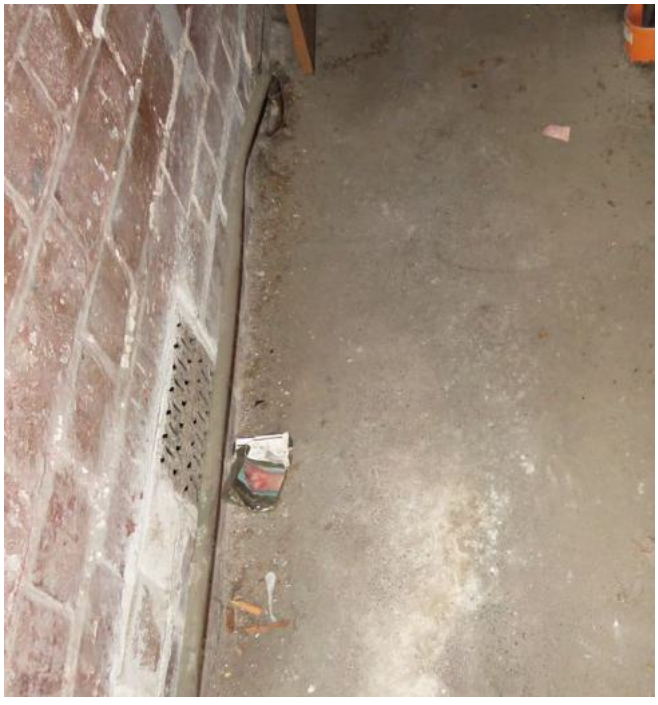




Figure 154: An original wall vent in the northern wall of G07. The original floor slab was likely replaced or covered with a cementitious toping in the 1990s.

Figure 155 An original cast iron pipe embedded in the southern wall of G07.

Room 101

Room 101 has polished timber boarded floors, set plaster walls and ceiling, and profiled timber skirtings. There are no cornices or ceiling rose. All timber joinery is coated with gloss paint. All the floorboards were replaced in the 1990s. The original lath and plaster ceiling is likely to have been substantially repaired or rebuilt. The skirtings are likely to be a mix of original and matching replacement fabric.

The fireplace has a timber surround and mantlepiece and traditional cast iron inset — all are original fabric refurbished in the 1990s. The original hearthstone remains intact. Room 101 is in excellent condition and is illustrated in Figure 156 and Figure 157.



Figure 156: Room 191, looking north-west. The room is in excellent condition.

Figure 157 Room 101, looking south-west. All floorboards within the room are new (1990s).

Room 102

Room 102 has polished timber boarded floors, set plaster walls and ceiling, and profiled timber skirtings. There are no cornices or ceiling rose. All timber joinery is coated with gloss paint. All the floorboards were replaced in the 1990s. The original lath and plaster ceiling is likely to have been substantially repaired or rebuilt. The skirtings are likely to be a mix of original and matching replacement fabric.

The western wall is timber framed and boarded and was rebuilt in the 1990s using original and new fabric. Room 102 is in excellent condition. It is illustrated in Figure 158 and Figure 159.





Figure 158: Room 102, looking north-east.

Figure 159 The western timber boarded wall in Room 102, which was rebuilt in the 1990s using original and new fabric.

Stair landing 103

Room 103 has polished timber boarded floors, a set plaster ceiling and profiled timber skirtings. There are no cornices or ceiling rose. All the floorboards were replaced in the 1990s. The original lath and plaster ceiling is likely to have been substantially repaired or rebuilt. The eastern and northern walls are timber framed and boarded and were substantially rebuilt in the 1990s using original and new fabric. The timber stair is a replica of the original. Room 103 is illustrated in Figure 160 and Figure 161.





Figure 160: The landing in room 103 has all new floorboards. The stair was built as new in the 1990s

Figure 161 The set plaster ceiling in room 103 was likely to have been replaced or substantially repaired in the 1990s.The light is a contemporary fitting.

3.5.4 134 Cumberland Street

134 Cumberland Street has been in use as a single residence, but the tenant vacated the property in April 2024. The terrace is generally in good condition, but interior finishes show signs of wear and tear — the interiors were last painted c.2006. There are signs of roof leaking and damp is evident on the upper floor rear wall (room 105).

The terrace at 134 Cumberland was in better condition than no. 132 in the 1990s, and as such more original fabric was able to be preserved during the 1990s conservation works.

Joinery the main part of the building — including skirtings, doors and door frames — are either painted or finished with a dark stain and clear finish.

Front Room G08

Room G08 has polished timber boarded floors (mostly original), set plaster walls, lath and plaster ceiling, and profiled timber skirtings. Walls have a painted dado and timber picture rails run around the walls. There are no cornices or ceiling rose. Skirtings are stained and clear finished Electrical cabling for the ceiling light runs in surface mounted conduits. The fireplace has a timber surround and mantlepiece and a contemporary gas fire insert. The original hearthstone remains intact. The fireplace surround and mantlepiece are original and were refurbished in the 1990s. Room G08 is illustrated in Figure 163 and Figure 163.

The 1996 photographs (Figure 164 and Figure 165) show the window and its architraves intact. The external door (D/G02) has a missing door leaf but the door frame and are architraves intact. The intact elements were likely retained, repaired and refurbished. The floorboards are mostly

original, with some new (lighter toned) boards added. The skirtings are original. The original lath and plaster ceiling was repaired in the 1990s. The plaster wall vents are original and retain damage from services penetrations.





Figure 162: Room G08, looking south-west. The dark toned floorboards are original. All elements of the fireplace are original except for the gas fire insert.

Figure 163 Room G08 looking south-east. Surface mounted conduits lead to the light switch.





Figure 164: Room G08 in 1996. The window and door frame are intact, but the door leaf has been removed. (Source: 2015 CMP, p 45)

Figure 165 The fireplace in room G08 in 1996. The mantle piece and surrounds had been removed for refurbishment. (Source: 2015 CMP, p 45)

Second Room G09

Room G09 has polished timber boarded floors, set plaster walls, lath and plaster ceiling, and profiled timber skirtings. There are no cornices or ceiling rose. The timber joinery staircase is original and was repaired and refurbished in the 1990s (Figure 167 and Figure 171). Walls have a painted dado and retain original timber picture rails. Cabling to the central ceiling light runs in surface mounted conduits.

As part of the 1990s conservation works the original doorway to the kitchen was blocked in to form a shallow cupboard (Figure 169 and Figure 166). The original door frame and architraves were repaired and retained, and a new door leaf was installed. The room's original window was converted into a doorway (D/G05) to provide access to the rear wing.

The fireplace has a timber surround and mantlepiece and a traditional cast iron insert — original fabric that was refurbished in the 1990s. The original hearthstone also remains intact. The floor comprises mostly original floorboards, with replacement boards lighter in tone. The skirtings are original. The original lath and plaster ceiling has been repaired.





Figure 166: Room G09 looking south-east. The door on the left (D/G05) replaces an original window.

Figure 167 Room G09 looking west towards the staircase which was repaired and refurbished in the 1990s.

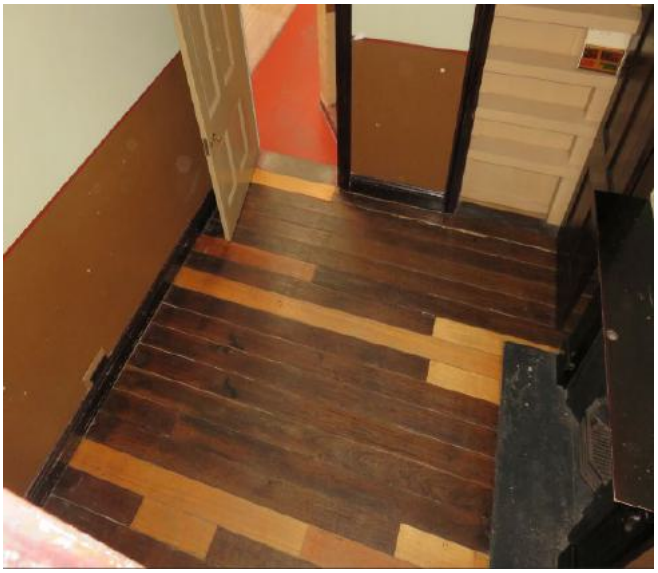




Figure 168: Room G09 retains a high degree of original (dark) floorboards.

Figure 169 Door D/G04 was infilled in the 1990s.





Figure 170: Room G09 looking east in 1996, showing the original window and door to the kitchen. (Source: 2015 CMP, p 45)

Figure 171 Room G09 and staircase in 1996. The door to room G08 (D/G03) is intact. (Source: 2015 CMP, p 45)

Kitchen G10

The kitchen G10 has polished timber boarded floors, painted brickwork walls and a raking timber boarded ceiling with small timber mouldings as cornices. The floor was rebuilt in the 1990s. The ceiling is a mix of original and new (1990s) boards. The original brick hearth and hearthstone remain intact. The southern wall has a wide arched recess — an original feature. Original metal wall grilles and original/early wall tiles remain intact in the north-eastern corner. The original doorway in the western wall has been infilled with timber boarding. Room G10 is illustrated in Figure 174 and Figure 175.

The window frame, door frame, door leaf (D/G06) and architraves can be seen in the 1996 photographs and appear to have been retained and repaired, and new window sashes were constructed.

Wall shelves in the south-eastern corner — likely installed in the mid-20th century — can be seen in the 1996 photographs (Figure 173) and were replaced like for like in the 1990s, with the timber support battens retained and refurbished. The timber wall shelf over the hearth can also be seen in the 1996 images and was either repaired or replaced in the 1990s. The shelves within the hearth recess are new. All other kitchen cupboards, benchtops and equipment were installed in the 1990s.





Figure 172: The north-eastern corner of kitchen G10 in 1996.The door is intact and was retained and refurbished. (Source: 2015 CMP, p 46)

Figure 173 Kitchen G10, eastern wall and hearth in 1996. The wall tiles can be seen in the north-eastern corner. (Source: 2015 CMP, p 46)





Figure 174: The kitchen G10, southern wall with original recessed arch and 1990s bench and cupboards.

Figure 175 The original hearth and hearthstone in kitchen G10. Original white wall tiles can be seen in the north-eastern corner (left side of the image).

Corridor (including laundry) G11

Room G11 has a painted concrete floor that was built in the 1990s. The ceiling is timber boarded with extensive polycarbonate skylights and all is 1990s fabric. The skylights interpret parts of the original service yard that were originally unroofed.

Most walls are painted brickwork — the southern wall was built in the 1990s but the walls to the kitchen and toilet are original/early brickwork. These walls retain original metal wall vents. The eastern wall is a mixture of new and old brickwork. The wall to the bathroom is framed and sheeted and was built in the 1990s.The laundry contains a metal sink unit (severely rusted at the base) and fixed shelves, all installed in the 1990s.

There is evidence of roof leaking in the laundry's north-eastern corner, south-western corner of the corridor (Figure 178) and along the length of the northern wall. The box gutter runs directly above and is likely related to the leaking. The skylights are grimy, with dirt gathered between the two layers of sheeting.



Figure 176: Room G11 looking east. The original wall of the kitchen with original vent are on the rights side of the image. The skylights are grimy.



Figure 177: The north-east corner of the laundry, where there are signs of roof leaking.

Figure 178 There are signs of possible leaking on the ceiling in the south-western corner of the corridor where the ceiling boards are stained and warped.

Toilet G12

The toilet G12 retains its original brick walls. There is no ceiling — the underside of the roofing and timber framing are exposed (Figure 180). The painted concrete floor likely dates form the early 20th century, and the stone threshold is original (Figure 179). The toilet and cistern were installed in the 1990s. The timber boarded ledged and braced door (D/G07) appears to be original (Figure 181 and Figure 182).



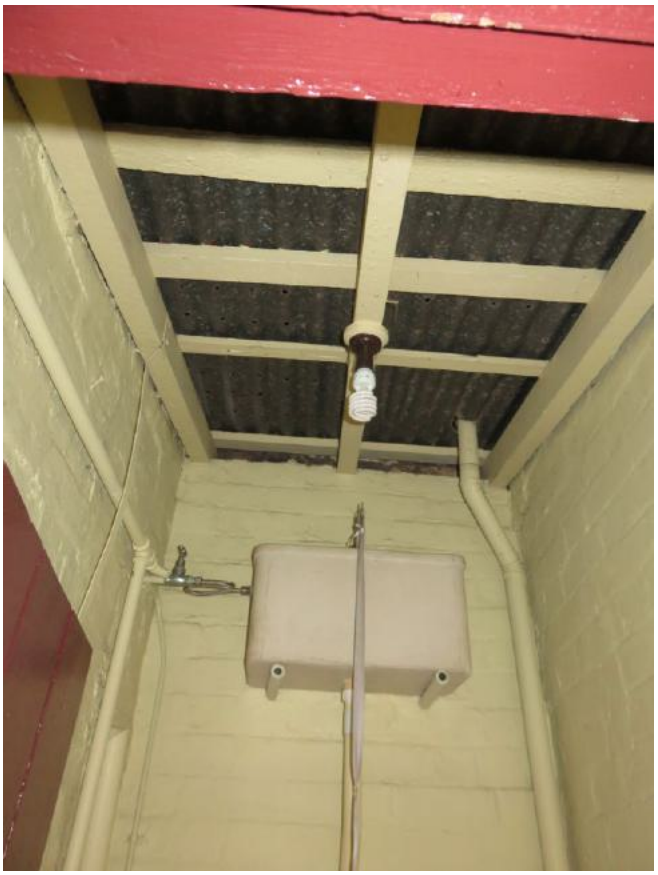


Figure 179: Toilet G12 with worn threshold. The floor slab is also likely to be early fabric.

Figure 180 Toilet G12, which has no ceiling. The underside of the roofing is visible.





Figure 181: Door to the toilet, D/G07.

Figure 182 The toilet in 1996 with the original door intact. (Source: 2015 CMP, p 46)

Bathroom G13

The bathroom has a tiled floor and set plaster ceiling (Figure 183). Walls are plastered, with wall tiles or sheet linings to wet areas/splashbacks. The western brick wall has been sheeted over. The southern and eastern brickwork walls were rebuilt in the 1990s. All fixtures such as the bath and wall basin, are 1990s fabric. The window, which appears to be early fabric, is not operable.

The room is in fair condition, but there is mould on the ceiling and upper walls.





Figure 183: Bathroom G13, looking south.

Figure 184: The space now occupied by the bathroom as it was in 1996. (Source: 2015 CMP, p 46)

Room 104

Room 104 has polished timber boarded floors comprising almost all original boards. The room's masonry walls are plastered. The ceilings are lath and plaster with introduced timber strapping, and there are no cornices or ceiling rose. The timber profiled skirtings, door and door frame — original fabric — are stained and clear finished. Electrical cabling runs in surface mounted conduits. Room 104 is illustrated in Figure 185.

The fireplace has a timber surround and mantlepiece and traditional cast iron inset. The original hearthstone remains intact. The surround and mantlepiece are original and were refurbished in the 1990s.

The ceiling is damaged in the south-eastern corner — most likely water damage (Figure 186). The finish to the floorboards is worn and the paint finish on all surfaces needs renewal. The window blind is damaged and should be replaced.





Figure 185: Room 104, looking south-west.

Figure 186 The ceiling in the south-eastern corner is damaged, most likely as a result of roof leaking.

Room 105

The floor of Room 105 comprises wide pine floorboards that are not the original boards. The room's walls are masonry with set plaster, except for the western wall which is timber framed and boarded. The ceilings are lath and plaster with introduced timber strapping, and there are no cornices or ceiling rose. The profiled timber skirtings are stained and clear finished. A timber quad trim runs around the base of the skirtings.

The western timber framed and boarded wall was rebuilt in the 1990s using original and new fabric Figure 187).

There ceiling has extensive cracking (Figure 188). There are signs of damp on the eastern wall — the whole of the wall south of the window is affected, and this may relate to the gutter outside which falls towards the south. (Figure 186). The timber panelled door is paint finished.





Figure 187: The western timber boarded wall in room 105.

Figure 188 The lath and plaster ceiling in room 105 is extensively cracked.



Figure 189: Damp is evident in the eastern wall of room 105.

Stair landing 106

Room 106 has polished timber boarded floors, a set plaster ceiling, and a profiled timber skirting that is stained and clear finished. There are no cornices or ceiling rose. The eastern and southern walls are timber framed and boarded and were rebuilt in the 1990s with original and new fabric. The timber stair is original and was repaired in the 1990s. The floorboards are mostly original boards and the skirting is original, but the quad trim at the base is a later addition. Room 106 is illustrated in Figure 190. The room's condition in 1996 prior to conservation works is illustrated in Figure 191.





Figure 190: Room 106, showing the refurbished original stair and mixture of new and original floorboards on the landing.

Figure 191 Room 106 and stair prior to conservation works in 1996.

3.6 Assessment of Archaeological Potential

The site of 132-134 Cumberland Street is identified in the Map of Archaeological Resources in The Rocks (in Appendix C of *The Rocks Heritage Management Plan*, 2010) as an area of archaeological sensitivity and *The Rocks and Millers Point Archaeological Management Plan in 1991* discusses the archaeological significance of the area.

The archaeological potential of the site was assessed in further detail in subsequent archaeological excavations made to the rear yard areas and the sub-floor spaces prior to carrying out conservation works to the buildings in the 1990s, the findings of the archaeological investigations were summarised in the following reports:

- Johnson, Dr Wayne, SCA (now PMNSW), '*Identification and Management of Archaeological Issues for the Long's Lane Precinct Conservation Works, The Rocks, Sydney*, 1991-1998.
- Higginbothom, E and Kass, T, *Historical and Archaeological Analysis of the Block Bounded by Cumberland and Gloucester Streets, and the Cahill Expressway*, The Rocks, Sydney, NSW. 1989
- Godden Mackay and Karskens, G, *The Cumberland Street/Gloucester Street Site, The Rocks: Archaeological Assessment and Research Design*, 1994.

132-134 Cumberland Street was constructed in 1891 on the site of a row of single storey, 2-room terraces built around 1840, and also over a building indicated in the 1823 plan of Sydney.

As with all the terraces surrounding these buildings, formal occupation ceased in the 1980s and was followed by intermittent squatter occupation which caused substantial damage to the interiors (as can be seen in Section 2 and 3 images)[79].

Cumberland/Gloucester Street Archaeological Excavation (1994)

Information in this section is taken from the *Identification and Management of Archaeological Issues for the Longs Lane Precinct Conservation Works, The Rocks, Sydney* 1991-1998, by Dr Wayne Johnson in 1998 for the SCA (now PMNSW).

130-138 Cumberland Street and the adjoining land to the north bordered by Cumberland Street, Cribbs Lane, Gloucester Street and Carahers Lane, formed part of a larger property first known to have been consolidated by convict George Cribb in 1809.

Intensive archaeological assessment and excavation was undertaken on the adjacent site in 1994 and has been reported in a number of publications and reports. Grace Karskens, who authored the 1986 historical study, was engaged by the archaeologists investigating this site. Godden Mackay Pty Ltd) to produce a more detailed examination of the site. This research was subsequently published as *Inside The Rocks: The Archaeology of a Neighbourhood (Hale and Iremonger), 1999*.

The 1994 excavation at the adjacent property, 106-128 Cumberland Street, known as 'The Big Dig', archaeological investigations uncovered the foundations of over thirty homes and shops (the earliest built circa 1795) and around 750,000 artefacts, providing rare insight into the early urban life of Sydney, reflecting heavily the convict and mid-late 19th century periods. That site was subject to redevelopment with construction on part of the site of the four-storey Sydney Harbour YHA and an archaeological education centre commencing in 2008. The development incorporates the archaeological remains and presents interpretation and artefacts from the

79 Johnson. W, 'Identification and Management of Archaeological Issues for the Long's Lane Precinct Conservation Works, The Rocks, Sydney, 1991-1998. SCA 1998. p9-11.

investigations to the public via the reinstated Cribbs and Carahers Lanes and also from the public areas of the hostel.

Despite the 1994 archaeological report noting no physical evidence of Aboriginal occupation of the Cumberland Big Dig site, this could still be present in unexcavated areas, and it is acknowledged that Aboriginal people lived and gathered in this area, as they continue to do.

The assessment of archaeological potential determined from the excavations on site are further discussed below.

3.6.1 Baseline Archaeological Assessment

132-134 Cumberland Street Building Activity and Identified Archaeological Report

The Report completed by Dr Wayne Johnson advises that the standing structures of 132-134 Cumberland Street was subject to conservation works commencing in 1996, the buildings having been vacant, except for intermittent squatter occupation, since the early 1976.

A stormwater pipe was laid along the Cumberland Street frontage, at the base of the front walls from Nos. 130-142 Cumberland Street. Some stone blocks were noted between 130 and 134 Cumberland Street, which may be the foundations of earlier structures since they project beyond the line of the current façade. No sub-ground floor deposits were disturbed inside the structure. Since the ceilings were generally poorly preserved, the inter-floor spaces were of little archaeological significance, and it was noted that no archaeological material was present, in all probability due to the use of tongue and groove floorboards. As part of the work, Wayne Johnson advised that the decision was made to retain as much of the buildings above ground archaeology as possible. Although this was a Victorian building, built before electricity, later electrical installations, predominantly surface mounted wiring through conduit, were retained.

The rear of this building had settled severely, resulting in severe structural cracks. At the time it was noted that this line passed through all the buildings from 132-138 Cumberland Street, and furthermore that this line coincided with the worked face of a quarry dating before the 1820s, uncovered on the adjacent Big Dig site (Figure 192)[80]. Quarrying marks and trimmed bedrock were evident in association with a deposit of sandstone chips on a quarry floor. Sub-floor work suggests the bedrock beneath 130-138 Cumberland Street has been worked in a similar manner[81]. The rear kitchen wing of 130 and 136-138 had been constructed on fill and required underpinning during the conservation works.

80 Johnson, W., Identification & Management of Archaeological Issues for the Longs Lane Precinct conservation Works, The Rocks, Sydney 1991-1998, 1998, Plate 18

81 Godden Mackay (1996): The Cumberland /Gloucester Streets Site: Archaeological Investigation. Vol. 3; Trench Reports



Figure 192: Looking south over the pre-1823 quarry face uncovered on the "Dig" site which continues beneath No. 132-134 to 138 Cumberland Street. Source: PMNSW, Johnson, W, 2015

A strategy was devised whereby initial excavations were conducted in locations where features were predicted through historic plans. Features such as three former cesspits were first targeted for investigation. From information gathered during archaeological investigations into the Big Dig site, the cesspits were known to have been demolished around 1902-3, and subsequently covered with fill. The fill was removed, revealing the top stonework of each cesspit. It was further known from examples from the adjacent site, that the walls of the pits were founded on bedrock. This enabled the site's engineer to devise a means of bridging each pit and bear the underpinning from it without disturbing the archaeological remains. Trenches beneath adjoining sections of wall were excavated with as complete an understanding of archaeological features as could be gained from the 1823, 1837, 1858, 1865 and 1900 plans of the site. These, and knowledge of the George Cribb period site usage (1811-1834) from the Big Dig site, provided a fairly accurate prediction of what was likely to be encountered.

George Cribb, a freed convict, had by 1822 constructed a substantial building extending north from Longs Lane along the Cumberland Street frontage, terminating at the northern boundary of 132-134 Cumberland Street. It appears to have been three conjoined houses with outhouses and large yards, and which would form the boundary for later subdivision[82]. Cribb leased the houses to three families. By the late 1820s George encountered financial difficulties and his property was purchased by land speculators who subdivided it in the 1830s and sold off the parcels of

[82] Godden Mackay op. cit.

land. At this time Carahers Lane was also created to provide access between Cribbs Lane and Longs Lane to the south. In 1830 Cribb's house was renovated to become a two-storey stone building with stables, which became the Whalers Arms hotel[83].

At the rear of No. 132-134 Cumberland Street, underpinning revealed some walls of an unusual stone structure, possibly dating to the Cribb period (1811-1834) and not shown on any historic plans. It was found to be located only about 15 metres from another structure of this period, located on the Dig site, also unknown from historic plans and identified as Cribb's slaughterhouse. It is probable that the building identified behind No. 132-134 was also connected with Cribb's butchery. Apart from its extremities being noted in the area uncovered, no other archaeological evidence was disturbed.

Water and sewerage service pipes were installed in the trench excavated for underpinning to minimise areas of ground disturbance.

The former eastern boundary of this building was the east wall of the structure, as it stands today, marked on the 1900 resumptions plan. For the most part of this century this, and the adjoining properties, had claimed the vacant land between this boundary and Carahers Lane. Some garden features such as fragmentary concrete paths and brick garden edging were noted although no evidence of garden structures was found. The former No. 11 Carahers Lane was located directly to the east until it was demolished in c1902-3. The yard of this property is now incorporated into the yard of 132-134 Cumberland Street.

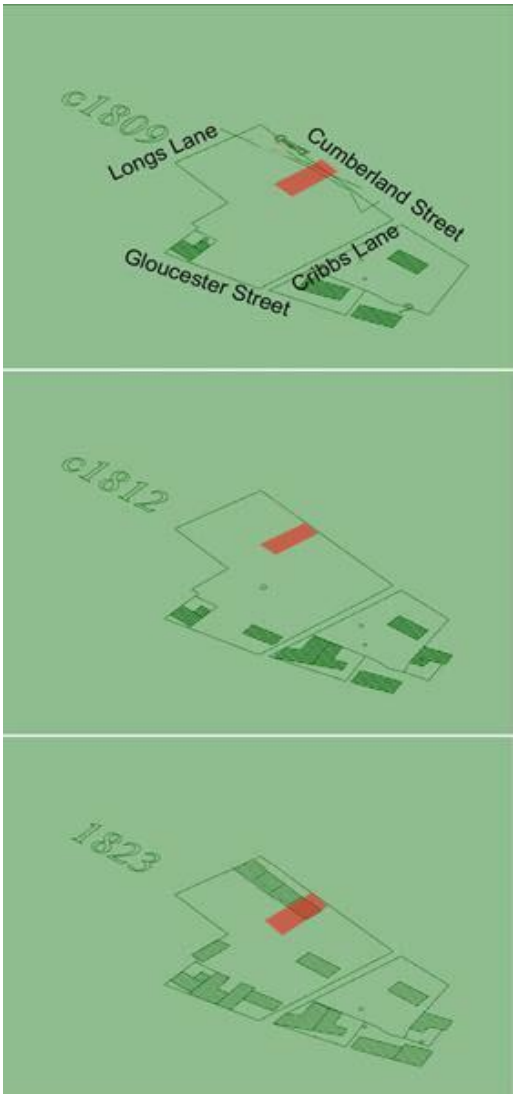


Figure 193: (Above)Removal of paving for excavation works required for floor underpinning of 132-134, and 132-134 Cumberland Street, 1997. Source: PMNSW

83 http://www.thebigdig.com.au/history/

It should be noted that where excavations occurred, all significant remains were recorded, and measures taken to ensure as little disturbance as possible. Where soil layers were excavated beneath existing walls for underpinning, it was noted that in every case these layers were layers of fill and did not contain cultural material purposely buried in rubbish pits. A possible explanation for this is that this fill was deposited in a single action coinciding with the construction of the retaining wall which formed the eastern boundary of Nos. 132-138. Given the lack of cultural material found in this deposit it is most likely that the soil came from a source not contaminated with human occupation detritus. Since The Rocks was intensely settled by the 1840s, and it is unlikely that fill would be brought from too far away, it is probable that the retaining wall was built, and the fill deposited, in either the early 1820s by George Cribb, prior to constructing his tenements and in order to create a level building block, or else built around 1834 when Cribb's property was subdivided.

The below series of plans shows the known successive development on the site (shaded red) between c1809 and 1865. It is to be expected that features such as foundations, rubbish pits and services would survive from these periods of occupation.





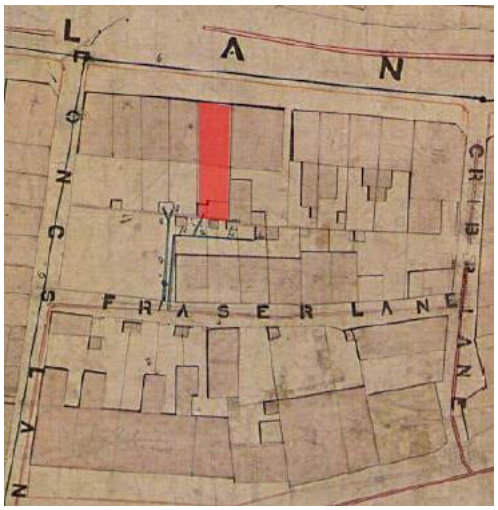


Figure 194: (left) George Cribb occupation Period, 1809-1820s showing tenements constructed on the site by 1823. Source SHFA

Figure 195: (below)Excerpt from the Stewart 1880 tracing of Barkers 1823 Map showing the Longs Lane Precinct in 1823, the location of the subject site is outlined in red. Source: SLNSW

Figure 196: (left) 1865 Trigonometrical Survey (City of Sydney Archives)

3.6.2 Summary of Archaeological Potential

While It was noted that elsewhere in the surrounding properties in the Longs Lane Precinct, archaeological deposits from the time of occupation of the existing buildings' were extremely poor and offer little potential for future study, demolition layers relating to the former buildings on the site are expected to seal a potentially rich archaeological resource dating before the construction of the current buildings[84].

Any further ground disturbance on this site should be closely monitored by an archaeologist and in conjunction with a formal research design and knowledge of the results and research design of the 1994 Cumberland/ Gloucester Street excavation.

Given the wealth of information obtained from more in-depth archaeological investigations at the adjacent sites at the Jobbins Building and The Rocks Big Dig Site, there is high potential for additional archaeological material to remain on the site of 132-134 Cumberland Street. The archaeological resource of the site is potentially of State significance, due to the uncertain nature of the early occupation of the site and the paucity of archaeological sites in Sydney, which have been found to contain evidence of pre-1820s European activity.

3.6.3 Archaeological Management Recommendations

The archaeological potential of the site is high for potential deposits of State significance, relating to the earliest development of The Rocks as well as later nineteenth and early twentieth century development. The subfloor archaeological deposits at No. 132-134 Cumberland Street remain a state significant resource, as it is expected that remains of the pre-1890 occupation will be present.

- The site should be subject to further testing and is to be monitored by a qualified archaeologist who meets the Heritage NSW Excavation Director Requirements to disturb relics on a SHR listed site during any ground disturbance in accordance with the NSW Heritage Act 1977 archaeological provisions.
- Due to the manipulation of the landscape, including the evidence for quarrying on site, it is unlikely that subsurface deposits exist that relate to pre-European Aboriginal occupation of the area, or subsurface deposits from the period prior to the construction of the property.
- The rear courtyards of the properties were originally part of the courtyard of the terrace at 136-138 Cumberland Street, these were realigned during 1990s works.

84 ibid Godden Mackay op. cit.

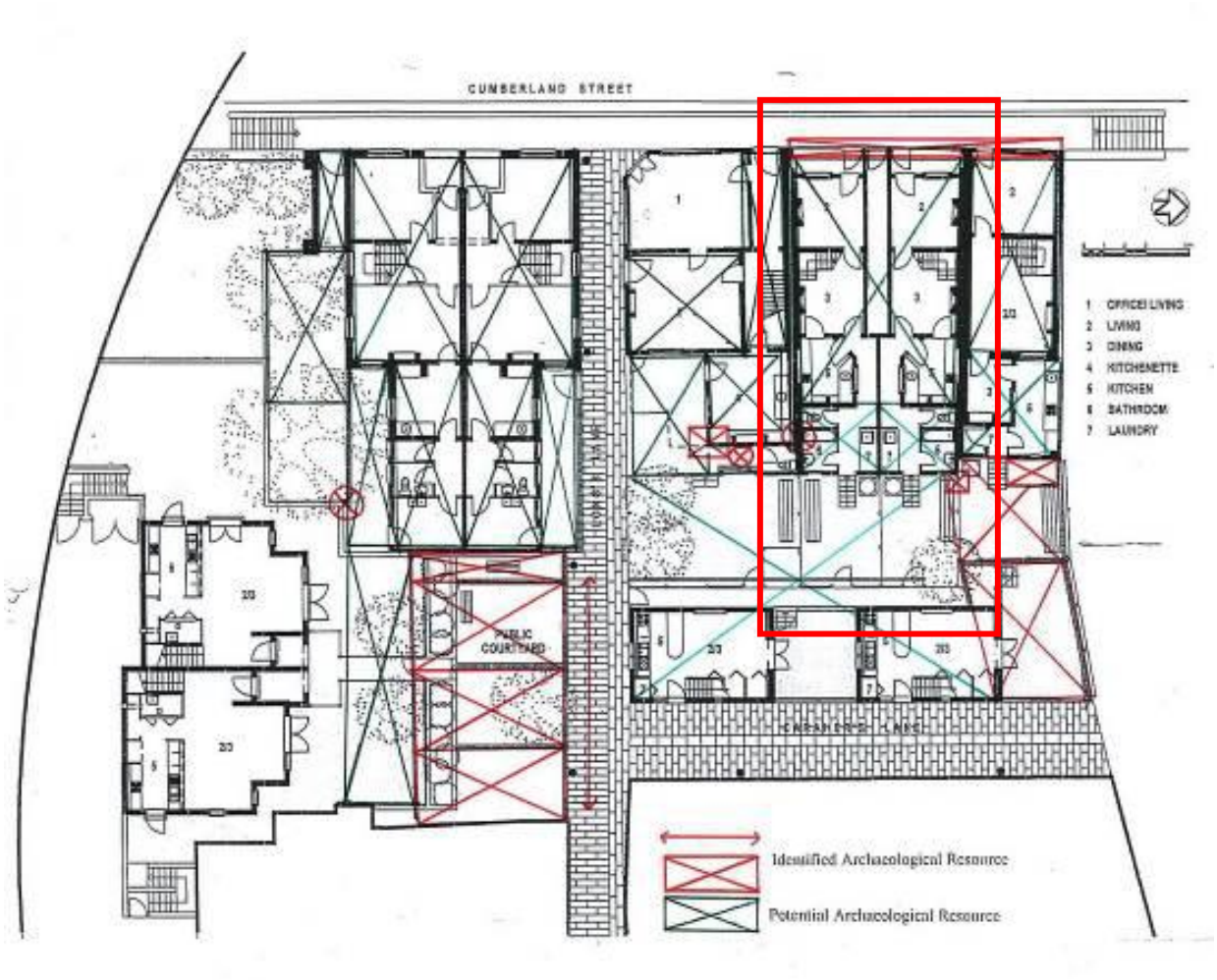


Figure 197: Plan of the Long's Lane group identifying the archaeological features, 132-134 Cumberland Street (in yellow frame). Source: Johnson, W 1998 Plate 21) Drawing updated by WJ in 2014

3.7 Movable Heritage

There are loose door leaves stored in the central passage between the terraces (G07). These high waisted doors are not from the terraces at 132-134 Cumberland Street, as the terraces have low waisted doors. The providence of the door leaves is not known, but it's likely they are from a building within the Long's Lane Precinct. The door leaves are illustrated in Figure 153.

4

Assessment of Cultural Significance

4.1 Comparative Analysis

4.1.1 Introduction

Max Kelly wrote in his study of The Rocks Conservation Area in 1981, that the surviving residential buildings in The Rocks conservation area form 'a virtual compendium of Sydney housing styles in the 19th century' and The Rocks and Millers Point are 'a superlative example of Australia's diverse heritage'.

At the time of the construction of 132-134 Cumberland Street in the early 1890s, Sydney's suburbs stretched far beyond The Rocks, to the ocean in the east, across the harbour to North Sydney and nearby suburbs, along the Parramatta River and Parramatta Road to the west and to the shores of Botany Bay in the south. Throughout the 1880s, until the economic depression of the early 1890s, thousands of new dwellings, mostly terrace houses were built as Sydney's population almost doubled. In the late 1880s both The Rocks and Millers Point were densely populated with most of the residents living in conjoined houses that varied in quality - from a few fine terraces to decrepit two roomed slums. Development of The Rocks was intensive in the 1880s. Most of the area's population was tenants.

The study of terrace house in The Rocks (*Terrace Houses in The Rocks – A Comparative Analysis & Assessment of Significance, June 2014, prepared by Jean Rice*) states that although many early examples have been demolished, The Rocks and Millers Point still retain examples of terrace houses that demonstrate standard terrace types developed during the Georgian era in Britain which have evolved to particular Sydney types to and beyond the Victorian era. Unlike other areas in Sydney, The Rocks and Millers Point continued to utilise the terrace house form for workers housing from the early 1900s, up to 1918. The evolution of modest housing types can be better traced in this part of Sydney because the area has been more comprehensively documented, with detailed maps, photographs and Resumption surveys.

Being resumed in 1901 for public ownership, The Rocks and Millers Point share a unique development history. Government ownership for the entirety of the twentieth century has resulted in the survival of much of the housing stock in The Rocks and Millers Point. Only the church owned estates of Glebe and Woolloomooloo have seen a similar level of retention of terrace type housing in Sydney.

The irregular rocky terrain of The Rocks area combined with smaller allotments has created a unique town and streetscape with greater diversity of individual houses constructed at different times, for different owners. This can be contrasted with other Sydney suburbs which were developed with a single dominant building type built over one or two decades, Paddington for example, where the long continuous terrace row is predominant.

The late Victorian terrace in Sydney has its origins in the townhouses and modest rows of workers housing erected in Britain during the Georgian era. In Australia the terrace house model was used widely in the larger Australian cities where the value of land was high. The terrace rows were designed by architects who were trained in Britain. The 1880s, prior to the construction of 132-134 Cumberland Street, saw the continued use of the terrace house type row in suburbs such as Redfern, Darlington, Paddington and Newtown. Developed by speculators and investors, these houses, built for leasing, were generally built in continuous rows with repetitive designs, often with verandahs and balconies. In The Rocks, long rows of terraces did not appear as readily, as the area was already developed and often the only sites available came after the demolition of poor-quality housing. This resulted in smaller groupings of houses, often in pairs, or a single terrace. There are, however, some terrace rows surviving in The Rocks, including Jobbins Terrace (built in 1855 at 103-11 Gloucester Street), Susannah Place (built in 1844 at 58-64 Gloucester Street) and 42-52 Harrington Street (built 1870-1873).

4.1.2 'Ground Floor Verandah' terraces

The terraces at 132-134 Cumberland Street are identified as being of the 'ground floor verandah' type of terrace housing. As the name implies, these terraces were commonly two storey with a ground floor front verandah on the property boundary, the verandah roof being typically a concave shallow curve made from corrugated galvanised iron. The type is characterised by an asymmetrically placed front door, typically with pitched roof although sometimes incorporating a roof behind a parapet, as is the case for 132-134 Cumberland Street. The incorporation of a rear wing occurred in later examples, accommodating kitchen and service areas. Prior to the 1860s, the kitchen was either located in the basement or in a separate rear building.

Two storey row houses with a ground floor verandah were erected in The Rocks from 1835, and the form persisted through to the 1870s, where examples were still being constructed in Glebe. 132-134 Cumberland Street is a particularly late example, and its form and detailing appear to reflect the decline of the speculative building boom and the depression that occurred in the 1890s. The front façade has minimal architectural detail and the relative lack of adornment, combined with a verandah only on the ground floor, would have made the terrace economical to build. The terraces have a central passageway to access the rear yard, as the plot did not extend as far as the mid-block lane at the time of their construction.[85] As a result, the party wall is located above the passageway. This device was used from the 1840s to provide access to allow for removal of waste, and while there are other examples in Kent and Argyle Streets, it is not as common as the use of rear lanes. It is even rarer for the party wall to occur over the passageway.

Comparative examples of 'Ground Floor Verandah' terraces in Sydney

The earliest surviving example is Morris Place at 25-33 Lower Fort Street, Millers Point (built in 1835). While the plan layout of the main portion of the houses largely survives, the form of the main elevation has been altered by the addition of a first-floor balcony. Similarly, first floor balconies have been added to the Grimes Buildings at 52-60 Argyle Terrace, Millers Point (built 1842-48).

Other surviving examples of the ground floor terrace can be found in other inner suburbs of Sydney, including Musgraves Houses, 82-90 Windmill Street, Millers Point (built 1856-57), Pembroke Terraces, 91 – 101 Buckingham Street, Surry Hills (built in 1868), Caldwell Terrace, 202-218 Liverpool Street, East Sydney (1863) and 5-15 Duke Street, East Balmain (built in 1866), however they are becoming increasingly rare.

YEAR	HISTORIC NAME	STREET ADDRESS	INTACTNESS
1856-57	Musgraves Houses	82-90 Windmill Street, Millers Point	Original façade intact
1868	Pembroke Terraces	91 – 101 Buckingham Street, Surry Hills	Original façade intact
1863	Caldwell Terrace	202-218 Liverpool Street, East Sydney	Original façade intact
1866	-	5-15 Duke Street, East Balmain	Original façade intact
1835	Morris Place	25-33 Lower Fort Street, Millers Point	First floor balcony added
1842-48	Grimes Buildings	52-60 Argyle Terrace, Millers Point	First floor balcony added

[85] Rice, J., 2014, op. cit., p.106

4.1.3 Victorian terraces in Sydney in the 1880s

The late Victorian terrace in Sydney has its origins in the townhouses and modest rows of workers housing erected in Britain during the Georgian era. In Australia the terrace house model came to be used widely in the larger Australian cities, where the value of land was high, and were designed by architects who were trained in Britain. The 1880s saw the continued use of the terrace house type row in suburbs such as Redfern, Darlington, Paddington and Newtown. Developed by speculators and investors, these houses, built for leasing, were generally built in continuous rows with repetitive designs, often with verandahs and balconies.

At the time of the construction of the dwelling at 132-134 Cumberland Street, Sydney's suburbs stretched far beyond The Rocks; to the ocean in the east, across the harbour to North Sydney and nearby suburbs, along the Parramatta River and Parramatta Road to the west and to the shores of Botany Bay in the south. Throughout the 1880s, until the economic depression of the early 1890s, thousands of new dwellings, mostly terrace houses, were built as Sydney's population almost doubled. In the late 1880s both The Rocks and Millers Point were densely populated with most of the residents living in conjoined houses which varied in quality from a few fine terraces to decrepit two roomed slums. Development of The Rocks was intensive in the 1880s. Most of the area's population were tenants.

The terrace form was initially built by one owner or speculator and by the 1880s was only being built as an investment which is likely to have encouraged the repetitive use of the same building forms and architectural detailing. It is the consistency and repetition of form and detail that is essential to the character of the terrace house form. Rice points out that the retention of the consistency of form and design and detailing is important to retaining the heritage significance of these buildings[86].

In the newly developing suburbs of Sydney, the two-storey terrace had taken over from the three-storey town house/terrace in popularity. In certain suburbs the majority of the terrace housing stock was typically two stories, including Darlington, most of Redfern and Paddington, and parts of Edgecliff and Glebe. These new suburbs, as well as parts of Redfern, Paddington and Newtown, saw the continued construction of long rows of typically two storey terraces with a verandah and balcony[87]. The bald-faced terrace was not as commonly used in these suburbs during the late Victorian period and is therefore less common in Sydney suburbs developing at this time.

Comparative examples of 1880s terraces in The Rocks

In The Rocks, long rows of terraces did not appear as readily, as the area was already developed and often the only sites available resulted from demolition of poor-quality housing. This resulted in smaller groupings of houses, often in pairs or singles only.

These terrace houses were constructed as investment properties and rented to families generally linked to the wharves and local industries. Like most rental housing, the terraces in Cumberland Street were built on the street alignment to maximise the small urban allotments which were typical of subdivision patterns in The Rocks. There are no front fences or front gate to provide separation from the street and the roadway is but a step away from the front doors of the terrace.

86 Rice, J, 2014, ibid, p112.

87 Rice, J, 2014, ibid, p56 and p58

45% of building stock in Miller Point and The Rocks dates from the 1880s[88]. Rice identified the following terraces that survive in The Rocks constructed in this decade and their terrace style as follows[89]:

YEAR	HISTORIC NAME	STREET ADDRESS	TERRACE TYPOLOGY
1880	Playfair's Terrace	1-7 Atherden street	Bald Faced two Storey
1881	Avery Terrace	2-4 Atherden Street	Bald faced two storey
1881	Sergeant Major's Row	33-41 George Street	Two storey terrace, balcony and verandah
1881	Pair erected for William Long	113-115 Gloucester Street	Pair of two stores, balcony and verandah
1882-1887	Baker's Terrace	66-68, 70-72 Gloucester Street	Bald faced two storey
1883	Argyle Terrace	13-15 Playfair Street	Bald faced two storey
1886	Stafford Terrace	55-59 Harrington Street (part of larger terrace)	Two storey terrace, balcony and verandah

4.2 Summary of Comparative Analysis

132-134 Cumberland Street is a good and mostly intact representative example of a late nineteenth century modest inner city tenanted residential terrace and makes an important contribution to the understanding of the historical development of The Rocks and Millers Point, particularly of the areas' resident use.

The retention of the terrace at 132-134 Cumberland Street and its continued residential use is rare in the local area. A great number of residential buildings in The Rocks have been demolished in the twentieth century while others have been adapted for alternate uses.

132-134 Cumberland Street is rare as the only example of an intact 'ground floor verandah' terrace type in The Rocks, and a rare example of a terrace with central service passageway, that once provided access to the rear yards from Cumberland Street.

The relationship between 132-134 Cumberland Street and its neighbours in the Longs Lane Precinct remains clear and unobstructed, and maintains its historic street pattern. The precinct, dating from the mid- nineteenth to early twentieth centuries, together with its open areas, yards, lanes and footpaths, is rare in the Sydney Region.

88 Rice, J, 2014, ibid, p89.
89 Rice and Boyd, p.90.

4.3 Assessment of Significance

This assessment of heritage significance has been prepared using the current evaluation criteria established by the Heritage Council.

4.3.1 Historical Significance

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

132-134 Cumberland Street meets this criterion at a State level.

The historical significance of the Terrace at 132-134 Cumberland Street is demonstrated by:

- 132-134 Cumberland Street makes an important contribution to the understanding of the historical development of The Rocks and Millers Point particularly of the areas' resident use.
- The site, which is now identified with 132-134 Cumberland Street, is slightly longer than the original 1830s lot, but its narrowness remains as evidence of the density and character of the early nineteenth century subdivisions in The Rocks. As a single lot terrace type, the residence demonstrates how at the time of its construction the density of The Rocks was increased by the insertion of terrace houses into the layers of existing housing stock.
- The site commenced as a speculative venture in its initial form as a row of tenements in 1822, replaced in 1834. The previous building, described in 1845 as being a single storey stone dwelling, was replaced by the current 1890s terrace still confined by the scale of the 1830s lot.
- The terraces have historical significance for maintaining the residential use for which the buildings were originally constructed.
- The size of the original lot is testament to how lower quality housing came about in the nineteenth century, mostly built by speculative developers which was let to tenants who were attracted to live in the area because of the proximity to employment within the wharves and related industries.
- The proposed demolition of 132-134 Cumberland Street and the resulting Interim Heritage Order eventually resulted in the adoption of an approach that retained the historic buildings and infilled new buildings in the rear yard, an approach which received the RAIA (NSW Chapter) Lloyd Rees Civic Design Award in 1998. SCA files document the change in thinking from razing the entire block to sensitive infill, a change influenced by Professor Gareth Roberts of the University of NSW.
- The work undertaken by the then Sydney Cove Authority sensitively conserve and adapt the precinct and the building and rear yards and retain as much of the significant fabric as possible from the various stages of the buildings' lives added a new contemporary layer reflecting the conservation ethos at the time and is enhanced by the retention of the rear service rooms in addition to the main building volume.

4.3.2 Historical Association

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

132-134 Cumberland Street does not meet this criterion at a Local or State level.

The historical associational significance of 132-134 Cumberland Street is demonstrated by:

- Three families have associations with the Long's Lane Precinct as owners/developers: Long, Jobbins and Caraher, each provides an interesting contrast in their approach to the way the different allotments were developed[90.]

132-134 Cumberland Street does not have a strong or special association with significant people who are important in NSW's or The Rocks' cultural or natural history. Although the Long's Lane Precinct group meets this criterion on a Local level, 132-134 Cumberland Street does not meet this criterion.

4.3.3 Aesthetic Values

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high *degree of creative or technical achievement in NSW (or the local are natural history (or the cultural or natural history of the local area).*

132-134 Cumberland Street meets this criterion at a Local level.

The aesthetic significance of 132-134 Cumberland Street is demonstrated by:

- The Long's Lane Precinct contributes significantly to the townscape of The Rocks, and, in general, Sydney. This significance rests on the ensemble of buildings dating from the mid-nineteenth to early twentieth centuries, together with associated laneways and rear yards. In Cumberland Street the 1880s buildings by their geographic isolation present a varied collection enhanced by the conjunction with Long's Lane which is complemented by the Edwardian style building at 140-142 Cumberland Street.
- 132-134 Cumberland Street is a good representative example of a modest late nineteenth century terrace with some Italianate detailing but does not in itself demonstrate a high degree of aesthetic, creative or technical achievement. The building demonstrates mostly modest standards of construction in materials and workmanship. Its residential use remains, and it is largely intact with high retention of original planning.
- The prominent position of the terrace on an abrupt sandstone cutting provides the building with local landmark qualities, however this was not the original design intent – it was formed unintentionally by the lowering of Cumberland Street in the 1940s.
- The conservation work and urban design work that reinstated public access to the Longs Lane precinct won the Royal Australian Institute of Architects 1998 Lloyd Rees Award for Outstanding Urban Design, providing evidence of the esteem in which it is held. The reconstructed fabric dating from the 1990s has aesthetic significance for reinstating the original appearance of the building in areas where the original fabric was missing or damaged.

90 Clive Lucas Stapleton 1991: pp 52-53

4.3.4 Social Values

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

132-134 Cumberland Street meets this criterion at a State level.

The social significance of the Terrace at 132-134 Cumberland Street is demonstrated by:

- In conjunction with other historic buildings in The Rocks, 132-134 Cumberland Street is representative of the Green Bans and the successful community action to preserve the residential community in the area.
- It has potential to be important to a community's sense of place, in this case residents of The Rocks and Millers Point and their descendants who participated in the resident action and social movements of the 1970s known as the Green Bans, and their supporters in the Builders Labourers Federation. They were able to influence urban renewal proposals of the day in ways that lead to the development of tourism as a local industry that could support conservation of historic buildings and provide employment opportunities for local people, and which transformed community perceptions of The Rocks as a place from a paradigm of degrading slums to that of the 'birthplace of the nation'. Other tourism developments of the period in The Rocks, such as the revival of Australia Day celebrations in The Rocks in 1975, also contributed to this changing sense of place.
- The building and its site are not known to have a special connection with the Aboriginal community, despite the social connection with The Rocks in general.

4.3.5 Research Values

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

132-134 Cumberland Street meets this criterion at a State level.

The research significance of the Terrace at 132-134 Cumberland Street is demonstrated by:

- The Longs Lane Precinct is of State archaeological significance with its continued European occupation from at least the first quarter of the nineteenth century in a relatively undisturbed state. The Longs Lane Precinct is of educational value to specialists and the general public with its ensemble of nineteenth buildings, laneways and rear yards, and its significance is enhanced by the tangible relationship of the buildings and laneways to the documentary and oral historical information. 51 The site may be considered to be an extension of the adjacent site where the major State significant archaeological investigation – the Cumberland Street Dig – was undertaken. There is evidence that the worked face of a pre-1820s quarry that was uncovered on the Dig site extends along beneath the properties at 132-134-138 Cumberland Street (the rear kitchen wing of 132-134 was constructed on fill). Furthermore, underpinning works in the 1990s revealed evidence of a structure at the rear of 132-134 Cumberland Street located near to another that was found on the Dig site (the rear yard of 132-134 Cumberland Street corresponds with parts of the former yards of 9-11 Carahers Lane). The significance of this evidence is high. While the archaeological resource was identified during the 1990s conservation works on the site, no archaeological material was removed.
- The archaeological potential of the site of No. 132-134 Cumberland Street is of State significance and relates to early development of The Rocks as well as late nineteenth and early twentieth century development. 132-134's rear yard corresponds with parts of the former yards of 9-11 Carahers Lane. The significance of this evidence is high. Any subfloor

archaeological deposits are a significant resource, and it is expected that remains of the pre-1890 occupation will be present.

4.3.6 Rarity

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

132-134 Cumberland Street meets this criterion at a State level.

The rarity of the Terrace at 132-134 Cumberland Street is demonstrated as follows:

- The retention of the terrace at 132-134 Cumberland Street and its continued residential use is rare in the local area. A great number of residential buildings in The Rocks have been demolished in the twentieth century while others have been adapted for alternate uses.
- 132-134 Cumberland Street is rare as the only example of an intact 'ground floor verandah' terrace type in The Rocks, and a rare example of a terrace with central service passageway that once provided access to the rear yards from Cumberland Street.
- The relationship between 132-134 Cumberland Street and its neighbours in the Longs Lane Precinct remains clear and unobstructed and maintains its historic street pattern. The precinct, dating from the mid- nineteenth to early twentieth centuries, together with its open areas, yards, lanes and footpaths, is rare in the Sydney Region.

4.3.7 Representativeness

Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments; or a class of the local area's cultural or natural places; or cultural or natural environments).

132-134 Cumberland Street is representative at a Local level as a good and mostly intact example of a late nineteenth century modest inner city tenanted residential terrace. It makes an important contribution to the understanding of the historical development of The Rocks and Millers Point, particularly of the areas' resident use.

4.4 Statement of Significance

132-134 Cumberland Street and its site is of State heritage significance as a pair of late nineteenth century modest inner city residential terraces that make an important contribution to the understanding of the historical development and residential use of The Rocks and Millers Point.

The site of 132-134 Cumberland Street has been used for residential purposes from circa 1822 when George Cribb constructed a row of tenements along Cumberland Street to Long's Lane. As a pair of terraces built on the site, circa 1891, they demonstrate how at the time the density of The Rocks was increasing with the insertion of modest terrace houses in between existing housing stock.

The terraces remained largely unaltered and tenanted until the 1970s, after which the buildings were left vacant, and they fell into disrepair. Reconstruction and conservation works were undertaken in the mid-1990s by the then Sydney Cove Authority to restore the fabric and appearance of the buildings, in particular the interiors, and their residential use was reinstated. The conservation work is significant in the evolution of the site and has enhanced the ability of the building to demonstrate its main characteristics.

The terraces are of State significance as a relatively intact component of The Rocks area in general, and as part of the Long's Lane Precinct, with its intact scale of buildings and original layout of lanes. The relationship between 132-134 Cumberland Street and the Long's Lane Precinct remains clear, and still within the historic street pattern, even though many of its nineteenth century neighbours did not survive either the City Improvement Board or the Government's twentieth century resumption and improvements.

Within the State significant Rocks and Millers Point areas, 132-134 Cumberland Street site is an important survivor from the late nineteenth century which still retains its residential use and clearly demonstrates its historic planning, particularly with its service areas. It is significant and rare as the only example of an intact 'ground floor verandah' terrace type in The Rocks, and a rare example of a terrace with central service passageway to the rear yards. The positioning of the terrace on an abrupt sandstone and beton brut plinth formed out the lowering of Cumberland Street, while not part of the original design intent, has raised the terrace up as a prominent local landmark in Cumberland Street.

The archaeological potential of the site of 132-134 Cumberland Street is of State significance and relates to early development of The Rocks as well as late nineteenth and early twentieth century development. Its rear yard corresponds with location of parts of the former yards of 9-11 Carahers Lane. The significance of this evidence is high. Any subfloor archaeological deposits are a significant resource, and it is expected that remains of the pre-1890 occupation will be present.

4.5 Heritage Curtilage, Views and Setting

4.5.1 The Concept of Curtilage

In establishing the heritage curtilage of a place, relevant factors should be taken into consideration including historical land subdivision patterns; archaeological features; visual, physical, historical and functional links with important features in the area; setting, views and landmark qualities. 'Setting' is the area around a place, which may include visual catchment. In defining the heritage curtilage of a place, a number of questions need to be addressed. These questions are outlined in *Heritage Curtilages*, prepared by the Department of Urban Affairs and Planning and the NSW Heritage Office (now Heritage NSW), as follows:

- Has the significance of the original relationship of the heritage item to its site and locality been conserved?
- Has an adequate setting for the heritage item been provided, enabling its heritage significance to be maintained?
- Have adequate visual catchments or corridors been provided to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationship?
- Are buffer areas required to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic noise, pollution or vandalism?

Although The Burra Charter does not use the term 'curtilage', Article 8, Setting, states that:

> *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.*

4.5.2 132-134 Cumberland Street Curtilage

The recommended SHR heritage listing boundary for the terrace at 132-134 Cumberland Street is the site boundary, shown in Figure 198. The curtilage forms part of Lot 21 DP1169304 (Lot 21 covers the whole of the Longs Lane precinct) and is bounded by Cumberland Street and the residential boundary to 15 Carahers Lane, and side boundaries with 130 Cumberland Street to the north and 136-138 Cumberland Street to the south. This curtilage aligns with the current SHR heritage listing boundary included in Figure 5 in Section 1.

4.5.3 Retention of Views and Setting

The setting of the place defines views and vistas through which the significance of the place may be appreciated. The analysis of views and vistas in Section 3.3 has identified a number of significant views and they should be maintained.

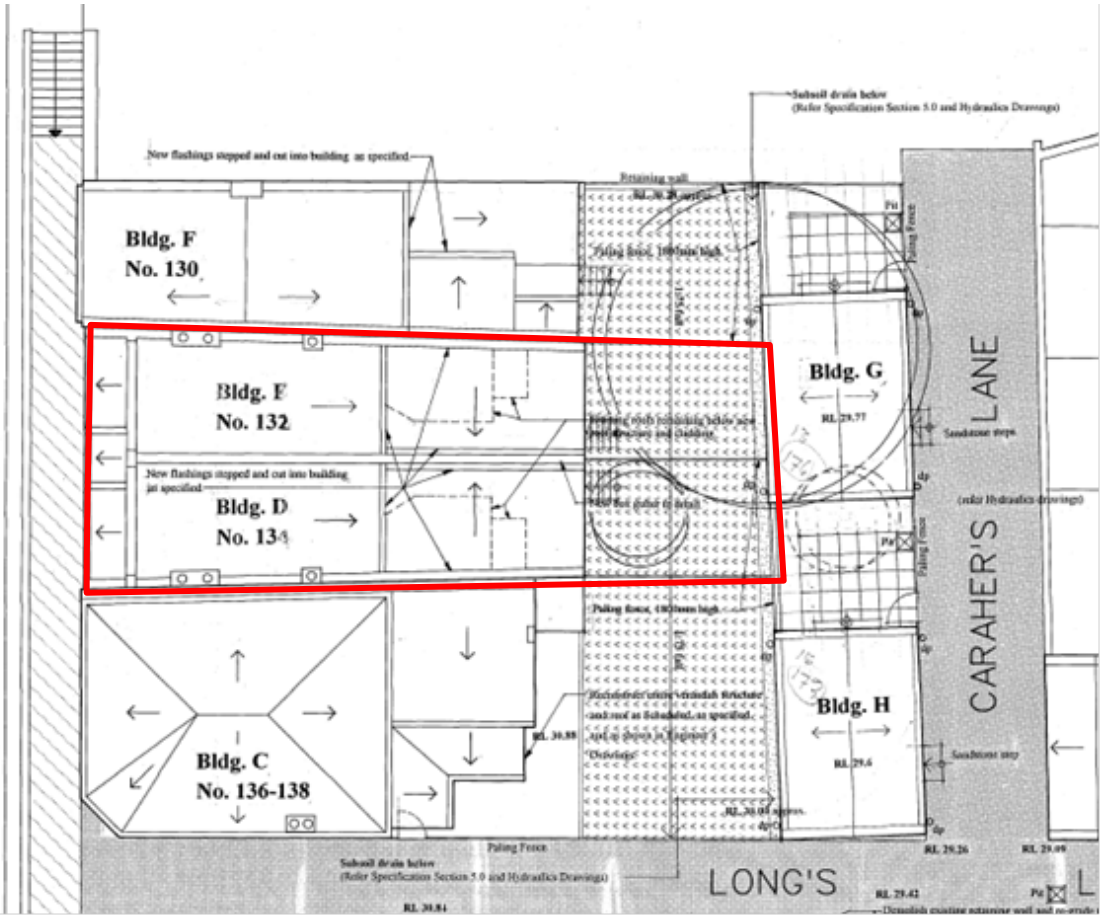


Figure 198: 132-134 Cumberland Street, with SHR listing boundary shown by red outline along the property boundary.
Source: SHFA Archives

5

Grading of Significance

5.1 Basis of Assessment

Grading of the building elements, fabric and spaces provides the basis for their assessment and understanding of their contribution of the overall significance of the place; and also the degree to which the significance of the element would be diminished if removed or altered.

The basis of assessment considers a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process.

The standard five-grade system has been used to assess individual building elements, fabric, and spaces for 132-134 Cumberland Street.

This is a valuable planning tool as it provides a consistent approach to managing different elements. The various grades of significance (exceptional, high, moderate, little, intrusive) generate differing requirements for their retention and conservation.

Good conservation practice encourages that:

- Building elements, fabric and spaces that retain integrity and make a greater or defining contribution to significance should generally be left intact, or only changed with the greatest care and respect. Change and upgrading should be focussed on those areas or components which make a lesser contribution to significance.

Exceptional Significance

Building elements, fabric and spaces of exceptional significance make the greatest direct contribution to the place's significance. Exceptionally significant fabric refers to rare or outstanding original elements, fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

Fabric and elements identified as being of Exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to *Preservation, Restoration* and *Reconstruction* as defined by The Burra Charter.

High Significance

Building elements fabric and spaces of high significance make an important contribution to the place's significance and is likely to include much of the extant fabric from the early phases of construction, and many reconstructed early or original elements wherever these make an important contribution to the significance of the item. Some of these elements and fabric may not be in good condition and may include elements and fabric that have been altered or created as part of a generally sympathetic alteration to the building.

Fabric and elements identified as being of High significance should also generally be retained, restored and conserved in situ, subject to other relevant factors including technological feasibility of proposed works.

Minor intervention, including *Adaptation* and *Alteration* as defined *by* The Burra Charter is permissible, provided that the level of significance of each element and fabric is retained; with the aim being to retain original fabric and not obscure it, giving preference to changes which are reversible and removeable.

Moderate Significance

Building elements, fabric and spaces of moderate significance are supportive of the overall significance of the place and have some heritage value, but do not make a key contribution to that significance. This also includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications, or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

Where the fabric is of moderate significance, a greater level of intervention is permissible. Adaptation and relocation of components of these elements and spaces is acceptable provided that the overall cultural significance of the place is protected. Such work should only take place within defined work programs and should not be the product of general maintenance or sporadic alterations.

Little Significance

Building elements, fabric or spaces assessed as being of Little significance are generally not regarded as essential to the significance of a place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the place should be confined to areas of little significance.

Intrusive

Building elements, fabric and spaces that are intrusive adversely affect or impact on the significance of the place or have been created without respect for the intangible values of the place. Removal of elements and fabric in this category would positively impact the overall heritage value of the place.

Elements, fabric or spaces identified as Intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the place. These works should avoid damaging adjacent fabric of significance. These items need not be addressed immediately.

5.1.1 Building Elements, Fabric and Spaces Condition Assessment

In assessing building elements, fabric and spaces the fabric condition also needs to be considered. This CMP uses the following condition ratings:

CONDITION RATING	DESCRIPTION
Excellent	Building element or fabric has no defects. Condition and appearance are as new.
Good	Building element or fabric exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
Fair	Building element or fabric is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
Poor	Building element or fabric has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, and a significant number of major defects exist.
Very poor	Building element or fabric has failed. It is not operational and is unfit for occupancy or normal use.

5.2 Grading of Significant Elements

This section should be read in conjunction with Section 5.1 – Basis for Assessment. The coloured diagrams in Section 5.2 should be read in conjunction with the tables of significant elements in Section 5.3, as the tables provide greater detail. Should there be any question as to the significance of an element, Section 5.3 should be consulted.



Figure 199: Front (west) elevation — gradings of significance (Source: 2015 CMP p113, with PMNSW overlay 2024)

Figure 200 Rear (east elevation — gradings of significance. (Source: 2015 CMP p109, with PMNSW overlay 2024)



Figure 201: Ground floor plan — grading of significance. (Source: 2017 CMP p 129, with PMNSW overlay 2024)

Figure 202: First floor plan — grading of significance. (Source: 2017 CMP p 132-134, with PMNSW overlay 2024)

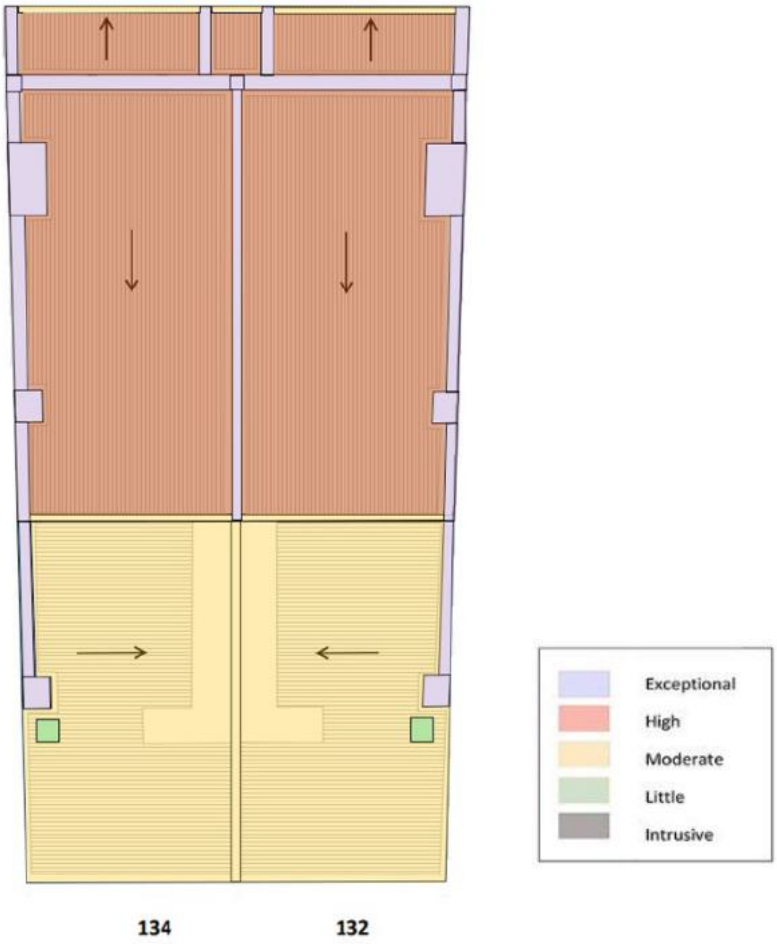


Figure 203: Roof plan — gradings of significance. (Source: PMNSW 2024)

5.3 Schedules - Grading of Significant Elements, Fabric and Spaces

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Exterior		
Attributes & Architectural Style		
Overall building form — two-storey main part of the building with high front parapet, skillion roof and two bullnosed roofed verandahs with central passage.	Exceptional	The overall form of the main part of the building is original and highly intact.
Original parts of the single storey rear wing, comprising kitchen and toilet.	High	These are original parts of the building, but their roofs have been altered and they have been integrated into the new rear wing structure.
Symmetry of front elevation, reflecting that the building comprises of two identical (but mirrored) residences.	Exceptional	The symmetry of the front facade reflects the original design of the building as two identical residences.
Domestic scale of the building	Exceptional	The building was designed as two residences.
Victorian Italianate detailing. Attributes include rendered façades with ashlar markings, arched window heads, moulded architraves and sills, corbel brackets and string courses.	Exceptional	The original architectural style of the building and attributes remain highly intact and include a high degree of original fabric.
Simple Victorian detailing of the rear elevation (main part of the building)	Exceptional	The rear elevation was not visible from Cumberland Street, and so was designed with simpler, more utilitarian detailing.
Site		
Visual and physical relationship with neighbouring buildings at 130 and 136-138 Cumberland Street.	Exceptional	The site and these adjacent buildings form a visual group in the streetscape that is unified through architectural character, scale and materiality.
Sandstone cutting/cliff on Cumberland Street including pipe handrail and steel mesh fence.	Little	The cutting indicates the mid-twentieth century lowering of the level of the Cumberland Street carriageway. The cutting is prominent and contributes to the

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
		setting of the building but contributes little to the significance of the subject site.
Rear yards — spatially	Moderate	The eastern extent of the rear yards has changed over time.
Rear yard–brick paving and dish drains	Little	Sympathetic 1990s elements
Timber paling fences to rear and sides of yards; gates	Little	Sympathetic, installed in the 1990s
Timber post clotheslines	Little	1990s replicas that interpret original domestic clotheslines.
Concrete stairs	Little	The concrete stairs were built in the 1990s. There is no evidence of earlier stairs in this location.
Hot water units	Little	Contemporary services
Tree in the rear yard of 132 Cumberland Street	Moderate	The tree appears to have been planted c.1960s. It is the main landscape element that dominates the rear yards of the terraces and neighbouring properties.
Hot water unit	Little	Contemporary services
Front (West) Elevation		
Rendered brickwork wall with ashlar markings.	Exceptional	Original fabric
Overall composition including the location, size and proportions of window and door openings.	Exceptional	Original building form and composition are highly intact.
Verandahs with curved roofs with projecting walls with curved parapets	Exceptional	Original intact elements
Moulded window architraves and sills, corbel brackets, string courses and arched recesses on verandahs.	Exceptional	Prominent original features
Cast iron picket fences and gates	Exceptional	Original fabric repaired in the 1990s
Tessellated tiled floors of the verandahs	Exceptional	Original fabric repaired in the 1990s

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Stone windowsills to the ground floor windows	Exceptional	Original
Timber framed windows W/G01, W/G04, W/101, W/103	Exceptional	The windows are original building fabric that was repaired in the 1990s.
Patina of worn paint on the rendered walls above the verandah roofs	High	Historic and aesthetic significance
Decorative metal wall vents at base of wall	Exceptional	Original fabric
Main entrance doors D/G02 and D/G14	Frame and fanlight– Exceptional Door leaf–High	The frame and fanlight are original. The door leaf was likely replaced in the 1990s.
Timber boarded door and panel above to the central passage (D/G11)	High	Door reconstructed in the 1990s using some original fabric.
Lights over doorways.	Little	1990s
Terracotta wall vents	Location of vents– Exceptional Fabric–Moderate	Replica vents installed c.mid-twentieth century to replace original wall vents.
Metal wall vents with horizontal blades	Exceptional	Likely to be original fabric
Metal vent shaft	Moderate	The current vent is a replacement of an earlier/original vent — it can be seen in a photograph dated 1901.
Rear (east) Elevation		
Main part of the building — brickwork wall with remnant paint finish	Exceptional	Original brickwork wall with remnants of early paint finish.
Single storey rear wing — painted brickwork wall	Brickwork — High and Moderate Paint finish — Little	The wall consists of early brickwork that was rebuilt/repaired in the 1990s, and new brickwork.
Stonework base to the rear wing	Exceptional	Original fabric repaired in the 1990s.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Windows W/102 and W/104, with arched brickwork heads and stone sills	Window openings with arched brickwork heads and stone sills — Exceptional Window frames — Exceptional Window sashes — High	The openings (location, size and proportion), stone sills and brickwork heads are original. The timber window frames are original, but the sashes were reconstructed in the 1990s.
Windows W/G03 (bathroom of no. 134)	High	The window frame and sash appear to be early-mid 20th century.
Window W/G06 (bathroom of no. 132)	Moderate	Window installed in the 1990s. Location and size of the window appears to be based on openings in the brickwork that existed before the 1990s conservation works.
Doors D/G09 and D/G21	Moderate	Doors installed in the 1990s
Metal hooded wall vents	Exceptional	Original fabric
Terracotta wall vents	Moderate	Replica vents installed c.mid-twentieth century to replace original wall vents.
Wall lights	Little	1990s
Roof		
Main Building Roof		
Main roof — the skillion roof form with parapet on west side and projecting walls on the north and south sides and centrally between the terraces.	Exceptional	Original roof form
Main roof cladding — galvanised steel roof sheeting, flashings and capping	High	The sheeting was installed in the 1990s. The original roof was likely clad in galvanised steel sheeting.
Projecting walls – rendered brickwork with remnant paint finish	Exceptional	Original fabric with patina of historic paint finishes.
Rendered masonry chimneys on main roof	Exceptional	Original fabric

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Remnant metal flues from the chimneys of no. 134	High	Early flues
Eaves gutters, downpipes and rainwater heads	Moderate	Original fabric replaced with new elements in the 1990s.
Rear Wing Roof		
Low pitched butterfly roof form with central box gutter.	Moderate	The rear wing roof in its current form was built in the 1990s. The kitchens and toilets originally had skillion roofs. The current roof form represents and extension and rationalisation of the original smaller roofs.
Roof cladding — galvanised steel roof sheeting, flashings and capping, and polycarbonate skylights	Moderate	The kitchens and toilets originally had galvanised steel sheet roofing. Skylights interpret areas that were originally unroofed.
Rear wing roof — north and south projecting walls (west of the chimneys)	Projecting walls — Exceptional Galvanised steel capping — Little	Original walls. The capping (1990s) provides a weathertight finish.
Eaves gutters, downpipes and rainwater heads — galvanised steel, painted	Moderate	The gutters and downpipes were installed in the 1990s.
Brick chimneys on roof of the rear wing	Exceptional	Original
Kitchen exhaust vents	Little	Contemporary services
Metal flue from the chimneys of no. 134	High	Early flue
Eaves gutters, downpipes and rainwater heads	Moderate	The gutters and downpipes were installed in the 1990s
Fixing brackets for solar panels	Little	Contemporary

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Interior		
Generally 132-134 Cumberland Street		
Plan layout of the two-storey main part of the building comprising two identical but mirrored residences, each with two rooms on each floor and a central stair, and with a central ground floor passage between the two terraces.	Exceptional	The original plan within the main part of the building remains intact.
Kitchens (G03 and G10) and toilets (G05 and G12) spatially.	Exceptional	Original rooms within the rear wing with perimeter walls intact.
Set plaster finish to the masonry walls	High	The original plaster finish was repaired or replaced in the 1990s.
Timber fireplace surrounds and mantlepieces	Exceptional	Original fabric was repaired, refurbished and reinstated in the 1990s.
Fireplace hearthstones	Exceptional	Original
Cast iron fireplace inserts	Exceptional	Original fabric was repaired and refurbished.
Gas fireplace fittings	Little	Contemporary
Plaster wall vents	Exceptional	Most vents are original fabric.
Light fittings	Little	All light fittings were installed in the 1990s.
Carpet runners to the stair	Little	1990s
Interiors — 132 Cumberland Street		
Room G01		
Set plaster ceiling	High	The original lath and plaster ceiling was substantially repaired, and missing parts replaced in the 1990s.
Timber boarded floors	Exceptional	The room retains a high percentage of original floorboards.
Skirtings	Exceptional	The original timber profiled skirtings were repaired or replaced like for like in the 1990s.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Door D/G15 (between rooms G01 and G02)	Frame and architraves– Exceptional Door leaf — High	The frame and architraves can be seen intact in the 1996 photographs, but the door leaf has been removed. It's likely that the frame and architraves are original, and the door leaf is a 1990s replica of the original.
Room G02		
Set plaster ceiling	High	The original lath and plaster ceiling was substantially repaired, and missing parts replaced in the 1990s.
Timber boarded floors	Exceptional	The room retains a high percentage of original floorboards.
Staircase	High	A new stair was built in the 1990s to the original detail.
Skirtings	Exceptional	The original timber profiled skirtings were repaired or replaced like for like in the 1990s.
Door D/G16	Door frame and architraves — Moderate	The doorway was formed in the 1990s in place of an original window. The door frame and door leaf are 1990s fabric.
Door D/G17	Frame and architraves– Exceptional Door leaf — High Shelves within the recess — Little	The frame and architraves can be seen intact in the 1996 photographs, but the door leaf had been removed. It's likely that the frame and architraves are original, and the door leaf is a 1990s replica of the original. The shelves were added into the recess in the 1990s.
Room G03 (Kitchen)		
Timber boarded ceiling and cornice	High	Ceiling includes original refurbished boards and new boards.
Painted brickwork walls	Exceptional	Original walls
Timber boarded floors	High	Floor rebuilt in the 1990s
Brick hearth recess and hearthstone	Exceptional	Original hearth for cooking
Shelf over hearth	High	Likely to be early fabric.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
White wall tiles	Exceptional	Original tiles
Decorative metal wall vents	Exceptional	Original
Wall shelves in south-eastern corner	High	Early shelves repaired and replaced in the 1990s.
Benchtops, cupboards, equipment, shelves within the hearth recess	Little	Contemporary
Door D/G18	Frame — Exceptional Door leaf — High	The 1996 photographs show the door was severely dilapidated, but the frame and architraves were intact. The door was reconstructed in the 1990s.
Window W/G05	Window frame and architraves, stone sill — Exceptional Sashes — High	The window frame is original. The sashes and architraves were reconstructed in the 1990s.
Timber boards infilling D/G17	Little	Contemporary fabric
Room G04 (Corridor)		
Timber boarded ceilings	Little	Timber boarded ceilings are 1990s fabric added as part of a new structure.
Painted brick southern wall	Little	New brickwork added in the 1990s to divide the original common service area.
North wall to kitchen including metal wall vents	Exceptional	Original external kitchen wall. The metal vents are original/early fabric.
North wall to toilet	Exceptional	Original external toilet wall.
North wall to bathroom	Little	Built in the 1990s
Wall shelf in south-western corner of corridor	Little	1990s fixture
Internal walls and doors enclosing the laundry cupboard	Little	Built in the 1990s
Concrete floor	Moderate	Built in the 1990s to replace existing concrete paving in the original external service area.
Laundry sink and shelves	Little	Contemporary fabric and fittings

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Room G05 (Toilet)		
Painted brick walls	Exceptional	Early 20th century
Concrete floor slab	High	Early fabric
Stone threshold	Exceptional	Early 20th century. Worn edges reflect its age.
Toilet and cistern	Little	Contemporary fixtures
Door D/G13	High	Door reconstructed in the 1990s.
Room G06 (Bathroom)		
Fibrous cement ceiling	Little	Ceiling added in the 1990s
Masonry walls	West wall — Exceptional North walls — High East wall — Moderate South Wall — Little	The west wall is the original external wall to the toilet. The north wall was rebuilt/repaired in the 1990s. The east wall is substantially new (1990s) brickwork that replaced metal wall cladding. The south wall was built in the 1990s.
Wall tiles and splashback panel	Little	1990s
Floor tiles	Little	1990s
Shower screen, basin and other bathroom fixtures	Little	1990s
Door D/G20	Little	1990s
Room G07 (Central Passage)		
Set plaster ceiling	High	Replaced/repaired in the 1990s. Possibly plasterboard.
Brickwork walls — north and south walls	Exceptional	Original walls
Brickwork wall — east wall	Little	1990s brickwork that closes off the original opening.
Concrete floor	Moderate	The concrete appears to be 1990s and likely replaced, or was laid over, older concrete paving.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
D/G12, timber door and panel over midway in the passage	High	Reconstructed 1990s to the original detail.
Decorative metal wall vents	Exceptional	Original
Meters, cables, conduits	Little	Contemporary
First Floor		
Room 101 (Front Room)		
Set plaster ceiling	High	The original lath and plaster ceiling was rebuilt or substantially repaired in the 1990s.
Timber boarded floor	High	Floor rebuilt and repaired in the 1990s with new floorboards.
Profiled timber skirtings	Exceptional	The original timber profiled skirtings were repaired or replaced like for like in the 1990s.
D/104	High	Original or reconstructed door, frame and architraves.
Room 102 (Rear Room)		
Set plaster ceiling	High	The original lath and plaster ceiling was reconstructed/ substantially repaired 1990s.
West wall — framed and timber boarded and cupboard door (D/106)	High	Reconstructed in the 1990s using original and new fabric.
Timber boarded floor	High	Floor rebuilt and repaired in the 1990s with new floorboards.
Profiled timber skirtings	Exceptional	The original timber profiled skirtings were repaired or replaced like for like in the 1990s.
D/105	High	Original or reconstructed door, frame and architraves.
Room 103 (Stair landing)		
Set plaster ceiling	High	The original lath and plaster ceiling was reconstructed/ substantially repaired 1990s.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
North and east walls — framed and timber boarded.	High	Reconstructed in the 1990s using original and new fabric.
Timber boarded floor	High	Floor rebuilt and repaired in the 1990s with new floorboards.
Profiled timber skirting	Exceptional	The original timber profiled skirting was repaired or replaced like for like in the 1990s.
Interiors — 134 Cumberland Street		
Room G08		
Lath and plaster ceiling	Exceptional	Original ceiling was repaired in the 1990s.
Timber boarded floors	Exceptional	The room retains a high percentage of original floorboards
Skirtings	Exceptional	The original timber profiled skirtings were refurbished in the 1990s.
Door D/G03 (between rooms G08 and G09)	Exceptional	The original frame, door leaf and architraves are intact in the 1996 photographs.
Plaster wall vents	Exceptional	Original fabric
Room G09		
Lath and plaster ceiling	Exceptional	Original ceiling was repaired in the 1990s
Timber boarded floors	Exceptional	The room retains a high percentage of original floorboards.
Staircase	Exceptional	The original stair was repaired in the 1990s.
Skirtings	Exceptional	The original timber profiled skirtings were refurbished in the 1990s.
Door D/G04	Frame and architraves– Exceptional Door leaf — High Shelves within the recess — Little	The 1906 photographs show the frame and architraves intact but the door leaf missing.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Door D/G05	Door frame and architraves — Moderate	The doorway was formed in the 1990s in place of an original window. The door frame and door leaf are 1990s fabric.
Room G10 (Kitchen)		
Timber boarded ceiling and cornice	High	Ceiling includes original refurbished boards and new boards.
Painted brickwork walls	Exceptional	Original walls
Timber boarded floors	High	Floor was rebuilt in the 1990s.
Brick hearth recess and hearthstone	Exceptional	Original hearth for cooking.
Shelf over hearth	High	Likely to be early fabric.
White wall tiles	Exceptional	Original tiles
Decorative metal wall vents	Exceptional	Original vents
Wall shelves in south-eastern corner	High	Early shelves were replaced in the 1990s.
Benchtops, cupboards, equipment, shelves within the hearth recess	Little	Contemporary
Door D/G06	Exceptional	The frame and door leaf are original. Original locks remain intact.
Window W/G02	Window frame and architraves, stone sill — Exceptional Sashes — High	The window frame is original. The sashes and architraves were reconstructed in the 1990s.
Timber boards infilling D/G04	Little	Contemporary fabric
Room G11 (Corridor)		
Timber boarded ceilings	Little	Timber boarded ceilings are 1990s fabric added as part of a new rear wing structure.
Painted brick northern wall	Little	New brickwork added in the 1990s to divide the original common service area.
South wall to kitchen including metal wall vents	Exceptional	Original external wall of the kitchen. The vents are original.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
South wall to toilet	Exceptional	Original external toilet wall.
South wall to bathroom	Little	Built in the 1990s
Wall shelf in north-western corner of corridor	Little	1990s fixture
Internal walls and doors enclosing the laundry cupboard	Little	Built in the 1990s
Concrete floor	Moderate	Built in the 1990s to replace existing concrete paving in the original external service area.
Laundry sink and shelves	Little	Contemporary fabric and fittings.
Room G12 (Toilet)		
Painted brick walls	Exceptional	Early 20th century
Concrete floor slab	High	Possibly early20th century.
Stone threshold	Exceptional	Early 20th century. Worn edges reflect its age.
Toilet and cistern	Little	Contemporary fixtures
Door D/G07	High	Original door refurbished in the 1990s
Room G13 (Bathroom)		
Fibrous cement ceiling	Little	Ceiling added in the 1990s
Masonry walls	West wall — Exceptional South walls — High East wall — Moderate and High North Wall — Little	The west wall (brickwork) is the original wall to the toilet. The south and east walls were rebuilt/repaired in the 1990s. The north wall was built in the 1990s.
Wall tiles, sheet linings and splashback panel	Little	1990s
Floor tiles	Little	1990s
Shower screen, basin and other bathroom fixtures	Little	1990s

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Door D/G08	Little	1990s
First Floor		
Room 104 (Front Room)		
Lath and plaster ceiling with timber strapping	Exceptional	Original lath and plaster ceiling with introduced strapping was repaired in the 1990s.
Timber boarded floor	Exceptional	The floor retains a high percentage of original floorboards.
Profiled timber skirtings	Skirtings — Exceptional Timber quad trim at base — Little	The original timber profiled skirtings were refurbished in the 1990s. The quad trim was likely added in the 1990s to fill a gap under the skirtings.
Door D/102	Exceptional	Likely to be an original door
Room 105 (Rear Room)		
Set plaster ceiling with timber strapping	Exceptional	Original lath and plaster ceiling with introduced strapping was repaired in the 1990s.
West wall — framed and timber boarded and cupboard door (D/101)	High	Reconstructed in the 1990s using original and new fabric.
Timber boarded floor	High	The floor consists of wide pine boards that are not original.
Profiled timber skirtings	Skirting — Exceptional Timber quad trim at base — Little	The original timber profiled skirtings were refurbished in the 1990s. The quad trim was likely added in the 1990s to fill a gap under the skirtings.
D/103	High	Original or reconstructed door
Room 106 (Stair Landing)		
Set plaster ceiling	Exceptional	Original lath and plaster ceiling repaired in the 1990s.
South and east walls — framed and timber boarded.	High	Reconstructed in the 1990s using original and new fabric.

GRADING OF SIGNIFICANT ELEMENTS – 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**COMMENTARY**
Timber boarded floor	Exceptional	The floor retains a high percentage of original floorboards.
Profiled timber skirting	Skirting — Exceptional	The original timber profiled skirtings were refurbished like in the 1990s.
	Timber quad trim at base — Little	The quad trim was likely added in the 1990s to fill a gap under the skirting.

6

Constraints and Opportunities

This section outlines the management framework and major considerations to inform the preparation of the conservation policies and guidelines for the place. It considers matters arising from the Statement of Significance, the condition of the place, procedural constraints and conservation methodology set out in The Burra Charter. It also identifies all statutory and non-statutory listings and other planning and building statutory requirements applying to the place as well as the PMNSW management requirements for the future use of the place.

6.1 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following key findings and issues need to be addressed in the conservation policy and guidelines:

- Maintain and celebrate the streetscape presentation and important contribution of the terrace as a critical part of the Long's Lane precinct.
- Retain and conserve the significant fabric and elements of the place.

The conservation policies should inform:

- Decisions about future use and adaptation of spaces that maintain the character, ambience, and intent of the original design.
- Retention of views and streetscape presentation, and its contribution to the visual character of The Rocks.
- Management of all aspects of its significance, including its potential historical archaeological resources, in accordance with statutory processes.

6.2 Issues Arising from Physical Condition of the Place

The key findings and issues arising from the condition and integrity of the place for the conservation of the place's significance to be addressed in the conservation policy and guidelines are:

- Overall, the condition of the building appears to be sound and is unlikely to impose any major constraints for continued use and for further works in accordance with the conservation polices.

A detailed account of the fabric of 132-134 Cumberland Street is provided in Section 3. Only a few minor examples of defective or damaged fabric were identified during the current survey (2024). They do not warrant urgent attention and can be addressed within the scope of a properly managed maintenance program as described in Section 8.

6.2.1 Placemaking NSW (for Place Management NSW)

The Rocks precinct is managed by Placemaking NSW, Crown Lands and Public Spaces, NSW Department of Planning, Housing and Infrastructure, under the *Place Management NSW Act 1998*. http://www.austlii.edu.au/au/legis/nsw/consol_act/shfaa1998411/

Placemaking NSW is the trading name of Place Management NSW (PMNSW).

The principal functions of PMNSW, as stated in its Act, are to:

- Protect and enhance the natural and cultural heritage of the foreshore area.
- Promote, co-ordinate, manage, undertake, and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure.
- Promote, co-ordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport activities and facilities.

6.2.2 The Rocks Retail Leasing Direction

The Rocks Retail Leasing Direction has the core objective to make it one of the most envied heritage precincts in the world – an alluring precinct and a leader in retail experience internationally. The Rocks Leasing Plan has been designed to secure the tenants to deliver this vision. The leasing plan forms part of an overall precinct plan, which also includes investment in buildings and public spaces and activating and marketing The Rocks

The strategy outlines the overall precinct approach, preferred retail categories and identifies five distinct retail zones and approaches, with individual topography, buildings, natural travel pathways and public spaces. The strategy will guide leasing decisions to fit within one or multiple zones and to complement adjacent with existing retail and hospitality offers. 132-134 Cumberland Street is located in the Top of The Rocks Zone.

Zoning definition – Top of the Rocks

'Hidden Gems'

- Offers spectacular views of the harbour from a network of streets, laneways and public spaces.
- It is the gateway to Sydney Harbour Bridge for pedestrians.

Retail Categories in Top of The Rocks*:*

- Dining Experiences

Other Businesses in Top of The Rocks:

- Accommodation

Strategic choices for the Top of The Rocks are:

- Customer – Sydneysider and CBD worker, Domestic and International Tourists.
- Dining Experiences
- With the majority of the premises in The Rocks being within heritage listed buildings, great care must be taken to achieve results that inspire best in class experiences and honour the heritage of the building.

The preferred use/s for this property are:

- Vibrant Business, Distinctive product, not replicated elsewhere.
- Adds to the overall success of The Rocks.
- To create extraordinary places to attract more customers.

6.2.3 The Rocks Heritage Management Plan 2010

The Rocks Heritage Management Plan sets out the overall management direction and expectations for The Rocks precinct. PMNSW seeks to retain the "authenticity" of the largely intact building fabric of the buildings, both internally and externally as well as the underground archaeological resources that makes this property special. PMNSW also oversees the preparation of a CMP for each property which sets out the specific principles and policies to guide and inform potential lessees of the building's ingoing care and maintenance.

While the potential for site and building development is limited, any works to the buildings must adhere to the above-mentioned documents and obtain PMNSW's consent, as landowner, on all development applications. Consultation with PMNSW and external advice is expected as part of this process.

6.2.4 The Rocks Landowner Management Policies and Technical Design Guidelines

PMNSW has a range of landowner management policies and technical design guidelines that are updated from time to time and can be accessed its website, including lighting, signage and outdoor dining.

In addition, the following strategies have been prepared to assist with the heritage management of The Rocks, more information and policies are included in Section 7.

- *The Rocks Heritage Disaster Risk Management Strategy*, 2021
- *Place Management NSW Seismic Strategy for Heritage Assets*, 2021
- *The Rocks Draft Heritage Access and Inclusion Strategy*, Stages 1 and 2, 2024

6.3 Heritage Management Framework

The following principal statutory controls are used to manage development and assess potential impacts on the heritage significance of 132-134 Cumberland Street:

- *NSW Environmental Planning and Assessment Act, 1979* (EP&A Act) and associated environmental planning instruments, policies, plans, and guidelines.
- *NSW Heritage Act, 1977* (The Heritage Act); and,
- The policies contained in this CMP, which will gain statutory status on endorsement by PMNSW.

Other controls, including the National Parks and Wildlife Act (NPW) Act 1979 and the NSW Treasury Capital Planning Process (CPP) which are considered in this Section.

The approval authorities are to be consulted to determine the planning approval pathway required for the execution of proposed works.

Approvals for works may be required under both the EP&A Act and the Heritage Act. All statutory applications require the signature and consent of the landowner to enable lodgement. For 132-134 Cumberland Street, the landowner is PMNSW; therefore, all applications are to be forwarded to PMNSW for review and signoff prior to submission for development approval. Further information about the granting of landowner's consent can be sourced from PMNSW.

6.3.1 The Burra Charter

The Burra Charter is widely accepted in Australia as the best practice heritage and conservation principles and management. It is a key reference by which all works to heritage places are undertaken.

While compliance with The Burra Charter is not a statutory requirement, PMNSW manages its heritage assets in accordance with the recognised conservation methodology of The Burra Charter. Further information can be found at http://australia.icomos.org/publications/charters/

6.3.2 Environmental Planning and Assessment Act

All development applications (DAs) for The Rocks are assessed by the Minister of Planning or under delegation by The City of Sydney Council as the planning consent authority. The Minister for Planning is the consent authority for 'deemed' development with a capital investment value of more than $10 M.

Under the EP&A Act, there are a number of Environmental Planning Instruments (EPIs), including the Sydney Cove Redevelopment Authority (SCRA) Scheme, as well as State and Regional Plans and Policies, Development Control Plans and Guidelines that require reference for 132-134 Cumberland Street, that are identified and discussed in the following sections.

6.3.3 New South Wales Heritage Act

Building Works

132-134 Cumberland Street is listed on the NSW State Heritage Register (SHR) as item no.01601. This listing provides statutory protection under the Heritage Act.

Under Section 57(1) of the Heritage Act, approval from the Heritage Council is required for a wide range of works to a SHR item. Demolition of a SHR item is prohibited under the Heritage Act, unless an item constitutes a danger to its occupants or the public.

To undertake works, an application must be made to the Heritage Council (Section 60 application or Section 57 exemption from approval), and landowner's consent from PMNSW must be sought in order to lodge the application.

PMNSW is one of the few agencies that has delegation under the Heritage Act to endorse Section 57 exemption applications and determine Section 60 applications for works which do not 'materially affect' the significance of the item. Where the item is likely to 'materially affect' significance, approval from the Heritage Council is required. The PMNSW Design and Place (heritage) team can advise applicants whether applications can be assessed under delegation, or whether they need to be approved by the Heritage Council[91].

Historic Archaeological Management

The Heritage Act provides statutory protection to relics, archaeological artefacts, features or deposits.

Part 4 of the Heritage Act refers to items and places listed on the SHR, or subject of an Interim Heritage Order (IHO). In addition, an excavation permit issued by the Heritage Council, for historical archaeological resources identified as having State significance is required to accompany a Section 140 application, or in accordance with a gazetted exception under Section 139(2) of the Act.

The Heritage Act defines an archaeological relic as being any deposit, artefact, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- is of State or Local heritage significance.

An Archaeological Assessment and Research Design (AA&RD) prepared in accordance with the requirements of the Heritage Council, is a valuable resource for understanding and managing the archaeological resources associated with the history of the site.

Under Section 139(2) and Section 57(2) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a relic listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

A historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites must be present to disturb relics on an SHR listed site. PMNSW has delegation to approve Section 140 applications that extend to archaeological works within the curtilage of the item for works that affect archaeological relics.

Standard Exemptions from Heritage Act Approval for Works to SHR Items

Under Section 57(2) of the Heritage Act, the Minister may make exemptions from approval otherwise required under Section 57(1) for works to SHR items (see above). Such exemptions are intended to streamline the approvals process. There are various types of exemptions:

- Standard exemptions that apply to all SHR items,
- Site specific exemptions: apply only to an individual SHR item, and,

91 Heritage NSW Material Threshold Policy: https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/material-threshold-policy.pdf

- Agency Specific Exemptions that apply to SHR items owned and managed by PMNSW

If the proposed works are likely to be covered by an exemption from approval, a *Section 57 Exemption Record of Use Form* should be completed and submitted to PMNSW prior to the works being undertaken, with enough detail provided to determine whether the proposed works meet an exemption from approval. Landowner's Consent must be sought from and approved by PMNSW before the commencement of any works.

Applicants must first consult with PMNSW's Design and Place (heritage) team, or their Heritage Consultant, to advise on documentation requirements and whether the proposed works would likely fall under an exemption from approval.

Site Specific Exemptions

It is possible to develop Site specific exemptions to address the particular requirements of an individual SHR item. However, they only apply to works that have little to no impact on heritage significance and must be endorsed by the Heritage Council.

There are no site-specific exemptions recommended for the management of 132-134 Cumberland Street.

PMNSW Agency Specific Exemptions

Under Section 57(2) of the Heritage Act, PMNSW has access to Agency Specific Exemptions for use on all SHR items under their delegation from the Heritage Council.

These exemptions enable the streamlined delivery of low impact maintenance and repair to significant fabric.

Minimum Standards of Maintenance and Repair

Section 118 of the Heritage Act, and Part 3, Division 1 of the *NSW Heritage Regulations, 2012* sets out minimum standards for the maintenance and repair for SHR items and covers various areas, including weatherproofing, fire protection, security and essential maintenance.

Regular inspections are needed to monitor items at least once every year (or at least once every 3 years for essential maintenance and repair standards).

Failure to meet the minimum standards may result in an order from the Heritage Council to do, or refrain from doing, any works necessary to ensure the standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development, or fines and imprisonment.

Refer to the *Minimum Standards for Maintenance and Repair*[92] and as set out in the Maintenance Schedules provided in Section 8.0 of this CMP.

6.3.4 National Parks and Wildlife Act[93]

Under Section 89A of the National Parks and Wildlife Act 1974 (NPW Act), it is an offence for a person to destroy, deface, damage, or desecrate an Aboriginal Object or Aboriginal Place without the prior issue of an Aboriginal Heritage Impact Permit (AHIP).

The NPW Act requires a person to take reasonable precautions and due diligence to avoid impacts on Aboriginal Objects. AHIPs may only be obtained from the Department of Environment

92 http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf

93 http://www.legislation.nsw.gov.au/inforcepdf/1974-80.pdf?id=cb5ba894-2a75-4a36-f576-df69950c59f8

and Heritage It is also an offence under Section 90A of the NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal Object, or to disturb or move an Aboriginal Object on any land, without first obtaining a permit under Section 90A of the NPW Act.

132-134 Cumberland Street does not have any known Aboriginal Objects within the SHR listing boundary.

6.3.5 Capital Planning Process (CPP) and Asset Management

The NSW Treasury Capital Planning Process (CPP) is an annual cyclical process that takes place alongside the annual State Budget process. Capital Planning (formerly known as Total Asset Management) sets out a strategic approach to physical asset planning requirements for NSW State government agencies.

This approach involves PMNSW aligning its 10-year asset planning with its service delivery priorities and strategies, all in the limits of available resources and the NSW Treasury's Asset Management Policy. This approach enables better planning and management of physical assets, and the preparation of an overall Strategic Asset Management Plan framework with individual Asset Management Plans prepared in line with NSW Treasury Policy and Guidelines Paper TPP 19-07 *Asset Management Policy for the NSW Public Sector* and the PMNSW.

The NSW Government's Asset Management Committee requires that: "Sustainable management of heritage values should be treated by an agency as part of its core business". Similarly, CPP Guidelines for Government Agencies prepared by NSW Treasury require "planning use of heritage assets to maximise their service delivery while protecting their cultural values".

Protection and management of built heritage and heritage and cultural collections under the care and management of PMNSW including The Rocks precinct, is part of the core business of PMNSW, the CPP supports the retention of heritage value over maximising financial feasibility. The cultural importance of The Rocks is widely recognised as paramount, and in an event where retention of heritage significance could collide with the financial feasibility of the project, the importance of retention of the heritage significance shall be given priority.

Refer to the NSW Government's Asset Management Policy.[94]

The key findings and policies of this CMP should inform the Asset Management for 132-134 Cumberland Street.

94 https://www.treasury.nsw.gov.au/sites/default/files/2019-11/TTIP19-07%20NSW%20Asset%20Management%20Policy%20-%20Master%20Approved_31%20October%202019.pdf

6.4 Environmental Planning Instruments (EPIs)

There are four principal EPIs under the EP&A Act that are applicable to The Rocks.

6.4.1 State Environmental Planning Policy (Planning Systems)[95]

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) applies to development within The Rocks.

In accordance with clause 6 of Schedule 2 of the Planning Systems SEPP, development within The Rocks is deemed State Significant Development if the estimated development cost is more than $10 million and/or the proposal does not comply with the building envelope contained within the SCRA Scheme.

The NSW Minister administering the EP&A Act is the consent authority for State Significant Development. The City of Sydney is generally the consent authority for all other development that requires consent under Part 4 of the EP&A Act.

6.4.2 State Environmental Planning Policy (Biodiversity and Conservation)

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity & Conservation SEPP) applies to development within The Rocks.

The Biodiversity and Conservation SEPP contains the previous *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (SREP) which covers Sydney Harbour and its waterways, foreshores and catchment.

In accordance with Chapter 6 of the Biodiversity and Conservation SEPP, development in The Rocks must consider a variety of matters as the precinct is located within the following designated areas:

- Foreshores and Waterways Area (Chapter 6, Division 3) – meaning development must demonstrate consistency with certain principles and provisions such as maintaining public and equitable use of the foreshore area or potential impact to archaeological or potential archaeological relics.
- City Strategic Foreshores Area (Chapter 6, Division 5) – meaning a Master Plan may be required if directed by the Minister. As yet, there has been no such direction.

The Minister administering the EP&A Act is the consent authority for certain development within The Rocks that is below the mean high-water mark.

6.4.3 State Environmental Planning Policy (Precincts — Eastern Harbour City)

State Environmental Planning Policy (Eastern Harbour City) 2021 (Eastern City SEPP) applies to development within The Rocks.

Clause 2.12 of Chapter 2 of the Eastern City SEPP establishes the City of Sydney as the consent authority for development within The Rocks precinct that is not State Significant Development.

95 http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+194+2005+cd+0+N

The Rocks heritage precinct sits within the UNESCO World Heritage Listed buffer zone established for the Sydney Opera House under Appendix 1 of the Eastern City SEPP. The intent of this buffer zone is to preserve the visual catchment, views and vistas to the Sydney Opera House.

6.4.4 Sydney Cove Redevelopment Authority (SCRA Scheme)

The Rocks is covered by the SCRA Scheme which has the status of an EPI under Schedule 6 of the EP&A Act. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site, and which also specify permissible uses for a particular site or precinct.

The SCRA Building Site Control Drawing XXXIV-A (Figure 176) applies to the whole block that contains the Long's Lane precinct. This drawing establishes a building envelope for 132-134 Cumberland Street, with appropriate regard to the adjacent sites and the physical and visual relationships between the buildings. The building envelope for 132-134 Cumberland Street is essentially the current building envelope.

It is recommended that the SCRA Building Site Control Drawing XXXIV-A be updated to include 132-134 Cumberland Street as an historic structure and that the Building Site Control Drawing development envelope be reduced.

The City of Sydney or the Central Sydney Planning Committee is the consent authority for development, unless development that has a capital investment value of more than $10 million, in which case The NSW Planning Minister is the consent authority.

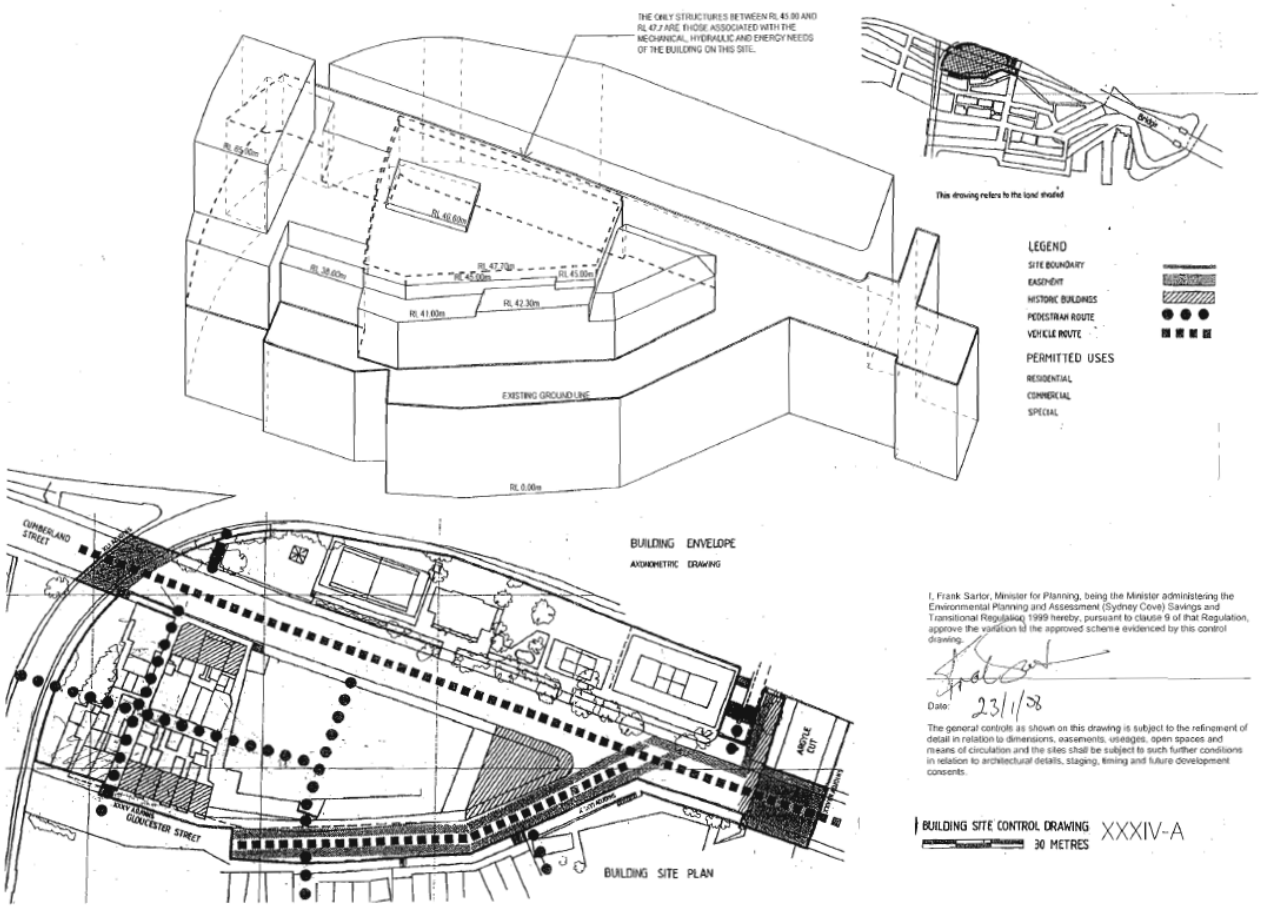


Figure 204: SCRA Building Site Control Drawing 'XXXIV-A' showing the building envelope circled in red and permitted uses. Source: SHFA Archives

6.5 Development Control Plans and Guidelines

6.5.1 Sydney Harbour Foreshore and Waterways Area Development Control Plan (DCP)[96]

Sydney Harbour Foreshores and Waterways Area DCP 2005 has been prepared to support the SREP (Sydney Harbour Catchment) 2005. The DCP provides detailed design guidelines for development and criteria for natural resource protection for the area identified as Foreshores and Waterways area. The DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment 2005).

6.5.2 The City of Sydney DCP[97]

The City of Sydney DCP 2012 applies to all land as designated on the DCP map, which includes The Rocks. Currently, The Rocks is not identified as a Locality, Specific site or Specific area in the DCP. However, the General Provisions, including Heritage, Development Types and certain Schedules apply.

6.5.3 Heritage Council of NSW – Design in Context[98]

The guideline published by the Heritage Council and the Australian Institute of Architects establishes six criteria for assessing new development in a heritage conservation area, or adjacent to a heritage item. The criteria are character; scale; form; siting; materials; and detailing. The guideline is relevant to minor and major works, such as potential change to the rear wings which is to be designed to respect the significance and setting of the heritage item.

6.5.4 Heritage Council of NSW – New Uses for Heritage Places

The guideline published by the Heritage Council and the Australian Institute of Architects contains principles that encourage careful and sympathetic designs and interpretation in the adaptation of historic places and sites.

See: www.environment.nsw.gov.au/resources/heritagebranch/heritage/infocarryoutwork.pdf

www.environment.nsw.gov.au/.../heritagebranch/heritage/NewUsesforHeritagePlaces

6.5.5 NSW Government Architect – Better Placed: Design Guide for Heritage

The Better Placed: Design Guide for Heritage is a resource for good design in heritage places. It outlines principles to guide a broad range of design work for heritage places in NSW related to The Burra Charter principles to assist owners and designers on good heritage and design outcomes for heritage places. This document has been prepared by NSW Government Architect and the Heritage Council.

Design Guide for Heritage (nsw.gov.au)

96 http://www.planning.nsw.gov.au/harbour/pdf/dcp.pdf

97 http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans

98 http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf

6.6 Approvals

6.6.1 Landowners Consent

Before any application is submitted to a consent authority, the consent of PMNSW, as landowner, must first be obtained. Obtaining consent from PMNSW is not an approval for the works, only consent to submit an application. A consent authority will not be able to consider an application unless it has the landowner's consent.

6.6.2 Consent Authority

There are a range of consent authorities for applications for activities and works. These are described in the preceding sections, and are summarised as follows:

CONSENT AUTHORITY	WORKS OR ACTIVITIES CONSENT AUTHORITY IS RESPONSIBLE
Minister, Environmental Planning and Assessment Act 1979	Variation to SCRA scheme. Work that falls under an existing SEPP, or that is deemed "State significant" with an estimated development cost above $10M. May direct preparation of a master plan (a deemed DCP) for a strategic foreshore site (which includes most of the rocks).
PMNSW	Landowners consent (to lodge an application). Determining applications under the Heritage Act, for works that will not materially affect the significance of the SHR item. Additions/removals/revisions to the item's listing on the PMNSW heritage and conservation schedule (s170 register). Notifying the Heritage Council of the transfer or ceasing to occupy the item. Implementing CPP requirements for assets in the PMNSW portfolio. Endorsing applications for standard, site-specific and agency exemptions from approval under the Heritage Act.
Heritage Council of NSW	Determining applications for works that are likely to have a material effect on the heritage significance of the item. Listings/de-listing/revisions to its SHR listing. Determining applications to disturb, move, damage or destroy relics. Regulation and enforcement of the Heritage Act, including the minimum standards of maintenance and repair for heritage items.
City of Sydney	Works with a capital investment below $10 m that do not fall under a SEPP and are not deemed "State significant". Principal certifying authority for accredited private certifiers.
Accredited Private Certifiers	Issue of construction certificates and/or occupation certificate.

6.7 Non-Statutory Listings and Community Groups

6.7.1 National Trust of Australia (NSW)

132-134 Cumberland Street is included on the Register of the National Trust of Australia (NSW), (classified 1976).

132-134 Cumberland Street is included in the listing for The Rocks Conservation Area on the Register of the National Trust of Australia (NSW). The Rocks Conservation Area encompasses the area generally bounded by Circular Quay to the east, all of Walsh Bay and Millers Point to Sussex Street to the north and west and extends to Grosvenor Street to the south.

The Register of the National Trust is now closed. However, inclusion on this Register, which carries no statutory implications for items not in Commonwealth Government ownership, is indicative of the high cultural value of the place and community regard.

6.7.2 Australian Heritage Commission – Register of the National Estate

132-134 Cumberland Street is included on the Register of the National Estate, (listing date 21/10/1980)

132-134 Cumberland Street is included in the listing for The Rocks Conservation Area on the Register of the National Estate, Ref No. 1/12/036/0423.

Listing on the Register of the National Estate carries no statutory implications for items not in the ownership of the Commonwealth Government however, it is indicative of the high cultural values of the place.

6.7.3 National Construction Code (NCC) and Building Code of Australia (BCA)

The National Construction Code incorporating the BCA is national set of building regulations with some State-specific variations. The main provisions of the BCA concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities. Generally, minimum standards are required to be reached in building works.

The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the EP&A Act Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143.F)

An assessment of compliance for 132-134 Cumberland Street with the NCC has not been carried out for this report. It should be noted, however, that any DA/CC application would need to

comply or be deemed to comply with the NCC. In general, when considering the NCC in heritage buildings, proposals are to ensure that significant fabric and spatial qualities are not compromised while full NCC compliance is achieved, and public safety is assured.

6.7.4 The Disability Discrimination Act 1992 (DDA) Access to Premises

Access to premises for people with disabilities is controlled by the *Commonwealth Disability Act (DDA) 1992* and the National Construction Code (NCC). Compliance with the BCA does not necessarily signify compliance with the DDA. In 2010 the Commonwealth published the Disability (Access to Premises – Buildings) Standards and compliance with these standards ensures that the requirements of the DDA are met.

The DDA makes it illegal to discriminate on the basis of a person's disability and applies to all buildings expected to be used by the general public and heritage buildings are not exempt from meeting the requirements of the DDA.

The NCC is Australia's primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings.

In terms of accessibility, the regulatory framework for The Rocks precinct is comprised of two (2) primary rulebooks, namely the National Construction Code (NCC); and Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

Both the NCC and the Disability (Access to Premises) Standards 2010 are triggered when a Development Approval or Construction Certificate, including a complying Development Certificate, is issued for a new building or the affected parts of an existing building. This applies to all buildings including heritage items. The Heritage Council provides specialist heritage advice for the adaptation of heritage buildings through the Heritage Council's Technical Advisory Committees.

A reasonable approach to reducing discrimination needs to be demonstrated and the Australian Standard referenced by both the NCC and the Access to Premises Standards provides standards to enable reasonable upgrades to buildings to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.

Both the NCC and the Access to Premises Standards permit the use of both deemed-to-satisfy (prescriptive) and performance solutions as the means by which to achieve compliance with the nominated accessibility performance requirements

The preparation of an Access Action Plan assists in preventing or defending a complaint under DDA. The defence of unjustifiable hardship is also available, and the Australian Human Rights Commission has ruled that heritage significance may be considered in this regard. The NSW Building Professionals Board has also established an Access Advisory Committee to consider referred applications for exemptions to the Premises Code on the basis of unjustifiable hardship.

6.7.5 NSW Work Health & Safety Act 2011

The New South Wales Work Health and Safety Act, 2011 (WH&S Act) aims to secure the health, safety and welfare of people at work. It lays down general requirements that must be met at workplaces in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors.

132-134 Cumberland Street must comply with the WH&S Act or seek alternative solutions. In the event that any part of the property changes from residential accommodation to use as a

workplace (office or retail use for example), the requirements of this Act will need to be complied with.

7

Conservation Policies

Conservation can be regarded as the management of change and the safeguarding of a place's importance within a process of change and development. This section sets out policies and guidelines to support this process for ongoing conservation management to guide the occupants and managers and planning authorities with a framework for acceptable change for ongoing use and adaptive reuse.

The policies are grouped under section headings. A brief background provides the context. The policies are supported by guidelines. The policies and guidelines should be referenced and discussed in any development proposal submission.

The policies and guidelines draw upon the work and input of all consultants and their investigations – documentary and physical.

7.1 Best Practice Heritage Management

Background

132-134 Cumberland Street has been assessed as being of State heritage significance as a residential terrace that makes a strong contribution to the streetscape of Cumberland Street, Longs Lane and the wider precinct of The Rocks.

The management of 132-134 Cumberland Street is to have a principal aim to protect its heritage significance and setting. All work is to accord with statutory procedures and current best practice in the conservation and management of heritage places.

The Rocks Heritage Management Plan (2010) adopted by PMNSW, provides an overall framework for understanding and conserving the heritage values of The Rocks. This CMP sits within this management framework and is the site-specific guide for the management for this place.

The Burra Charter is widely accepted in Australia as the best practice heritage and conservation principles and management. It is a key reference by which all works to heritage places are undertaken. Heritage management resources, such as those available from Heritage NSW, Department of Environment and Heritage, will assist to achieve best practice for specific works and management issues.

Policy 1

The Statement of Significance is to be adopted as the basis for all future management. All decisions must seek to retain the heritage values identified in this CMP.

Policy 2

132-134 Cumberland Street must be managed to ensure best practice long term conservation outcomes, in accordance with recognised planning and heritage principles, guidelines and methodologies, and statutory requirements.

Policy 3

Any changes or alterations to the 132-134 Cumberland Street, should adopt the principle of "loose fit", where the new use or works are adjusted as necessary to fit within the available spatial and architectural configuration, rather than making wholesale changes. All new work is to be designed to be reversible (that is, it can be removed, and the original features reinstated) and is subject to approval.

Guidelines

- The terraces share common structure, walls, roofs, rainwater disposal goods and other services and should continue to be maintained and managed wholistically.
- The front elevation facing onto Cumberland Street should continue to be managed and presented as a single entity with a unified colour scheme and other common visible features including verandah presentation, roofing and chimneys and flues.

7.2 Asset Management

7.2.1 PMNSW Management Responsibilities

Background

132-134 Cumberland Street, as part of The Rocks is owned by the Crown vested in Placemaking NSW (PMNSW). PMNSW has overall responsibility for the management of the place. Additional responsibilities derived from the NSW Capital Planning Policy (CPP) Guidelines are also recognised.

Policy 4

PMNSW, the current leaseholder, and any future lessees, will continue to conserve and manage 132-134 Cumberland Street as a significant terrace building that contributes to the overall heritage significance of Longs Lane and The Rocks precinct.

Guidelines

- All management decisions for future use and adaptation must support and enhance the long-term conservation of the terraces.
- Conserve and manage the terraces as an integrated whole, including the site and setting, the property itself, its planning, its original features as well as its spatial and functional relationships and archaeology.
- PMNSW will continue to assess the impact of proposed modifications to significant fabric, prior to the granting of landowner's consent.
- Seek to minimise and mitigate any adverse heritage and visual impacts on the heritage significance and heritage values set out in this CMP.
- Undertake a regular program of monitoring, covering both the physical changes within the property, and issues raised by occupants of the building. Incorporate findings, where relevant, into management decisions.
- The intention aims and policies of this CMP shall be disseminated through and implemented by relevant key staff of PMNSW.

7.2.2 Capital Planning Process (CPP), Asset Management and CMPs

Background

This CMP will be one of the documents used by the asset owners, managers and tenants of the neighbouring buildings for management and maintenance of the 132-134 Cumberland Street and need to be fully compatible with other relevant documents addressing the same properties, including Asset Management Plans prepared to meet the NSW Treasury Capital Planning Process (CPP).

Policy 5

Use this CMP as a basis for the future management of the building and site. This CMP must be applied within the broader context of other heritage management and asset management documents including statutory requirements.

Policy 6

This CMP must be used to inform all future Management Plans for 132-134 Cumberland Street and its site.

Policy 7

The SCRA scheme Building Site Control Drawing 'XXXIV-A' that includes 132-134 Cumberland Street, should be updated to show the entire footprint for 132-134 Cumberland Street as an historic item, consistent with the CMP.

Guidelines

- PMNSW is to include findings of this CMP in all PMNSW asset management systems and plans, particularly CPP Plans, Maintenance Plans, lease/tenancy agreements and Landowners Policies for 132-134 Cumberland Street.
- Ensure that compliance with this CMP is included in any lease over the place and consider non-compliance as a material breach of relevant statutory requirements.
- Refer to and manage in accordance with the following documents:
    - The Rocks Heritage Management Plan (2010)
    - Heritage Act Minimum Standards of Maintenance and Repair https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items
    - NSW Treasury, Capital Planning Policy https://www.treasury.nsw.gov.au/information-public-entities/capital-planning
    - Heritage Asset Management Guidelines by State Government Agencies https://www.environment.nsw.gov.au/research-and-publications/publications-search/heritage-asset-management-guidelines

7.2.3 Adoption and Review of Conservation Management Plans

Background

The CMP for 132-134 Cumberland Street needs to be regularly reviewed and updated to ensure its currency. PMNSW generally endorses management documents including CMPs, and this indicate that the agency has agreement to management principles and the implementation of this document.

Policy 8

All parties responsible for the management of 132-134 Cumberland Street must have access to this CMP and associated documents.

Guidelines

PMNSW is to make this CMP publicly accessible, while respecting the right to privacy for the buildings' occupants as appropriate.

Policy 9

The CMP must be reviewed every five to ten years, taking into account changes in legislation, proposed changes in use or management, or proposed works.

Guidelines

- Reviews of the CMP are to be based on The Burra Charter and other guidelines by Heritage NSW, Department of Environment and Heritage.
    - Reviews are to also take into account any other relevant legislation, planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
    - Reviews are to be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
    - Procedures for review of the CMP and for inspecting the condition of the houses are to be specifically include in future lease terms for the properties.
    - Irrespective of the recommendation to review the document every five to 10 years, the currently adopted CMP is to remain as a valid basis for on-going heritage management until such reviews are completed.

7.2.4 Tenancy

Background

PMNSW has entered into a long-term lease agreement for the property. Property managers and tenants are to be made aware of the guidelines below in order to ensure that the place is cared for and respected and not accidentally damaged. Future lessees are subject to the terms and conditions of subleases as per the condition of the leasehold, in accordance with relevant statutory and policy requirements for residential leasing.

Policy 10

All property managers and occupants of 132-134 Cumberland Street must be made aware of the heritage values of the property.

Policy 11

Tenancy agreements must clearly set out the tenant's responsibilities with regards to caring for the property, including the maintenance of any shared services.

Policy 12

Processes for reporting maintenance issues or necessary repairs for the property must be established and made clear to each tenant and the property manager.

Policy 13

Any sub-tenancy should be subject to a residential tenancy agreement similar to that for the head lease.

Guidelines

Due to the significance of 132-134 Cumberland Street, care is to be taken to ensure that all property managers and occupants of the building agree to the following guidelines:

- This CMP, as updated where required, should be incorporated into any sub-leases.

- Refer to policy 7.7.1 for itemised list of appropriate repairs, additions and alterations to the property.

7.3 Documenting Change

Background

Archival records as well as the systematic recording of work at the site are valuable resources to support and ensure the proper overall management of heritage sites. They record the environment, aesthetics, technical skills and customs associated with the creation and use of heritage items before they are altered, removed or lost either by development, incremental change or deterioration.

Well-managed records enhance the understanding of the place, its significance and the impact of change as part of the conservation and management process. The reasoning behind the selection of a particular conservation approach and the methodology, and the scope of each major conservation project are to be recorded and archived.

Policy 14

PMNSW as landowner, must continue to acquire, collate, maintain and archive the drawings, schedule of works, photos and specifications from earlier works and any future works including the reasoning for particular works. These records must be placed in the PMNSW archival storage repository.

Guidelines

- PMNSW as landowner is to continue PMNSW's policy of regular photographic recording, before, during and after changes to the fabric.
- Substantial changes to significant fabric are to be recorded in accordance with recording guidelines issued by Heritage NSW, as updated.
- The recording of the methodology, and the scope of works, is to be undertaken by a heritage professional, and forms the basis of future documentation for repair and maintenance works. These records, including copies of all consultant reports are to be retained.
- As-built records on completion of future works is to be provided to the PMNSW by those undertaking the works.

7.4 Appropriate Conservation Skills and Experience

Background

The Burra Charter encourages the use of skilled and appropriate professional direction and supervision from a range of disciplines for conservation activities.

The skills and experience required, and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

Policy 15

Appropriate conservation skills and experience must be employed for documentation and supervision within project teams and the undertaking of works for any programs of conservation and upgrading of the building components of 132-134 Cumberland Street.

Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building will include, as appropriate, historians, researchers, archaeologists, conservation architects, structural engineers, building code compliance advisers, materials conservation specialists and cost planners.
- Building contractors, project managers and trades personnel who are experienced and have worked on historic buildings are to be selected to work on any building or other projects required ensuring the long-term conservation of the building.
- Appropriate heritage advice and oversight should be sought to input into design and its development for any works that affect heritage significance.

7.5 Ownership, Participation and Approvals

Background

This property came under Government ownership as part of the resumptions in The Rocks and Millers Point following the plague outbreak in 1901. The site has remained in Government ownership and is now owned and managed by PMNSW.

The ongoing conservation management of this property is evidence of the benefits of its long-term government ownership and management. Under single government ownership there has been a continued and consistent holistic approach to conservation of the fabric and built form.

PMNSW has recently entered into a long-term lease agreement for the property. While PMNSW retains its statutory role as Landowner, overseeing the appropriate conservation and management of the property, the responsibility for caring for the heritage values have been passed to the new leaseholder.

Policy 16

In any future ownership or long-term lease arrangements, there must be a compliance with this CMP and its recommendations from key agencies, including PMNSW as the landowner, Department of Planning, Housing and Infrastructure, the Heritage Council and the City of Sydney Council.

Policy 17

The management principles set out in this CMP must continue to guide ongoing conservation and management to ensure its long-term conservation.

Policy 18

All proposed work must comply with statutory requirements and conservation principles and may be subject to statutory approvals. Any proposal for change must be discussed with and agreed to by the PMNSW.

Any changes or amendments to statutory heritage listing (SHR listing) and relevant planning instruments (including the SCRA scheme) must follow statutory processes set out under the relevant legislation and may require gazettal by the relevant Minister.

Guidelines

- Effective implementation of this plan requires agreement of objectives, processes and actions by the relevant authorities including the site owners, PMNSW, and statutory authorities.

- Under current legislation (2024) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of the following consents and approvals:
    - Consent from the landowner, PMNSW.
    - Section 57(2) exemption from approval under the Heritage Act from the landowner, PMNSW (under delegation of the Heritage Council).
    - Section 60 approval under the Heritage Act from the landowner, PMNSW (under delegation of the Heritage Council) for works that would not materially affect the heritage significance of the item.
    - Section 60 approval under the Heritage Act from the Heritage Council for works that would materially affect the heritage significance of the item.
    - Development approval from the City of Sydney for projects with a capital value under $10 million.
    - Development consent from the Minister of Planning for projects with a capital value of over $10 million, or which exceed the building envelope limits in the Sydney Cove Redevelopment Authority Scheme (SCRA)
    - Appointment of a Principal Certifying Authority (PCA).
    - Construction Certificates approval
    - Occupation Certificate approval

Consent from PMNSW as the landowner is required prior to lodging an application for works.

Landowners' consent is required prior to lodging an application under the EP&A Act and/or the Heritage Act to undertake works. It is a separate process to approving the works.

Prior to granting landowner's consent, PMNSW must be satisfied that there would be no adverse heritage impacts associated with the proposal. Where necessary, a Heritage Impact Statement and documentation of the proposed works will be required to assist PMNSW in the determination of landowner's consent applications.

There are a number of exemptions under the Heritage Act that enable certain works to be carried out without the requirement for approval under the Heritage Act. If proposed works are covered by an exemption from approval, an Exemption Notification Form is to be completed, with sufficient detail provided to determine whether the proposed works meet the exemption. For further information on the types of exemptions available, refer to PMNSW, or Heritage NSW, Department of Environment and Heritage.

Policy 19

Works must only be undertaken to the property with consent from PMNSW, as landowner, and the required statutory approvals.

Policy 20

Works to the property must fully comply with all the relevant PMNSW Policies applicable to development in The Rocks.

Guidelines

- All new work must comply with current PMNSW Policies including Lighting, Signage, Access and Inclusion, Telecommunications, Commercial Outdoor Seating, and Building Ventilation Installation, as updated.
- Prior to the lodgement of applications and the commencement of works, it is recommended that the proponent liaises with:
    - PMNSW including Design & Place (Heritage), Asset Management, and the Commercial and Leasing teams as relevant.
    - Pre-application discussions with other consent authorities to determine requirements and the planning approval pathway.
    - Refer to the NSW Heritage Council's Standard Exemptions for Works Requiring Heritage Council Approval https://www.heritage.nsw.gov.au/applications/state-heritage-items/standard-exemptions.

7.6 Current and Future Use

Background

The future of 132-134 Cumberland Street is linked to an appropriate use or uses, for the building and site that allows it to:

- Be seen, together with the neighbouring Victorian terraces 130 and 136-138 Cumberland Street, to form a distinctive cluster of buildings that provide an understanding of the development of The Rocks generally, and the Longs Lane residential precinct in particular.
- Retain and conserve the significant fabric and elements of the place.

132-134 Cumberland Street has been occupied by leasehold residential tenants since its construction circa 1891. The plan form of the building and the arrangement of the rear yards are largely intact to their original configuration. The conservation works in the 1990s reconstructed a great deal of fabric and introduced new elements, including modern kitchens and bathrooms, in order to make the building habitable after a long period of decay and vandalism.

It is appropriate for the use of the building for residential tenancies (one tenancy per street address) to continue.

If continued residential use is not possible, alternative uses that involve minimum change to the significant fabric, and respect the associations and meanings embodied in the place (compatible uses) are preferred.

Policy 21

The preferred use for 132-134 Cumberland Street is as two residential terraces.

Policy 22

Should the above use no longer be possible, it would be appropriate to introduce new, compatible uses. Uses should be selected which have a minimum impact on the significant fabric and spatial arrangement of the buildings. Compatible uses include:

- *One residence (connected through the rear wing).*
- *House museum*
- *Small scale office use*

- *Bed and breakfast.*

Compatible uses must not require extensive change to facilitate that new use – i.e. substantial modifications to the layout, or extensive services.

Guidelines

- The retention of the heritage values and significant fabric is to take precedence over the requirements of occupants and tenants. A preferred approach should look to finding occupants, tenants and accommodation uses, that are appropriate and don't require major change or impacts to the building or its heritage fabric. The introduction of new services and associated fittings in order to continue the viable use of the building, or as part of an approved new compatible use, are to be carried out with minimum disruption to the fabric and spaces.
- To avoid adversely impact on significant heritage fabric or spaces, any new uses selected for the existing buildings shall adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration of the building.
- Any commercial use can only be introduced where the exceptional significance of the building fabric is retained, and compliance requirements for accessible access and building codes can be met without adverse heritage impacts. Refer to following policy sections 7.9 Building Code Compliance and 7.10 Accessibility.
- There should be no connection of 132-134 Cumberland Street with 130 or 136-138 Cumberland Street by way of new openings in the buildings side walls.

7.7 Management of Significance

7.7.1 Conservation of Significant Fabric

Background

One of the key objectives of conservation practice is to retain significant building fabric and the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise or eliminate the work and change only as necessary.

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and involves the least possible physical intervention in order not to distort the evidence provided by the fabric. Article 4 of The Burra Charter requires appropriate knowledge; skill and disciplines are applied to the care of the place.

Much of the building fabric of 132-134 Cumberland Street, both internally and externally, is of exceptional and high significance and should be treated with great care. Some of the fabric in 132-134 Cumberland Street was reconstructed in the 1990s on the basis of original and early fabric which was extant on the site at the time of the works, creating a record of the previous appearance of the buildings' elements and spaces. This reconstructed fabric is of value for its role in interpreting the history of the buildings to the public and is also significant.

Significant fabric should be conserved in accordance with recognised conservation principles and procedures such as those included in The Burra Charter. Such conservation includes maintenance, preservation and interpretation including restoration and reconstruction.

However, not all of the fabric is of such significance so as to warrant conservation as defined by The Burra Charter. In this case fabric introduced in 1995, although significant in allowing the place to be inhabited, is of little historic, aesthetic, social or scientific value, and could be changed or upgraded for any reasonable reason, such as the occasional upgrade of kitchen and bathroom fit outs.

Policy 23

Building elements and fabric that retain integrity and make a greater or defining contribution to significance (exceptional and high) must be left intact, or only changed with the greatest care and respect. Change and upgrading must be focussed on those areas or components which make a lesser contribution to significance (low and moderate).

Guidelines

- The significant form, fabric and spaces that comprise the architectural character of the property along with the site, setting and archaeological resources are to be retained and conserved.
- Considering the relative significance of building elements listed in Section 5, the following policies for treatment of the fabric is appropriate:
    - The conservation, adaptation and maintenance should be approached with the Burra Charter principle of changing *as much as necessary but as little as possible.*
    - Structural alteration to the building components, which impact on the integrity or significance are not to occur.
    - Adaptation of the building's interior is to ensure that the original fabric or significant architectural and spatial features are retained and interpreted.
    - The detailed requirements of any ongoing or new uses should not generate unacceptable impacts or changes to the existing fabric and is to respect and work within the existing architectural framework.
    - Pictures can be hung using pins fixed with timber plugs not plastic plugs. Picture hanging systems can also be considered in some rooms, subject to approval.
    - Timber, stone and concrete floors must be retained. Timber floors should be displayed, or if required, loose fit carpets can be laid. Other floor coverings, including paint and tiling can be replaced or removed.
    - Where repairs or alterations are required, new material should closely match original, reconstructed, or adjacent materials.
    - Telecommunications services are to be surface run, in locations carefully selected to minimise visual impacts and eliminate physical impacts on the fabric of the place.
    - Door leaves are to be left in situ. Tenants are not to paint or polish any surfaces without first seeking approval from PMNSW.
    - To prevent water damage, the yards are to be regularly weeded and tended. Plantings should be kept away from walls and planter boxes should not be placed on windowsills.
    - Drains in the yard and roof gutters are to be regularly maintained and kept clear with regular sweeping up of leaves etc to prevent water damage and water ingress.
    - The rooms are to be ventilated by opening the windows on a regular basis.

7.7.2 Conservation of Significant Spaces

Background

Key objectives of conservation practice are to retain key significant spaces and the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise the extent of modifications and change only as necessary.

The terraces are remarkably intact and has seen little change to the internal room arrangement since their construction in 1891. The original layout of the terraces was reinstated as part of the conservation works undertaken in 1997.

The single storey rear wing addition that houses the current kitchen was originally the outside rear service area that was later enclosed and roofed over during the early 20th century. These external walls were rebuilt in the 1997 works and a new roof with a skylight and kitchen fit out added.

Policy 24

The form and spatial qualities of the building form, floor plan and existing internal spaces of the main part of the building, kitchens and toilets — including internal walls and existing openings — contribute to the significance of the place and should be conserved as part of the ongoing use and management of the building.

Notwithstanding the above, the following fabric could be adapted, subject to approval:

- *An uncovered timber deck could be added to the rear yard of each terrace. No fixings should be made into sandstone walls or historic brickwork. While the internal walls of exceptional and high significance should be retained, the internal spaces of the rear wing rooms could be reconfigured in their layout to accommodate service areas including kitchen, toilet, bathroom and laundry. The current kitchens (G03 and G10) could continue to be used as kitchens or could be adapted for use as bathrooms or laundries*
- *The toilets could be repurposed for a new use, but without changing the volume of the room or its door.*
- *No additional bathrooms should be added on the upper floor. Alterations could be made to the existing bathrooms (G06 and G13).*

Guidelines

- Rooms within the main part of the building should not be subdivided or extended. Internal walls should not be removed.
- The use of rooms could change, but bathrooms, toilets, kitchens and laundries should remain in the rear wing.
- For rooms graded as high and exceptional significance, the volume of each room and height of the ceilings must be retained. Subdivision of these rooms is not appropriate.
- The configuration of the staircases cannot be changed.

7.7.3 Element Specific Policies

Background

In addition to the general policies set out in 7.7.1 and 7.7.2, conservation policies for significant elements are set out in this section. Generally, the reconstructed elements were executed to a

high standard and were based on extant original and early fabric which was present on the site at the time of the works. Even though the reconstructed fabric is of a relatively recent date, it has interpretive significance and should be retained or replaced to match existing.

Policy 25

Significant fabric must be retained and conserved as per the Grading of Significant Elements in Section 5.2, managed in accordance with the Element Specific Policies in Section 7.7.3, and maintained in accordance with the Maintenance Schedules in Section 8 of this CMP.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Exterior		
Attributes & architectural style		
Overall building form — two-storey main part of the building with high front parapet, skillion roof and two bullnosed roofed verandahs with central passage.	Exceptional	The external form of the main two-storey part should be retained in its current form. The verandahs should not be enclosed.
Original parts of the single storey rear wing, comprising kitchen and toilet.	High	The kitchen and toilet should retain their existing footprint, with the original external walls retained.
Symmetry of front elevation, reflecting that the building comprises of two identical (but mirrored) residences.	Exceptional	The symmetry of the front facade should be retained other than minor details which would not detract from the legibility of the building consisting of two identical terraces.
Domestic scale of the building	Exceptional	The domestic scale of the building should be retained.
Victorian Italianate detailing. Attributes include rendered façades with ashlar markings, arched window heads, moulded architraves and sills, corbel brackets and string courses.	Exceptional	The Victorian Italianate style of the main elevation should be retained and conserved. The legibility of the architectural character of the building should not be diminished by any changes to the building or its setting.
Simple Victorian detailing of the rear elevation (main part of the building)	Exceptional	The existing detailing of the rear elevation and rear wing should be retained and conserved in its current form. The more elaborate detailing on the main elevation should not be replicated on the rear elevation.
Site		
Visual and physical relationship with neighbouring buildings at 130	Exceptional	The buildings at 130, 132-134 and 136-138 Cumberland Street should be considered as a group if any changes are proposed to the

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
and 136-138 Cumberland Street.		exterior appearance of the buildings or their setting. Any proposed change should be sympathetic to the group and should not diminish their legibility as a group within the streetscape.
Sandstone cutting/cliff on Cumberland Street including pipe handrail and steel mesh fence.	Little	There should be no change to the cutting/cliff or its handrail or fence that would block views of the buildings at 130–138 Cumberland Street or diminish the setting of these buildings.
Rear yards — spatially	Moderate	The eastern boundary of the rear yards could be altered if required. The rear yards should remain as unroofed open spaces. A timber deck could be erected within each yard adjacent to the building. The deck should be unroofed. Any new deck should avoid physically impacting fabric of exceptional or high significance or disturbing areas of high archaeological potential. The extent, form and detailing of any deck should be developed in consultation with a heritage specialist.
Rear yards–brick paving and dish drains	Little	The rear yards should remain substantially hard paved in keeping with the original character of the precinct. The existing brick paving could be retained or replaced with another sympathetic finish. The paving could be re-laid to omit the 'hit and miss' gaps between pavers.
Timber paling fences to rear and sides of yards; gates	Little	Replace as required with matching hardwood fencing.
Timber post clotheslines	Little	The timber clotheslines are in keeping with the character of the Long's Lane precinct. They could be retained or removed if no longer needed. They should only be replaced with a matching clothesline.
Concrete stairs	Little	The concrete stairs could be retained or replaced. The handrail to the stair of no. 132 could be retained, removed or altered. Handrails could be added to the stair to no. 134. The fixing of

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
		the handrails should not be fixed to fabric of exceptional and high significance.
Hot water units	Little	The hot water units could be retained or replaced with another floor-mounted unit.
Tree in the rear yard of 132 Cumberland Street	Moderate	The tree should be retained and cared for in consultation with an arborist. The existing unpaved area around the base of the tree should remain unpaved unless advised otherwise by an arborist. If the tree, including its roots and branches, poses a risk of damage to significant buildings within the vicinity, action should be taken to minimise or remove the risk. This could include pruning or removal of the tree.
Metal shed (134 Cumberland Street)	Little	The metal shed could be retained or removed. If a replacement shed is proposed seek prior approval from PMNSW.
Front (west) elevation		
Rendered brickwork wall with ashlar markings.	Exceptional	The render with ashlar markings should be retained and conserved. Any repairs to the render should retain or reinstate original ashlar markings.
Overall composition including the location, size and proportions of window and door openings.	Exceptional	No new external openings (windows or doors) should be made. There should be no alterations made to the size and location of existing door and window openings. There should be no surface mounted services, conduits or cables surface mounted on the wall.
Verandahs with curved roofs with projecting walls with curved parapets	Exceptional	The curved roof form of the verandahs should be retained. There should be no soffit linings installed under the roof sheeting. The verandahs should not be enclosed or extended. The 1996 photographs show decorative cast iron lace brackets installed on the verandahs. These brackets should be investigated to determine if they have been salvaged and if they represent original fabric and could be reinstated.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Moulded window architraves and sills, corbel brackets, string courses and arched recesses on verandahs.	Exceptional	All rendered detailing including architraves, sills, corbels and string courses should be retained and conserved. If repair works are undertaken to the walls, decorative rendered elements should be retained or reinstated to the existing detail as applicable.
Cast iron picket fences and gates	Exceptional	The cast iron picket fences and gates should be retained and conserved in their current form. Missing finials should be replaced.
Tessellated tiled floors of the verandahs	Exceptional	The tessellated tiled floor should be retained and conserved. Loose tiles should be re-secured and joints regrouted where the grouting has deteriorated.
Stone windowsills to the ground floor windows	Exceptional	The stone windowsills should be retained and conserved, and the stone should not be painted.
Timber framed windows W/G01, W/G04, W/101, W/103	Exceptional	The windows should be retained and conserved in their current form as operable double-hung windows. External joinery should be repainted in a compatible paint type and colour approved by PMNSW.
Patina of worn paint on the rendered walls above the verandah roofs	High	The existing worn painted patina on the main elevations should be retained and conserved. The walls should only be overpainted if necessary to conserve the building fabric.
Decorative metal wall vents at base of wall	Exceptional	Retain and conserve.
Main entrance doors D/G02 and D/G14	Frame and fanlight–Exceptional Door leaf–High	The door frames, fanlights and door leaves should be retained and conserved. External joinery should be repainted in a compatible paint type and colour approved by PMNSW. Any new furniture that is required to replace missing furniture is to match the existing in material and finish. The existing house number and letterboxes in the doors should remain intact. House nameplates should not be installed.
Timber boarded door and panel above to the central passage (D/G11)	High	The door and panel over should be retained and conserved. Deteriorated fabric should be replaced like for like.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Lights over doorways.	Little	The light fitting could be retained or replaced with a new sympathetic fitting in the same location.
Terracotta wall vents	Location of vents–Exceptional Fabric–Moderate	The terracotta wall vents should be retained and conserved. If damaged beyond repair, they should be replaced like for like.
Metal wall vents with horizontal blades	Exceptional	The metal wall vents should be retained and conserved. If damaged beyond repair, they should be replaced like for like.
Metal vent shaft	Moderate	The vent shaft could be retained or replaced with a new vent shaft of the same size. The removal of the vent shaft without the installation of a replacement would not be appropriate.
Rear (east) elevation		
Main part of the building — brickwork wall with remnant paint finish	Exceptional	The brickwork wall should be retained in its current form. It should not be rendered. New openings should not be made in the wall. The patina of the remnant paint finish should be conserved. Repainting of the brickwork would only be acceptable if required to preserve the fabric, and only a breathable paint should be used, such as a limewash.
Single storey rear wing — painted brickwork wall	Brickwork — High and Moderate Paint finish — Little	New openings, or enlargement of existing openings, would be possible. If new openings are made in historic brickwork, the works should be undertaken using methodologies that would allow for the historic bricks to be salvaged. The paint finish should be maintained so it is legible as fabric that has been rebuilt.
Stonework base to the rear wing	Exceptional	The stonework on the east elevation should be retained and conserved. It should not be painted.
Windows W/102 and W/104, with arched brickwork heads and stone sills	Window openings with arched brickwork heads and stone sills — Exceptional Window frames — Exceptional	The stone sills and brickwork heads should be conserved in their existing form. The windows should be retained and conserved in their current form as operable double-hung windows.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
	Window sashes — High	External joinery should be repainted in a compatible paint type and colour approved by PMNSW.
Window W/G03 (bathroom of no. 134)	High	The windows should be retained, replaced or removed. The film on the glass could be removed or replaced.
Window W/G06 (bathroom of no. 132)	Moderate	The window could be retained, replaced or removed. Any replacement window/door should be timber framed and of size and proportions that are sympathetic to the building. If removed and infilled, interpretation of the windows should be incorporated into the wall.
Doors D/G09 and D/G21	Moderate	The doors could be retained or replaced.
Metal hooded wall vents	Exceptional	The hooded vents should be retained and conserved. If damaged beyond repair, they should be replaced like for like.
Terracotta wall vents	Moderate	The terracotta wall vents should be retained and conserved. If damaged beyond repair, they should be replaced like for like.
Wall lights	Little	The light fitting could be retained or replaced with a new sympathetic fitting.
Roofs–main building and rear wings		
Main roof — the skillion roof form with parapets on west, north and south sides and central projecting wall.	Exceptional	The existing (original) skillion form of the main roof should be retained in its current form. The projecting walls should be checked for condition, in particular the central projecting wall which has cracking at its eastern end. The roofing, capping and flashings at the sides of the roof and against any upstands should be inspected, particularly in locations where leaking is evident in the rooms below.
Main roof cladding — galvanised steel roof sheeting, flashings and capping	High	The main roof should continue to be clad in corrugated galvanised steel sheeting. The existing sheeting should be replaced like for like when at the end of its life.
Projecting walls – rendered brickwork with remnant paint finish	Exceptional	Retain and maintain the projecting walls. The structural integrity and condition of all walls should be checked, and the render should be

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
		maintained to avoid water ingress. The paint finish could be renewed.
Rendered masonry chimneys on main roof	Exceptional	Retain and conserve
Metal flues from the chimneys of no. 134	High	Retain and conserve. Treat for rust. The flues should be removed if they become deteriorated to the point where they pose a safety risk.
Eaves gutters, downpipes and rainwater heads–galvanised steel	Moderate	Gutters and downpipes should continue to be galvanised steel. They should be replaced like for like at the end of their life, but upsizing would be acceptable if required. PVC rainwater goods should not be installed on the building. All rainwater goods should be regularly cleared of leaves and debris.
Rear Wing Roof		
Low pitched butterfly roof form with central box gutter.	Moderate	The form of the roof should be retained, but there is scope for minor change. The central box gutter could be widened or made deeper. The leaking around the central box gutter should be investigated and rectified. A downpipe from 136-138 Cumberland Street currently drains onto the rear wing's roof. Options to redirect the downpipe should be investigated to reduce stormwater being drained from the rear wing's roof.
Roof cladding — galvanised steel roof sheeting, flashings and capping, and polycarbonate skylights	Moderate	The rear wing's roof should continue to be clad in corrugated galvanised steel sheeting. The existing sheeting should be replaced like for like when at the end of its life. The polycarbonate skylights could be retained, replaced or removed. Any replacement skylight should be flat to the surface of the roof.
Rear wing roof — north and south projecting walls west of the chimneys	Walls — Exceptional Galvanised steel capping — Little	The projecting walls should be retained and conserved. The current galvanised steel capping encasing the walls should be maintained so that they remain effective as flashings and capping. They should be replaced like for like at the end of their life.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Brick chimneys on roof of the rear wing	Exceptional	Retain and conserve
Kitchen exhaust vents	Little	Retain, replace or remove.
Metal flue from the chimneys of no. 134	High	Retain and conserve. Treat for rust.
Eaves gutters, downpipes and rainwater heads–galvanised steel	Moderate	Gutters and downpipes should continue to be galvanised steel. They should be replaced like for like at the end of their life, but upsizing would be acceptable if required. PVC rainwater goods should not be installed on the building. All rainwater goods should be regularly cleared of leaves and debris.
Fixing brackets for solar panels	Little	The redundant brackets should be removed.
Interior – generally 132-134 Cumberland Street		
Plan layout of the two-storey main part of the building comprising two identical but mirrored residences, each with two rooms on each floor and a central stair, and with a central ground floor passage between the two terraces.	Exceptional	The existing plan layout of the main part of the building should not be altered and rooms should not be subdivided. Kitchens, bathrooms, laundries and other 'wet areas' should continue to be located in the rear wing.
Kitchens (G03 and G10) and toilets (G05 and G12) spatially.	Exceptional	The footprint of the kitchens (G03 and G10) and toilets (G05 and G12) should remain unchanged, but the layout of the room could be altered.
Set plaster ceilings including original lath and plaster ceilings.	Exceptional and High	Retain and conserve. New penetrations and fixing into lath and plaster ceilings should be avoided. The 2015 CMP notes that some ceilings were sheeted with plasterboard—this appears to apply to no. 132 only. If confirmed as plasterboard, there could be scope for fixings/penetrations in consultation with a heritage specialist.
Set plaster finish to the masonry walls	High	The existing plastered brickwork walls should be retained and conserved. The plaster finish should be maintained in a good condition.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Timber boarded floors	Exceptional and High	The timber boarded floors should be retained and conserved. They should retain a clear tung oil finish. Non-original floorboards are lighter in tone than the original boards. Penetrations or fixings should preferably be made in the non-original boards. Floor coverings, i.e. carpets can be installed but they should be reversible and not cause damage to the timber floor.
Profiled timber skirtings	Skirtings — Exceptional Quad trims at base (for some skirtings) — Little	Retain and conserve timber profiled skirtings. The quad trim could be retained or removed.
Timber fireplace surrounds and mantlepieces	Exceptional	Retain and conserve
Fireplace hearthstones	Exceptional	Retain and conserve
Cast iron fireplace inserts	Exceptional	Retain and conserve
Gas fireplace fittings	Little	The gas fire inserts could be retained and maintained or removed.
Plaster wall vents	Exceptional	Retain and conserve
Light fittings	Little	The existing light fittings could be retained or replaced with new sympathetic fittings.
Carpet runners to the stair	Little	Retain, remove or replace with new carpet runners. The carpet runners should run in the centre with a margin at the sides. For the stair in no. 134, retain the existing painted evidence of an original carpet runner on the timber treads and risers.
Exposed electrical conduits in the main part of the building (except the central passage G07)	Moderate	Retain and conserve
Interiors — 132 Cumberland Street		
Room G01		

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Door D/G15 (between rooms G01 and G02)	Frame and architraves– Exceptional Door leaf — High	Retain and conserve
Room G02		
Staircase	High	Retain and conserve
Door D/G16	Door frame and architraves — Moderate	It would be possible to convert the opening back to its original configuration as a window if a doorway was no longer needed. The width of the opening should not be increased. The original windows may have been salvaged and stored, and their reinstatement may be possible.
Door D/G17	Frame and architraves– Exceptional Door leaf — High Shelves within the recess — Little	Retain and conserve The doorway could be reinstated if required.
Room G03 (Kitchen)		
Timber boarded ceiling and cornices	High	Retain and conserve
Painted brickwork walls	Exceptional	Retain and conserve
Brick hearth recess and hearthstone	Exceptional	Retain and conserve
Shelf over hearth	High	Retain and conserve
White wall tiles	Exceptional	Retain and conserve. No fixings should be made through the tiles, and they should not be painted.
Decorative metal wall vents	Exceptional	Retain and conserve
Wall shelves in south-eastern corner	High	Retain and conserve
Benchtops, cupboards, equipment, shelves within the hearth recess	Little	Retain, alter, replace or remove. The layout of the benches, cupboards and equipment could be altered, but the hearth and hearthstone

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
		should remain intact and should remain exposed to view.
Door D/G18	Frame — Exceptional Door leaf — High	Retain and conserve
Window W/G05	Window frame and architraves, stone sill — Exceptional Sashes — High	The window should be retained and conserved in its current form as an operable double-hung window. The stone sill should be retained and conserved. The paint should be removed from the stone sill.
Timber boards infilling D/G17	Little	Retain, alter or remove
G04 (Corridor)		
Timber boarded ceilings	Little	Retain, alter or remove
Painted brick southern wall	Little	Retain, alter or remove. The wall should retain a paint finish.
North wall to kitchen including metal wall vents	Exceptional	Retain and conserve
North wall to toilet	Exceptional	Retain and conserve
North wall to bathroom	Little	Retain, alter or remove.
Wall shelf in south-western corner of corridor	Little	Retain, replace or remove.
Internal walls and doors enclosing the laundry cupboard	Little	Retain, alter or remove.
Concrete floor	Moderate	Retain or replace with a new concrete slab if required. The floor could be repainted, but other floor finishes should not be applied over the concrete, other than loose rugs.
Laundry sink and shelves	Little	Retain, replace or remove
G05 (Toilet)		
Painted brick walls	Exceptional	Retain and conserve
Concrete floor slab	High	Retain and conserve. The floor could be painted but should not be tiled or sheeted over.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Stone threshold	Exceptional	Retain and conserve
Toilet and cistern	Little	Retain, replace (like for like) or remove.
Door D/G13	High	Retain and conserve
G06 (Bathroom)		
Fibrous cement ceiling	Little	Retain, replace or remove
Masonry walls	West wall — Exceptional North walls — High East wall — Moderate South Wall — Little	Retain the walls of exceptional and high significance. There would be scope for change for the east wall. Retain, replace or remove the south wall
Wall tiles, sheet linings and splashback panel	Little	Retain, replace or remove
Floor tiles	Little	Retain, replace or remove
Shower screen, basin and other bathroom fixtures	Little	Retain, alter, replace or remove
Door D/G20	Little	Retain, replace or remove
Room G07 (Central Passage)		
Set plaster ceiling	High	The material of the ceiling should be confirmed prior to any proposed penetrations or alterations. If lath and plaster, alterations and penetrations should be avoided.
Brickwork walls — north and south walls	Exceptional	Retain and conserve. Any fixings should be made into the brickwork joints.
Brickwork wall — east wall	Little	Retain, replace or remove
Concrete floor	Moderate	The floor should remain concrete. The paint finish could be removed or renewed, but the floor should not be tiled or covered with other than with loose rugs.
D/G12, timber door and panel over midway in the passage	High	The door and panel over should be retained and conserved. Deteriorated fabric should be replaced like for like.
Decorative metal wall vents	Exceptional	Retain and conserve
Meters, cables, conduits	Little	Retain, replace or remove

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Room 101 (Front Room)		
D/104	High	Retain and conserve
Room 102 (Rear Room)		
West wall — framed and timber boarded and cupboard door (D/106)	High	Retain and conserve
D/105	High	Retain and conserve
103 (Stair Landing)		
North and east walls — framed and timber boarded.	High	Retain and conserve
Interiors – 134 Cumberland Street		
Room G08		
Door D/G03 (between rooms G08 and G09)	Exceptional	Retain and conserve
Room G09		
Staircase	Exceptional	Retain and conserve
Door D/G04	Frame and architraves– Exceptional Door leaf — High Shelves within the recess — Little	Retain and conserve. The doorway could be reinstated if required.
Door D/G05	Door frame and architraves — Moderate	It would be possible to convert the opening back to its original configuration as a window if a doorway was no longer needed. The width of the opening should not be increased. The original windows may have been salvaged and stored, and their reinstatement may be possible.
Room G10 (Kitchen)		
Timber boarded ceiling and cornice	High	Retain and conserve
Painted brickwork walls	Exceptional	Retain and conserve

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Brick hearth recess and hearthstone	Exceptional	Retain and conserve
Shelf over hearth	High	Retain and conserve
White wall tiles	Exceptional	Retain and conserve. No fixings should be made through the tiles, and they should not be painted.
Decorative metal wall vents	Exceptional	Retain and conserve
Wall shelves in south-eastern corner	High	Retain and conserve
Benchtops, cupboards, shelves within the hearth recess	Little	Retain, alter, replace or remove. The layout of the benches, cupboards and equipment could be altered, but the hearth and hearthstone should remain intact and should remain exposed to view.
Door D/G06	Exceptional	Retain, alter, replace or remove. The layout of the benches, cupboards and equipment could be altered, but the hearth and hearthstone should remain intact and should remain exposed to view.
Window W/G02	Window frame and architraves, stone sill — Exceptional Sashes — High	The window should be retained and conserved in its current form as an operable double-hung window. The stone sill should be retained and conserved, and the paint should be removed from the stone.
Room G11 (Corridor)		
Timber boarded ceilings	Little	Retain, alter or remove.
Painted brick northern wall	Little	Retain, alter or remove. The wall should retain a paint finish.
South wall to kitchen including metal wall vents	Exceptional	Retain and conserve
South wall to toilet	Exceptional	Retain and conserve
South wall to bathroom	Little	Retain, alter or remove.
Wall shelf in north-western corner of corridor	Little	Retain, replace or remove

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Internal walls and doors enclosing the laundry cupboard	Little	Retain, alter or remove.
Concrete floor	Moderate	The floor should remain concrete. The paint finish could be removed or renewed, but the floor should not be tiled or covered with other than with loose rugs.
Laundry sink and shelves	Little	Retain, remove or replace
Room G12 (Toilet)		
Painted brick walls	Exceptional	Retain and conserve.
Concrete floor slab	High	Retain and conserve. The floor could be repainted but should not be sheeted over or tiled.
Stone threshold	Exceptional	Retain and conserve
Toilet and cistern	Little	Retain, replace (like for like) or remove.
Door D/G07	High	Retain and conserve
Room G13 (Bathroom)		
Fibrous cement ceiling	Little	Retain, replace or remove
Masonry walls	West wall — Exceptional South wall — High East wall — Moderate and High North Wall — Little	Retain the walls of exceptional and high significance.
Wall tiles and splashback panel	Little	Retain, replace or remove
Floor tiles	Little	Retain, replace or remove
Shower screen, basin and other bathroom fixtures	Little	Retain, replace or remove
Door D/G08	Little	Retain, replace or remove
Room 104 (Front Room)		

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS 132-134 CUMBERLAND STREET		
ELEMENT	**SIGNIFICANCE**	**POLICIES**
Set plaster ceiling with timber strapping	Exceptional	The original lath and plaster ceiling with strapping was repaired in the 1990s. The cause of water damage in the ceiling's south-east corner should be investigated and rectified and the cracks repaired.
Door D/102	Exceptional	Retain and conserve
Room 105 (Rear Room)		
Set plaster ceiling with timber strapping	Exceptional	The original lath and plaster ceiling with strapping was repaired in the 1990s. The cause of cracking in the ceiling should be investigated and rectified and the cracks repaired.
West wall — framed and timber boarded and cupboard door (D/101)	High	Retain and conserve
D/103	High	Retain and conserve
Room 106 (Stair Landing)		
Set plaster ceiling	Exceptional	Retain and conserve
South and east walls — framed and timber boarded.	High	Retain and conserve

7.8 Design and Development in The Rocks Heritage Precinct

7.8.1 Design in Context

Background

Because of the State significance of 132-134 Cumberland Street and its location and setting within The Rocks Conservation Area, the integrity of the original design and intactness of significant fabric, scope for change and new development needs to be carefully considered within the general principles outlined in this CMP.

Generally, changes for domestic living should be at the level of amenity such as services, gardening, providing security, interior decoration. In principle, the terraces should continue to be lived in the existing spaces as they have always been. Change may be visible as befits domestic life but must not affect the form and spatial integrity of the houses or affect or obscure significant fabric.

This CMP recognises that, acknowledging the site's size, significance and its intactness, there is little potential within the site for new development either through the removal of any of the significant building or by infilling the yard. Given its significance, alterations, or additions to the front elevation of the property are not possible.

Due to the limited site area and limited open space in the rear yard, the only potential addition is for a rear deck to part of the rear yard.

Policy 26

Due to the limited site area, it may be possible to add a timber deck attached to the rear of the terrace, subject to approvals. The SCRA Scheme will need to be amended accordingly. Refer to policy 7.

Guidelines

The guideline *Design in Context* be referenced for any future design for this site. It establishes six criteria for assessing new development in a heritage conservation area or adjacent to a heritage item; character; scale; form; siting; materials; and detailing.

7.8.2 Design and Development in a Heritage Context

Background

Heritage items are a response to their cultural, social, historical, political, economic and physical environments. Similarly, new development affecting an established and valued setting such as a conservation area and should understand and respond to that place in a positive way that is of its own time.

The relationships between a building and its setting contribute to that place's special character. Appropriate development in sensitive places must understand the qualities of the place and generally good design understands the context of a place and respond to it.

Some designers may adopt a more traditional or vernacular approach, others may wish to explore a highly contemporary solution. Both are equally valid. It is the quality of the response that is the key.[99]

There is no potential for new development at 132-134 Cumberland Street, given its heritage significance and location on a constrained site, however sympathetic contemporary design (alterations and additions) may be permissible, subject to the following policies.

Policy 27

New design must respond to its historic context through an understanding and informed analysis of its character and quality. This will include elements such as its grain, existing patterns of development, important views, scale, materials and building methods. The resulting design should create new relationships between the building, its neighbours and its setting.

Policy 28

The rear wing that was adapted in the 1990s is historically accurate reconstruction of the original space and cannot be demolished but can be adapted. New decks may be added to the rear of the terraces. No other external additions would be permissible.

Policy 29

New works are to be loose fit or capsule, and fully reversible and removable, and to retain existing room volumes and spaces.

Policy 30

The front facade should be maintained and conserved as a primary element of the building's significance with no alterations.

Policy 31

The skylights in the rear wing could be replaced with new skylights that are in line with the roofing.

Policy 32

Additional discrete skylights could be added to the kitchens, toilets and bathrooms. Any new skylight in the kitchen should be located to avoid disturbing original timber ceiling boards.

Guidelines

- Due to the site's size, and the building's significance and its intactness, there is little potential within the site for new development either through the removal of any of the significant building or by infilling the yard. Given its significance, alterations or additions to the front elevation of the property are not possible. The only potential addition is for a rear deck to part of the rear yard.
- No additions should be made to the upper floors of the building. No additions should be made to the rear wing.
- The kitchen, bathroom, and laundry fit outs may be updated as required. These functions should continue to be located in the rear wings of the terrace house.

99 Excerpts from Heritage Council of NSW publication Design in Context, pages 3 and 4.

- Where there is no evidence of the original detail, it is not necessary or appropriate to invent a period detail unless the original character of the space is to be recreated, and the new element is required to blend in.
- Careful detailing will ensure minimal damage to the significant fabric and allow for reversibility.
- The NSW Government Architect's publication *Better Placed: Heritage* and the Heritage Council's publication *Design in Context* should be consulted for guidelines designing infill and additions to heritage sites and buildings.
    - http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf
    - https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/design-guides/better-placed-design-guide-for-heritage-2019-01-30.pdf
- Contemporary materials and styles may be used for new work, and designed so that its location, form, scale, grain, colour and texture respond appropriately to significant fabric and spaces. The internal room volumes and existing ceiling heights should be retained.
- New work should be identifiable as new work and not visually dominate over existing elements.
- Any new work is to be carried out within the existing building envelope.
- Retain the existing roof roofline, no dormer windows can be added.
- No upper floor balconies or roof decks should be introduced.
- Plain, non-decorative security grilles could be fitted to the windows and doors and should be fixed to the inside of the openings. Roll down security blinds should not be installed.

7.8.3 Integration of Services

Background

It is recognised that service and safety features will need to be updated in heritage buildings and that future upgrades will be necessary. Limited minor changes to existing fabric for practical reasons such as the installation of new services, sustainability upgrades, and the need to meet statutory requirements, maybe required to continue the viable use of the building.

The preferred approach to updating existing and introducing new services to reuse existing service lines where possible.

New services are to be designed to be unobtrusive, and to have no or minimum impact upon heritage fabric. Reverse cycle air conditioning, for example will be difficult to install without impacting the walls and should be avoided.

Specialist advice should be sought on the installation of new services to meet BCA upgrades and the latest performance-based solutions to minimise heritage impacts.

Policy 33

The updating, alteration or alteration of existing services or introduction of new services in the property must not have a detrimental impact on the significance of the building components, or as a whole and are subject to approval.

Policy 34

Remove redundant or intrusive service runs where possible, unless the pipes/fittings have been confirmed by a heritage profession as holding historical significance. To minimise impact and loss of original fabric, the replacement of services, such as wiring and plumbing, must use existing service routes/ducts, or replace existing surface mounted services without damaging or removing fabric. Services must not discharge liquids (such as condensate) or gases that will cause damage to significant fabric.

Policy 35

No air-conditioning, ventilation equipment, water heaters, television aerials, satellite dishes, or service components are to be externally mounted to the building, visible from the street or lane frontage, or from other buildings and structures that overlook the site.

Policy 36

New services must be installed inconspicuously without further damage to significant fabric and must be grouped together to minimise impacts, including minimising rooftop plant and the like. Any penetrations though heritage fabric for supply and waste pipes and mechanical ducts must be minimised, subject to approval.

Policy 37

All proposed locations of services including the upgrading of services is to be carefully planned. New or altered plant rooms and equipment, and service routes are to be planned and clearly identified and documented on service drawings so as not to damage the significant fabric or disrupt significant spaces or views to the building exterior and rooftop.

Policy 38

The old metal flues shafts retained in situ as part of the 1990s works for interpretation purposes should be retained and their fixings regularly inspected to ensure that they are secure.

Guidelines

- Areas previously modified for services are to be re-used, in preference to modifying intact external and internal fabric.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.
- Services are to be surface run as a general principle, as the chasing of walls or other significant fabric for service runs is not acceptable. This includes avoiding excavation of potential archaeological deposits below floors.
- Brackets or fixings for services are not to damage significant fabric.
- Ceiling fans may be installed in the central light fittings with surface-run conduits or conduits through the ceiling spaces.
- Additional power points can be added above the skirting boards as per the existing power points.
- Light fittings and switches can be changed using existing outlets. The introduction of false ceilings for services or lighting is generally not acceptable.

7.9 Building Code Compliance

Background

The preferred long-term use for 132-134 Cumberland Street is to remain as a pair of residential terraces and unless there is a change in use, this will not trigger the intervention or upgrade to meet current code compliance for that use.

Should the property become a publicly accessible building, key issues of BCA compliance such as fire resistance, egress provisions, and disabled access and facilities are to be addressed in ways that do not adversely impact heritage significance.

Specialist advice to seek the latest performance-based solutions is recommended to meet BCA upgrade requirements for egress, safety and fire and minimise heritage impacts.

Policy 39

Heritage buildings within The Rocks should not be used for any purpose for which upgrading requirements for building code compliance will result in an unacceptable adverse impact on the streetscape, building, views or experience.

Guidelines

- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred over the installation of fire rated material, which may obscure significant finishes.
- Future upgrades must take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric (through fire engineering analysis or the judicious use of intumescent paint finishes, for example).
- The building was constructed prior to the establishment of the National Construction Code (NCC), and some elements, including stairs and balustrades, may not comply with current standards. A risk assessment should be prepared to determine if upgrades should be undertaken, taking into account the potential heritage impacts resulting from the works versus legislative requirements.
- Where BCA upgrades are determined as required, and the deemed-to-satisfy solution would have an adverse heritage impact, a BCA consultant with experience working with heritage buildings should be engaged to develop a performance solution that reduces heritage impacts to an acceptable level.

Fire Resistance

- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rated material, which may obscure extant finishes.
- Future upgrades of the buildings are to take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric (through fire engineering analysis or the judicious use of intumescent paint finishes, for example).

7.9.1 Accessibility

Background

The Commonwealth Disability Discrimination Act (DDA) does not require equitable access to single dwellings, although occupants may wish to provide it for their own use. If change of use is proposed, other than as a single dwelling, it is likely the DDA will apply, and heritage places are not exempt from it, although the Australian Human Rights Commission has advised that heritage significance may be taken into account when considering whether providing equitable access would result in unjustifiable hardship.

Should 132-134 Cumberland Street become a publicly accessible building, key issues for the provision of accessible access and facilities may need to be addressed.

Refer to Section 6.8.4.

Policy 40

Upgrades for accessibility must recognise and respond to heritage values and must not result in an unacceptable adverse impact on the streetscape, building, views or experience.

Policy 41

Where equitable access is required, an access strategy should be developed by specialists in this field for the entire property. This will avoid piecemeal and incremental improvements and provide solutions that are appropriate to the heritage values and that are also reversible.

Policy 42

Improvement works for accessibility are to be designed and managed by skilled heritage architects and heritage trained access consultants.

Policy 43

Improvement works for accessibility are to be fully reversible and to meet legislative requirements with minimal impact to heritage values.

Guidelines

- *The Draft Rocks Heritage Access Strategy Stage 1 & 2, 2023*, includes site specific recommendations for 132-134 Cumberland Street and audits the current site and building and makes recommendations for achievable accessible access upgrades that respects the heritage significance of the property.
- Minor adjustments to significant fabric to improve accessibility can be investigated in consultation with a with a skilled heritage architect (such as re-swinging of doors, raising of pavement levels etc)
- A combination of deemed-to-satisfy and performance-based design solutions will be required to achieve compliance with the applicable accessibility performance requirements.
- The installation of internal lifts, subject to design, would likely to have an unacceptable adverse impact on significant spaces and fabric given the sensitivity and physical constraints of the building.

7.10 Setting, Views and Adjacent Sites

Background

The Burra Charter states that the retention of an appropriate visual setting, views and vistas for the place contribute to the heritage significance of the place.

Section 3.3 analyses the setting and establishes key views and vistas to and from 132-134 Cumberland Street that are shown in Figure 20.

132-134 Cumberland Street sits close to, however outside the UNESCO World Heritage Listed buffer zone established for the Sydney Opera House under the SREP Sydney Harbour Catchment. The intent of this buffer zone is to manage the visual catchment and views to the Sydney Opera House.

The Long's Lane precinct is a place of high significance in its own right. Features within the precinct should defer to the significance of the area as a whole as well as the significance of individual components of the precinct.

The key considerations are maintaining the view to the site from the Cahill Expressway and its overpass and Cumberland Street. Views should encompass both the site and the neighbouring properties at 130 and 136-138 Cumberland Street, so the buildings can be seen and understood as a group.

Policy 44

The key views identified in Section 3.3 are significant to 132-134 Cumberland Street and must be retained. No additions or alterations should be made to the front elevations or roofs of the terraces that would be visible from the public domain. The views to the rear of the terraces from Long's Lane and Caraher's Lane should be considered if any change is made to the rear of the site.

Policy 45

Views of the site from Cumberland Street and the Cahill Expressway and overpass should also encompass the buildings at 130 and 136-138 Cumberland Street as a group. These buildings should be visible and legible together as a group of late nineteenth century residential properties

Policy 46

The existing stone and off-form concrete of the face of the Cumberland Street cliff/cutting should remain exposed to view. It should be maintained to remove graffiti and vegetation as it occurs.

Guidelines

- Retain the views of the property together with the buildings at 132-134 and 136-138 Cumberland Street, from Cumberland Street opposite, north of the overpass, and from the Cahill Expressway and overpass.
- Retain views of the rear and south elevations of the property from Long's Lane.
- Any new fence to the top of the Cumberland Stret cliff/cutting, or treatment of the existing fence, should not obscure views of the property.

7.11 Environmentally Sustainable Heritage Buildings

7.11.1 Generally

Successful improvements and retrofits to heritage buildings begin with a thorough understanding of a building's construction method, heritage significance, previous modifications to the building, the environmental context and planned future use. Decisions about retrofit should start with this understanding with heritage conservation acting as a frame through which to improve environmental performance with thoughtful intervention. A balanced approach maintains heritage significance while optimising environmental performance, reducing energy and emissions, improving resilience and providing cost savings for building owners and managers while improving liveability for occupants and users.

The *Better Placed Design Guide for Heritage*, a collaboration between the Government Architect NSW and the Heritage Council, extends the Australian ICOMOS Burra Charter principles of 'retention and adaptation as positively to contributing to Environmentally Sustainable Development (ESD). ESD also includes concepts to repair, reuse and upcycling, retrofitting for sustainability; retaining embodied energy of heritage buildings; and the durable nature of heritage buildings.

The *Sustainable Heritage Buildings Guide* (2024) is a recent collaboration between Transport for NSW and the Heritage Council that provides policy and practical guidance intended to encourage progress towards achieving more sustainable heritage buildings. It outlines a range of interventions, from simple to more complex, that can support and enhance heritage buildings while reducing their environmental footprint.

This section sets out policies and guidelines that support ESD in heritage buildings to achieving a culture of innovation and continuous improvement to support the NSW Government's commitment to the delivery of strategic policy on energy, climate change and sustainability, including the NSW Government's *Net Zero Plan Stage 1: 2020-2030.*

7.11.2 Energy efficiency for heritage buildings design and performance

PMNSW is committed to reducing greenhouse emissions and have in place an endorsed target of Net Zero by 2035. Heritage buildings play a crucial role in the journey to achieving this target by becoming energy efficient and reducing reliance on coal fired power and other fossil fuels.

The *Sustainable Heritage Buildings Guide* provides policy and practical guidance to improve performance and reduce environmental footprint. This guide should be used by lessees, occupiers, architects, specialist and anyone who maintains or operates 132-134 Cumberland Street, The Rocks.

Policy 47

The terraces should be reviewed for application of environmental sustainability, upgrading of energy performance and user comfort, with respect for maintaining the heritage values of the building.

Policy 48

Upgrades to improve the performance and operations of heritage buildings must be sensitively designed by experienced heritage architects and engineers; performance solutions should be explored as a means to improving environmental performance with minimal heritage impact.

Policy 49

Works must support the use of local and traditional resources and materials, repairing, reusing and upcycling, where appropriate, as part of the Circular economy for sustainable heritage management.

Policy 50

Responses to improve the sustainability of a building should first review the inherent climate response within the historic architecture of the building.

Guidelines

- A number of the buildings in the Rocks incorporate techniques for thermal management and air flow developed through the mid to late 19th century, including operable wall ventilators stair wells and roof cowls.
- Some modern requirements for energy efficiency and thermal management such as building sealing for air conditioning efficiency, measurable fresh air intakes etc. may work against the inherent design performance of the building.

7.11.3 ESD and Passive Design Upgrades for Heritage Building Performance

The key elements of passive design are building location and orientation on the site, building layout, window design, insulation (including window insulation, thermal mass, shading, and ventilation. Each of these elements works with others to achieve comfortable temperatures and good indoor air quality.

While the location and orientation of heritage buildings generally cannot be changed, other elements, such as windows, doors walls and ceilings, can be sensitively adapted to improve the building's environmental performance.

Policy 51

Energy performance upgrades must aim to improve sustainability outcomes for heritage buildings and can include performance upgrades for thermal comfort, acoustic and noise attenuation, lighting and water consumption and the like.

Policy 52

Sustainable and passive solutions must be investigated and implemented, and their effectiveness measured, before the need for mechanical ventilation to supplement existing passive measures, is considered.

Guidelines

- ESD principles should be adapted for use in heritage buildings to improve the building performance, energy efficiency and user comfort including the introduction of passive controls through natural ventilation, cross ventilation, roof cowls and ceiling fans for hot air dispersion where appropriate as well as compatibility designed sun shading, awnings and blinds. Additional glazing and double glazing and wall and ceiling insulation can also be introduced where appropriate.
- The introduction of environmentally friendly renewable energy infrastructure for electricity generation and storage, and water storage and harvesting including solar panels, water tanks and the like is generally supported and must be designed and installed to support and must not detract from the overall heritage values and qualities of the property, its setting and context.

- Solar panels can be introduced to buildings and are to be mounted so as not to be visible from the Street frontages or overlooking from neighbouring buildings.
- Ensure that ceiling fans do not adversely impact, visually and/or materially, on significant fabric such as ceiling roses, pressed metal, light fittings, etc.
- Seek advice to ensure that the placement of fans does not result in chaotic air movement, low ceiling pressure zones against the ceiling and undifferentiated air pressure in other parts of the building.
- The acoustic performance of all windows can be upgraded in the following ways:
    - For windows not of exceptional significance, install thicker glass and adjust the counterweight on the mechanism within the window frame to allow for the increased weight of the new glass.
    - On the inside of the window, install an inner sheet of glass set in a timber or metal frame or a sheet of plastic fixed with magnetic strips. Either option should be reversible and not be visible from the exterior.
    - Insulation of the roof space can be placed at the level of the ceiling joists. When the roof is re-sheeted, insulation could be added to the level of the rafters using a breathable product.
    - Thermal ceiling insulation should be installed above the level 2 ceilings if insulation is not already in place.

7.11.4 Mechanical Solutions to Supplement Passive Design for Heritage Building Performance

The introduction of mechanical solutions for climate control in heritage buildings should be designed to take into account the inherent thermal, acoustic and other qualities built into its design to manage and respond to its environment.

In heritage buildings mechanical solutions can be designed to improve the building's performance. They should operate efficiently aim to minimise operational energy consumption and source energy from carbon neutral energy sources in line with the NSW Government's Net Zero Plan -2020-2030.

Policy 53

Mechanical systems should be designed to supplement existing passive measures. This will ensure that any necessary mechanical systems operate efficiently and reduce energy consumption in line with PMNSW's Net Zero Strategy and NSW Government's Net Zero Plan -2020-2030.

Policy 54

Full and mixed mode mechanical ventilation systems must only be considered if it can be demonstrated that passive solutions and the inherent properties of the building do not provide a comfortable enough environment for its ongoing viability and/or use.

Policy 55

Mechanical solutions, following the implementation and analysis of passive solutions, must be designed and selected in consideration of the heritage values of the place. The design of mechanical solutions must be supported by an options analysis demonstrating that the proposal presents the least impact to the significant fabric of the place, and accounts for ongoing energy consumption and are subject to approval.

Policy 56

Maintain internal blinds on the west elevation and if required on the east elevation. All other methods of passive sun control such as external blinds, improved ventilation, use of free-standing fans or ceiling fans and heating through free standing heaters should be investigated and trialled prior to air conditioning.

Policy 57

Ensure that ceiling fans do not adversely impact, visually and/or materially, on significant fabric such as ceiling roses, pressed metal, light fittings, etc.

Seek advice to ensure that the placement of fans does not result in chaotic air movement, low ceiling pressure zones against the ceiling and undifferentiated air pressure in other parts of the building.

Policy 58

The acoustic performance of all windows in these houses can be upgraded in the following ways:

- *For original windows or exceptional significance - on the inside of the window, install an inner sheet of glass set in a timber or metal frame or a sheet of plastic fixed with magnetic strips. Either option should be removable and not be visible from the exterior.*
- *For 1990s windows (i.e. windows not of exceptional significance) - install thicker glass and adjust the counterweight on the mechanism within the window frame to allow for the increased weight of the new glass.*

Policy 59

Insulation of the roof space can be placed at the level of the ceiling joists. Should the roofs be re-slated, insulation could be added to the level of the rafters using a breathable product.

Guidelines

- The factors contributing to discomfort are to be identified and quantified before the development of any solutions. A mechanical engineer should be engaged to prepare site specific recommendations. This is to include an audit of the current building and recommendations for a performance-based upgrade that respects the heritage significance of the property.
    - Gas and electrical fittings can be used in individual rooms including within the fireplaces.
    - Careful system selection and implementation is integral to the success of any mechanical heating, cooling, and ventilation (HVAC) system. This is even more critical with heritage buildings, where the impact of mechanical systems coupled with passive systems should be minimised for their visual and physical impact on the building.
    - External reverse cycle air conditioning units for heating and cooling should generally positioned so as to not be visible outside the property and are below 1.8m. Conduits are to be surface mounted on the wall and through grilles into the ceiling.
    - The existence of roof-top solar panels (noted in the 2015 CMP as being disused) should be confirmed. Any redundant fittings should be removed. The option to reinstate and reconnect the panels could be explored but the reason that they were previously disconnected should be considered.

7.11.5 Heritage Disaster Risk Management

Background

The Rocks Heritage Disaster Risk Management Strategy 2021 has been prepared to identify human and natural hazards and set out a disaster risk mitigation strategy for the precinct.

The property is identified in this Strategy as contributory to the significant streetscape of the Longs Lane Precinct and The Rocks heritage precinct.

The Strategy sets out recommendations for the Rocks Precinct and also specific site and building pre disaster preparedness, emergency response and post disaster recovery strategies and actions.

Policy 60

The recommendations for the precinct wide disaster risk management and specific site and building strategies should be applied to 132-134 Cumberland Street. This includes all recommendations for disaster risk preparedness, emergency response and post disaster recover strategies and actions.

7.12 Archaeological Resources

Background

All archaeological relics are protected under the Heritage Act.

Areas of Archaeological sensitivity are located on the site. The archaeological sensitivity is summarised on the Archaeological Zoning Plan in Section 3.6 of this CMP. An indication of the archaeological resource of 132-134 Cumberland Street was provided by an archaeological watching brief during conservation works in 1994. Archaeological evidence for earlier structures on the site remains below the ground.

Policy 61

The retention and conservation of above and below ground archaeological relics in situ is best practice management of the archaeological resource. All decisions must seek to retain the heritage values identified in this CMP.

Policy 62

The site should be subject to further testing and is to be monitored by a qualified archaeologist who meets the Heritage NSW Excavation Director Requirements to disturb relics on a SHR listed site during any ground disturbance in accordance with the archaeological provisions of the Heritage Act.

Policy 63

Subsurface disturbance must be avoided, or restricted where possible to reduce the impact on archaeological remains at this site.

Policy 64

Where works are proposed to be carried out in close proximity to probable archaeological relics that are able to be retained in situ, strategies should be put in place to ensure that construction work and/or heavy machinery does not disturb or damage those relics. Refer to Section 3.4 of this CMP.

Policy 65

Archaeological assessment by a suitably qualified and experienced archaeologist should be carried out in the site prior to the commencement of any works to inform previous layouts and character of the site, future conservation, interpretation and upgrading work, and to determine if any approvals are likely to be required.

Policy 66

An appropriate on-site investigation strategy (an archaeological methodology and Research Design) must be prepared and submitted to the Heritage Council as supporting documentation for any excavation permit applications.

Policy 67

An application for an excavation permit must be made under Section 60 of the Heritage Act for any proposed excavation works within the boundary of the place/study area.

Policy 68

All ground disturbance associated with future development of the site in areas previously not investigated through archaeological excavation must be undertaken in accordance with a Section 60 approval, or a Section 139 exception issued by the Heritage Council and are subject to approval. Work must be consistent with the proposed archaeological methodology and any conditions of the archaeological approval which may include archaeological monitoring or salvage excavation.

Policy 69

Onsite personnel are to be made aware of their obligations and requirements in relation to the archaeological provisions of the Heritage Act and obligations under the NPW Act relating to Aboriginal "objects" or relics.

Policy 70

In the event that historical archaeological relics are exposed on the site, they should be appropriately documented according to the procedures outlined in the archaeological methodology accompanying the application for an Excavation Permit. For above and below ground archaeological remains, an archaeological watching brief, with further testing prior to any disturbance or monitoring program is recommended.

Should any unexpected archaeology be uncovered during the excavation works, the Heritage Council must be notified in accordance with Section 146 of the Heritage Act. Works must stop and a suitably qualified and experienced historical archaeologist must be brought in to assess the finds. Additional approvals may be required before works can recommence on the site.

Guidelines

- The Section 170 Heritage and Conservation Register listing for 132-134 Cumberland Street sets out recommendations for managing archaeological resources on site.
- The archaeological resource of the site is of State significance, due to the early and ongoing occupation of the site. The site is identified in the Map of Archaeological Resources in The Rocks (Appendix C of *The Rocks Heritage Management Plan, 2010*) as an area of archaeological sensitivity.
- Based on the significance of the site and the baseline archaeological assessment (Refer to section 3.6) in this CMP, it is recommended that an archaeological assessment be undertaken prior to any ground disturbance for this property.

- For the remainder of the site, there is high potential for below ground archaeological remains in unexcavated areas; and care should be taken so as not to disturb any potential archaeological resource below ground.
- Due to the manipulation of the landscape, it is not known if subsurface deposits exist that relate to pre-European Aboriginal occupation of the area, or subsurface deposits from the period prior to the construction of the property.
- Suitably qualified and experienced historical archaeologists, for the purpose of assessing excavation works including archaeological monitoring, or salvage excavation for works on State significant sites, must meet the Excavation Director Criteria (ED Criteria) as identified in *Heritage Council of NSW Criteria for assessing Excavation Directors*. https://www.heritage.nsw.gov.au/assets/Uploads/files/Excavation-Directors-Assessment-Criteria.pdf

7.13 Painting and Finishes

Background

Colour schemes and paint types used on heritage buildings, and the use of surface finishes, i.e. lime washes, mineral paints, tung oil, waxes, stains and varnishes, form a major part of the history of the place. They are important in providing physical evidence of changes to the place over time, and form part of its historical interpretation.

Best heritage practice encourages the continued use of traditional paint types and finishes. The use of modern paints and finishes can in some instances cause inadvertent consequences to the building fabric. Where practicable, the use of traditional paint finishes such as lime washes, or acrylic finishes are supported. For timber joinery, the continued use of oil-based enamel paint is preferred. Oil-based paint soaks into and provides moisture into the timber, whereas acrylic paint does not.

Colour schemes should complement and not detract from the historical and architectural character of the terraces, as well as their broader setting and context within the Longs Lane Precinct.

The exterior of the building has recently been repainted in a contemporary colour scheme. The ground floor of the front elevation has been limewashed, and joinery painted in water-based paint. The worn paint finish on the external facade above the verandah has been retained and sealed with Murobond Mineral Silicate Matt Clear coating.

Policy 71

Adopt a compatible paint colour scheme based on research about the place, or based on an understanding of the building type, use, period and architectural style, sympathetic earlier paint colour scheme, or compatible contemporary paint colour scheme.

Policy 72

Maintain the worn paint finish above the verandah as existing. Additional layers of clear coatings may be applied where required to protect against deterioration, subject to specialist advice.

Policy 73

The colour scheme to the exterior of 130, 132-134 and 136-138 Cumberland Street must ensure that these buildings continue to be legible as a group of late nineteenth century residential properties. External colours and finishes should be generally consistent across the group.

Policy 74

Existing external paint finishes should generally be maintained using the same paint type and finish as existing. Alternative paint types and finishes can be investigated where existing paint types and finishes are causing deterioration, subject to specialist advice.

Policy 75

The acrylic finish to the internal walls and ceilings must be retained and maintained. All painted joinery must continue to be painted. The internal paint colour schemes may be changed as required.

Guidelines

- Regular painting forms an essential part of maintenance for a number of building materials, especially timberwork, and can extend their service life. Surfaces that were never intended to be painted are not to be painted.
- Continue the use of compatible exterior paint type and finish. Apply water-based paint or clear coatings to the external walls only when necessary. Oil paint is to be used on the external joinery. Walls and joinery are not to be stripped prior to painting.
- The painted finishes to the rendered brickwork, limited decorative detailing and timber joinery all contribute to the exceptional significance of the property facade. Surfaces that have not been painted are to remain unpainted. For example, unpainted or exposed masonry and bagged brickworks should retain existing finishes and not be rendered or painted.
- On timber floors, a range of floor finishes are acceptable as long they do not require heavy re-sanding to be removed. Acceptable finishes include natural Tung oil (not synthetic) and water-based sealants. A black Japan stain can also be used.

7.14 Landscape Works and Gardening

Background

Historically, 132-134 Cumberland Street had no garden. Up until the demolition of the Caraher's Lane tenements, the site's only external space was a small, shared service court. The eastern extent of the rear yards has changed over time with the current eastern boundary of the yards established in the 1990s.

The backyards are enclosed with timber paling fences and are brick paved. The only planting in the yards is the large hackberry tree in the yard of 132 Cumberland Street. The tree has some amenity and aesthetic value but is potentially damaging to the buildings due to its root growth and vigorous self-seeding.

Generally, gardening does not require approval. However, if landscape works involve more than normal garden works (i.e. paving, garden beds and plantings), and excavation of 300 mm or deeper is required (e.g. for drainage works), then approval is required, and an archaeologist may need to be involved with the works. Landscaping works involving more than normal garden work including paving, introduction of the garden beds, planting or removing trees and excavation of 300mm or deeper may require approval if the work is not covered under the Heritage Act's Standard Exemption for Excavation. Landscape maintenance is covered by a Standard Exemption. Approvals may be required from the City of Sydney Council and Heritage Council, and an archaeologist may need to be involved with the works. Refer to archaeological policies in section 7.13 of this CMP.

Policy 76

Landscape works must be appropriate to the setting and must not damage building fabric (e.g. the activity of tree roots).

Policy 77

The tree in the rear yard of 132 Cumberland Street should be maintained in consultation with an arborist. The tree should be removed if it risks causing damage to nearby buildings. Should the existing tree be removed, a replacement tree can be planted of a scale suited to the rear yard, and of a species that is sympathetic to the character of the precinct.

Policy 78

The brick paving could be retained or replaced with another sympathetic type of paving, subject to approval by PMNSW.

Guidelines

- Retain the character of the rear yards as open areas, with the low fencing and brick paving.
- Trees should not be planted close to the property as there is the potential for damage to the foundations and drainage.
- Temporary garden elements such as garden beds, wall trellises, BBQ structures and sunshades can be installed, provided they are reversible, and do not affect the heritage significance of the building or surface of the yards.
- No vines should be grown on the front or rear building facades.
- Planter boxes and irrigation systems should be located at least 500mm away from the walls of the building.
- The construction of a rear unroofed deck within the yard could be possible but would be subject to approval with regards to size, design and selection of materials.
- Small structures, such as rainwater tanks or sheds, may be discretely positioned in the rear yards and not be visible from the street frontage. Any new sheds must be small and discrete and not visible from the street frontages.

7.15 Lighting and Signage

Background

Lighting and signage are an important part of The Rocks experience and need to be carefully considered to ensure its effectiveness and enhancement of the visitor experience while protecting the core heritage values that make The Rocks special.

While the best heritage outcome for the building is its continued residential use, if there is a change to commercial use, any required signage must be well designed, positioned and targeted to avoid impacts on heritage values.

Policy 79

All signage and lighting must respect heritage values a not obstruct or detract from the views to and from the terraces, their setting and context and be consistent with PMNSW's Signage and Lighting Policies.

Guidelines

- External lighting should enhance the unique architectural and heritage character of The Rocks at night-time to create an inviting and engaging destination that is distinctly softer and warmer than the surrounding CBD area.
- Lighting should highlight and celebrate architectural features and heritage fabric, to interpret the history of 132-134 Cumberland Street and the Longs Lane Precinct.
- Engage qualified lighting and signage designers, architects, and/or heritage consultants to develop considered lighting and signage solutions.

7.16 Ongoing Maintenance and Repair

Background

Despite the properties in Longs Lane being divested on a long-term lease, PMNSW will remain as statutory landowner meaning that Landowner's consent from PMNSW, including Landowner's consent for approval or exemption under the Heritage Act to make changes to any of the heritage listed buildings within the Precinct.

While PMNSW will remain responsible for ongoing maintenance and repair of the public domain areas within the Longs Lane Precinct, the current leaseholder and any future lessees are responsible for undertaking regular maintenance and repair works to maintain the condition of the building in accordance with the Minimum Standards of Maintenance and Repair for Heritage Items as stipulated in Section 8.1 and the Conservation and Maintenance schedules included in Section 8.3 of this CMP.

Works are identified through the Asset Management Plan (AMP) for each property and include the requirements for regular inspections and condition reviews and a cyclical lifecycle maintenance plan. Information from this CMP will inform the AMP.

PMNSW has an obligation to manage its assets in accordance with NSW Treasury Capital Planning Process (CPP) as detailed in Section 6.4.4 and polices in Section 7.2.2. and in accordance with *Management of Heritage Assets by NSW Government Agencies*.

As this building is listed on the SHR, s118 of the Heritage Act which sets out Minimum Standards of Repair must also be adhered to.

The nature of any building is that its fabric will deteriorate due to the effects of age, maintenance, weather, vegetation incursion and use.

Policy 80

Implement an ongoing maintenance and repair schedule, including regular inspections, and remedial actions where necessary.

Ongoing maintenance must ensure the retention of significance of building elements, and not result in loss of significance due to neglect or the deterioration of fabric.

Policy 81

Ongoing maintenance and repair of 132-134 Cumberland Street by the property owner or its agent, is essential to ensure its long-term conservation and management obligations for State government under the NSW Treasury CPP and NSW Heritage Act 1977.

Policy 82

Ongoing maintenance and repair of 132-134 Cumberland Street that is the responsibility of the lessee, will be clearly identified by PMSNW and explicitly specified in any lease agreement.

Policy 83

The following maintenance and repair works should be undertaken as a priority:

- *All wall upstands above roof level and chimneys should be checked for structural stability by a structural engineer. Cracks should be repaired. Cracking of render should be repaired to prevent moisture penetrating into the wall. Cracking that extends deeper into the brickwork should be checked by a structural engineer.*
- *All roofing, flashings and capping should be checked for condition. Deteriorated or damaged fabric and fixings should be replaced. The leaks in the roof of no. 134 should be rectified and the damaged and cracked ceilings in rooms 104 and 105 repaired.*
- *The water ingress evident in the corridors and laundries of both terraces should be investigated and rectified. The capacity of the box gutter in the rear wing roof should be checked and the gutter should be re-sized as needed.*
- *The cause of the damp on the eastern wall in room 105 should be investigated. The gutters and rainwater head above the wall should be checked to determine if they are the source of the damp.*
- *When the source of the moisture has been rectified the moisture level of the wall should be checked and the wall should be desalinated as applicable, in accordance with expert heritage advice. The internal plaster should be repaired.*
- *The rusted over flashings to the front verandah of 132 Cumberland Street should be checked for condition and repaired/replaced as needed.*
- *All rusted roof flashings and capping should be checked for condition and replaced as needed.*
- *Window W/G03 in bathroom G13 should be made operable to improve ventilation in the room to prevent the build-up of mould.*
- *All skylights should be cleaned of dirt, including between the outer and inner skins.*
- *All rainwater heads and downpipes should be checked and cleared of blockages.*

Guidelines

- In addition to regular maintenance activities, prompt preventative action and repair is to be undertaken as necessary as set out in section 8.0.
- The significant fabric of 132-134 Cumberland Street is to be repaired in accordance with the recommendations outlined in Section 8.2.
- The significant fabric of 132-134 Cumberland Street is to be maintained by the implementation of the short, medium, and long-term maintenance program outlined in Section 8.3.
- Inspection and maintenance works should only be conducted by those with professional knowledge and demonstrated experience with heritage buildings and materials.
- All maintenance work and repairs are to be undertaken in using appropriate materials and skills to ensure that there is no negative impact on significant fabric.
- In particular, new replacement finishes such as paint and roof covering must be of the same kind of material or a properly tested technology; a technologically enhanced version as the existing (oil paint, zinc galvanized steel, limewash, lime mortar, etc).

7.17 Interpretation

Background

The history, significance and setting of Longs Lane and its neighbouring streetscape group can be highlighted in interpretive material, such as a walking guide and made available through The Rocks Visitor Centre. Additional opportunities to interpret the place and setting may be available at other local venues which are open to the public, such as the Susannah Place Museum.

Policy 84

132-134 Cumberland Street can be interpreted by appropriate methods in a way which explains the building to the public, while respecting the privacy of the building's occupants through off-site interpretation.

Policy 85

All interpretation must be consistent with The Rocks Interpretation Strategy 2006 (as updated from time to time) and be developed by professionals experienced in this field for the property. This will support the telling of the stories about the heritage values of the place within the context of The Rocks without detracting from the heritage significance of the place.

Guidelines

- There is an opportunity to interpret 132-134 Cumberland Street off-site at The Rocks Discovery Museum, while still allowing tenants and occupants the right to privacy.
- 132-134 Cumberland Street could be included on The Rocks Self-Guided Walking Tour and on the Virtual Sydney Rocks Guidebook – it is important to update these online guides with new information.
- PMNSW should continue to explore opportunities for and continue to provide off-site interpretation for 132-134 Cumberland Street and the neighbouring precinct at nearby publicly accessible places, such as Susannah Place, or The Rocks Visitor Centre.
- Ongoing research should be carried out in order to enhance the understanding of 132-134 Cumberland Street and the Long's Lane Precinct. Such research should include actively collecting oral histories of people who lived in the buildings prior to conservation works (including individuals who squatted in the buildings).
- Interpretation at 132-134 Cumberland Street should take into account all periods of development and occupation in the context of the history of The Rocks area under the management of PMNSW and should be presented in an accurate and insightful manner.
- Some heritage items are associated with more than one cultural group, and may have a variety of meanings, some of which may appear to be conflicting. It is then desirable to interpret a variety of meanings rather than present the values of one group and exclude others.
- A collaborative approach is appropriate, with heritage interpreters providing opportunities for people to participate. The first step is to identify all the people who should be involved. This may have been done in a CMP, but if not, it should be included in an Interpretation Strategy.

8

Implementing the Plan

This CMP has been prepared to provide guidelines for the conservation, re-use, interpretation and management of 132-134 Cumberland Street and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out the implementation guidelines for the policies, including a list of conservation and maintenance works required for the property.

8.1 Minimum Standards of Maintenance and Repair

Standards that need to be addressed to assure the compliance of 132-134 Cumberland Street with the provisions are those for *Inspection*, *Essential Maintenance and Repair*, *Weather Protection*, *Fire Protection* and *Security*.[100]

The following works must be undertaken to ensure compliance with the Minimum Standards of Maintenance and Repair.[101]

132-134 CUMBERLAND ST, THE ROCKS		
Priority Actions		
Work or Activity Required	**When To Undertake Work**	**Who Is Responsible**
Engage heritage structural engineer to inspect rear steps for safety and recommend minor repairs.	Within 1 year of adoption of this CMP	Lessee
Inspect northern wall render and brickwork and repair as needed to prevent water ingress through the brickwork.	Within 1 year of adoption of this CMP	Lessee
Wash down rear yard, remove leaf litter and dirt from the drainage channel.	Within 6 months of adoption of this CMP	Lessee
Provide leaf guards to prevent clogging of gutters and downpipes.	Within 6 months of adoption of this CMP	Lessee

100 http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf

101 http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf

132-134 CUMBERLAND ST, THE ROCKS		
Priority Actions		
Work or Activity Required	**When To Undertake Work**	**Who Is Responsible**
Inspect and repair or renew 1990s polycarbonate/galvanized steel skillion roof covering over the kitchen.	Within 2 years of adoption of this CMP	Lessee
Undertake minor repairs to timber painted finishes in the kitchen after roof repairs are complete.	Within 2 years of adoption of this CMP	Lessee
Repair double hung sash window between kitchen and living room with traditional sash cords and weights and adjust to ensure smooth operation.	Within 2 years of adoption of this CMP	Lessee
Check chimney pots and remove plants growing in the stack/capping.	Within 2 years of adoption of this CMP	Lessee
Check and repair cracked parapet render to two-storey rear extension.	Within 2 years of adoption of this CMP	Lessee
Refix loose wall lights to bedrooms.	Within 1 year of adoption of this CMP	Lessee
Ensure the tree is monitored periodically and checked by an arborist to prevent branches and roots causing damage to buildings.	Within 2 years of adoption of this CMP	Lessee
Repair broken and rotting fences, clothesline, and gates to the rear yard.	Within 2 years of adoption of this CMP	Applicable lessees

8.2 Condition

Date of inspection 26 March 2024.

- 132-134 Cumberland St is in fair to good condition but with signs of wear and tear, having been occupied by a residential tenant for some time. Main roofs were not accessible but lean-to roof is a combined galvanized/polycarbonate sheet roof (c.1997) with aged fixings and signs of leakage affecting painted timber coving below. Galvanized roof sheeting appears to be very weathered with small patches of corrosion and may require replacement within 10 years if not kept clean and regularly checked over.
- Gutter and downpipes are in good condition but do not have grated pits and are liable to blockage. Rear yard, paving and steps are in fair condition, but fences are leaning, and timber decay is evident in posts and palings.
- Courtyard and kerbs are dirty and stained due to the shade from the large tree.
- Rear concrete steps are spalled and supported on loose brickwork and should be inspected by a structural engineer.
- The main drainage channel is liable to block with leaves and was found to be clogged at the junction with the southern boundary fence.
- External brickwork is in fair condition but there is salt damage to paintwork on the internal stairway corresponding to the section of rendered brick on the external north wall. This façade needs inspection to check the condition and possible render repair.
- Damp ingress is evident in first floor bathroom (space 1.05) which may be an historic leak but requires inspection externally around the window to ensure walls are watertight. The external walls appear to be coated with a synthetic waterproofing finish (possibly Acratex™), which appears to have been used to re-adhere historic paint flakes and layers. Partial treatment with Westox RAP primer™ and limewash system containing synthetic additives is proposed for the north wall. Synthetic coatings have potential
- adverse impacts in the long term, especially on unrendered porous brickwork.
- Doors and windows externally are good to fair and functioning adequately (some were not accessible due to rooms being occupied during the inspection). Internal wall lights are loose in some rooms.
- There is a single mature Hackberry tree, (Celtis sp.) in the northeast corner of the rear yard, it is in fair condition, with evidence of heavy past pruning.

In the short-term minor repair works listed in section 8.1 are required. In the longer-term maintenance should be undertaken as set out in section 8.4.

8.3 On-Going Maintenance

The on-going maintenance schedule refers to cyclical maintenance works to fabric that should be implemented as part of the process of on-going management of 132-134 Cumberland St, The Rocks.

Prior to undertaking maintenance works, landowners' consent and exemption or approval under the Heritage Act must be granted by PMNSW, as both landowner and delegate of the Heritage Council. Performed work and any faults discovered, or repairs made, should be recorded, and kept separately alongside a copy of this maintenance schedule.

Carry out essential maintenance and repair whenever necessary in order to prevent the serious or irreparable damage or deterioration. Essential maintenance and repair may extend to (but not be limited to): foundations, footings, supporting structure; structural elements such as walls, columns, beams, floors, roofs and roof structures; exterior and interior finishes, details, fixtures and fittings; and systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness.

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Generally			
Overall	The property manager/tenant to identify, record and report any maintenance issues as they become apparent on an ongoing basis.	Periodic inspections to be carried out by an appropriately qualified representative (with experience in the maintenance of heritage items). Allow for a structural engineer's re-inspection every 5 years.	
	Comprehensive timber pest inspection to be carried out by a qualified technician and as specified in the Australian Standards.		
External Walls			

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Brickwork	Visually inspect all areas for deterioration and damage.	Inspect for loose, fretted, broken brickwork or missing mortar in joints. Check for crumbling brickwork or surface salts indicative of damp. Repoint as required with suitable mortar if joints are failing. Ensure walls are straight and true. Inspect surfaces for signs of cracking or subsidence. Check condition of wall vents and subfloor vents to ensure there is free air movement. Ensure redundant historic fittings and fixtures attached to walls are securely fixed and paintwork/coatings maintained.	Repoint as required with suitable mortar if joints are failing.
Plasterwork/Render	Visually inspect all areas for deterioration and damage.	Check over for drumminess. Seal any cracks with suitable sealant or repair compound. Wash off surface dirt, bird excretion, plant and fungal growth, etc.	
Paintwork	Check for new signs of flaking/peeling, blistering or other damage or deterioration.	Wash off surface dirt, bird excretion, plant and fungal growth, etc. Report on the impact of using sealant on the exterior walls (e.g. evidence of accelerated localised decay due to retarding of vapour transfer in areas	Repaint every 7 to 10 years

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
		subject to damp), or change of colour/gloss etc.	
External Elements			
Timber	Inspect for weathering and potential decay. Check paint coatings and finishes to ensure they are adequate.	Inspect lining boards and fascia to boxed eaves closely. Check for loose timber fixings and timber decay and keep out birds.	Repaint every 7 to 10 years
Windows	Inspect for loose, damaged, or weathered timberwork including sashes, mouldings, architraves, stiles, sills. Check that sashes move freely to verify sash cords and weights are in order.	Check all windows for operability; ensure hardware is intact and operational. Check internal faces around windows for stains that can indicate water penetration through flashings, sills or frames. Inspect exterior surfaces for paint failure/weathering especially those on the exposed west façade. Check and repair putty	Repaint external joinery every 7 to 10 years
Doors	Check all doors for operability; ensure hardware is intact and operational. Check for signs of weathering, damage, or decay.	Inspect for paint deterioration, failure, or damage.	
Decorative Brackets, String Courses, Moulded Projecting Sills		Inspect for damage or deterioration. Inspect and monitor structural defects.	

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Stormwater			
Gutters, Rainwater Heads & Downpipes	Ensure birds are not nesting on or around downpipe offsets. Clear guttering and downpipes of any blockages. Ensure gutters are not sagging and check falls to downpipes. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check for organic growth, moss, or stains around downpipes. Investigate source of damp if moss or staining detected. Inspect gutters and downpipes for cracks and loose or missing brackets. Repair or replace to match existing as necessary. Avoid hosing leaves and debris into downpipe outlets.	Ensure downpipes are not dented, damaged or restrict water flow. Ensure connection to storm water system is sound and clear of debris. Check straps, astragals, junctions, seals, and wall fixings.	
Pits, Grates	Ensure any pits and grates associated with stormwater or piped water supply are clean and free of debris.		
Dish Drains, Swales	Ensure yard is kept clean and drainage dish drain is intact, tiles are not broken, and the drain is clear of leaves etc.		
Sewer System			
Sewer Lines		Flush and video the drainage system to ensure that the drain lines are	

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
		operational to capacity and there are no blockages.	
Yards			
Paving	Ensure all paving is secure and sound. Keep pavers and yard areas clean of dirt build-up, moss, debris, and leaf litter.	Inspect paving around trees.	Re-lay paving if disrupted by trees.
Fences	Check all fences and gates for safety, replace any decayed timber elements. Ensure gate hinges and hardware are effective and lubricated and site security is adequate.		
Trees		Engage arborist to inspect the tree for defects, undertake tree surgery if necessary to keep branches clear of buildings, ensure tree health is maintained.	
Roofing			
Chimneys	Inspect flashings, pots, flaunchings and caps annually for damage. Remove any plants growing in joints, undertake minor repairs as needed.	Undertake structural inspection of chimneys. Additional safety inspection may be needed after extreme weather events.	

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Roof Sheeting	Inspect all roofing annually for loose fixings, defective washers, corrosion, bird damage or failure of seals around penetrations. Repair as necessary. Spot treat corrosion.	Inspect roofs in detail every 3-5 years. Remove and replace corroded or otherwise terminally damaged roof sheeting. Renew sealants and coatings. Check carefully around penetrations for corrosion and ensure sealants are adequate. Ensure roof anchors are tested periodically by a certified provider.	Galvanized roofing (1997) is showing signs of weathering and may not achieve the typical 50 years in service. Roof anchors (possibly also installed 1997) have a service life of typically 20 years.
Skylight		Ensure polycarbonate sheeting is kept free of dirt and leaf build up. Check sheets for cracks, crazing, etching, yellowing or embrittlement through UV absorption.	
Roof Framing	Ensure roof framing is inspected during timber/pest inspection.	Inspect structure at five-year intervals by the structural engineer. Carry out any necessary minor repairs.	
Flashing		Investigate whether chemical incompatibility between the flashings and the roof sheeting has caused damage or discoloration of the roof sheeting. Check effectiveness of damp- proof courses and flashings and replace damaged sections.	
Parapets, Capping		Inspect and repair/restore when necessary. Remove any plants growing in joints.	

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Interior			
Generally			
Walls: Brick and Lightweight Walls	Inspect for damp and water penetration. Investigate source and repair where necessary. Record any new cracks in wall/ceiling finishes.	Include crack monitoring in any structural survey as advised by the engineer.	
Windows & Doors Including Sashes and Frames	Check all doors and windows for scratches, dents, splits or other damage. Ensure doors swing correctly without sticking and doorstops are securely fixed and effective. Ensure door fanlights are operable and cords and catches in place. Ensure window sash lifters are secure (if provided) and that windows are used to optimize natural ventilation. Ensure all hardware is intact and operational. Check architraves and mouldings and re-secure if loose.		
Glazing	Ensure windows are washed with non-abrasive cloth, water and detergent and dried afterwards. Do not jet wash.		
Paintwork	Surface clean painted walls with damp soft cloth only when required. Inspect for deterioration or damage. Clean down, prepare and spot prime bare		Repaint internally every 7 to 10 years. Obtain advice on colours from a heritage specialist.

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
	surfaces or small areas requiring touch up. Where necessary reapply paint, avoiding build-up of paint on timberwork in particular on sashes and door leaves. Clean and apply topcoat or remove paint and apply two topcoats if required.		
Ceilings	Inspect for damp or water penetration, bowing or warping. Repair as necessary ensuring that significant elements are conserved.		
Cornices, And Other Ceiling Trim	Inspect for damage, clean and repair as necessary.		
Plasterwork	Inspect for damage and deterioration. Any repairs should use material compatible with the original plasterwork and applied by a tradesman with experience in restoration.		
Thresholds	Check for mechanical damage, wear, and spalling.		
Timber Floor and Roof Structure Floorboards	All timber elements (including structural elements) are to be inspected individually for damage or deterioration where accessible. A heritage specialist		

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
Joinery (Architraves, Beads, Skirtings, Soffits, Trim Etc)	should be consulted about the replacement or repair of any elements. Check for integrity of damp and termite barriers.		
Timber Staircase	Inspect floor joists from accessible locations (cellar)		
SERVICES			
Electrical	Inspect light fittings to check they are securely fixed. Ensure all internal wiring is in good condition and has been installed by a qualified electrician and in compliance with Australian Standards. Inspect for damage to electrical fittings and fixtures and ensure that they have been installed in compliance with Australian Standards.	Electrical inspection to include consumer mains and distribution boards, exposed earth electrode, safety switches, fuses, sub-circuits, power outlets, lighting and appliances in accordance with SafeWork NSW regulations.	
Mechanical	Where provided, ensure mechanical ventilation equipment is inspected/maintained and used to minimise damp/condensation.		
Fire Safety	Check and maintain smoke alarms compliant with Australian Standards (AS3786, AS1851) should be installed and connected to the electricity supply. Legislation requires that all NSW residences have at least one working smoke alarm installed on each level of a		

132-134 CUMBERLAND ST, THE ROCKS			
On-Going Maintenance Schedule			
Area/Item	**Short Term (Every 1–2 Years)**	**Medium Term (3-5 Years)**	**Long Term (10 Years)**
	residence. Batteries in smoke alarms that are not hard-wired should be replaced yearly.		
Hydraulic Services, Plumbing and Drainage	Inspect for deterioration and damage to pipework, fittings and fixtures. Check for any damp stains or decayed finishes around plumbing fittings. Secure loose and replace damaged or missing toilet pan seats and fittings. Charge all toilets and run taps to refill drainage traps. Check pressure and flow, valves and controls. Ensure hot water tanks are maintained and tested and not dripping or leaking.		

9

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32573 CD 59 -Transplanted tree from Alfred St to north end of Cumberland St, 132-134- 148 Cumberland - 1936.jpg

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48860 GLM 15 - Front door, 115 Gloucester St - 1978.jpg

48861 GLM 16 - Window detail, 115 Gloucester St - 1978.jpg

48862 GLM 17 - Parapet, 113-115 Gloucester St - 1978.jpg

48870 GLM 24 - Rear 113-119, Gloucester St - 1978.jpg

48871 GLM 25 - 113-119 Gloucester St - 1950s.jpg

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48873 GLM 27 - 103-115 Gloucester St - undated.jpg

48877 GLM 31a - Rear view, 103-113 Gloucester St - 1978.jpg

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