

# **Historic Houses Association Conference April, 2018 'HOME HEAVEN HELL'**

## **Finding Your Way Through the Heritage Maze**

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Director, GML Heritage**





Heritage is primarily managed in the planning system ie. by local councils – LEPs, DCPs and guidelines





Orange Local  
Environmental  
Plan 2011

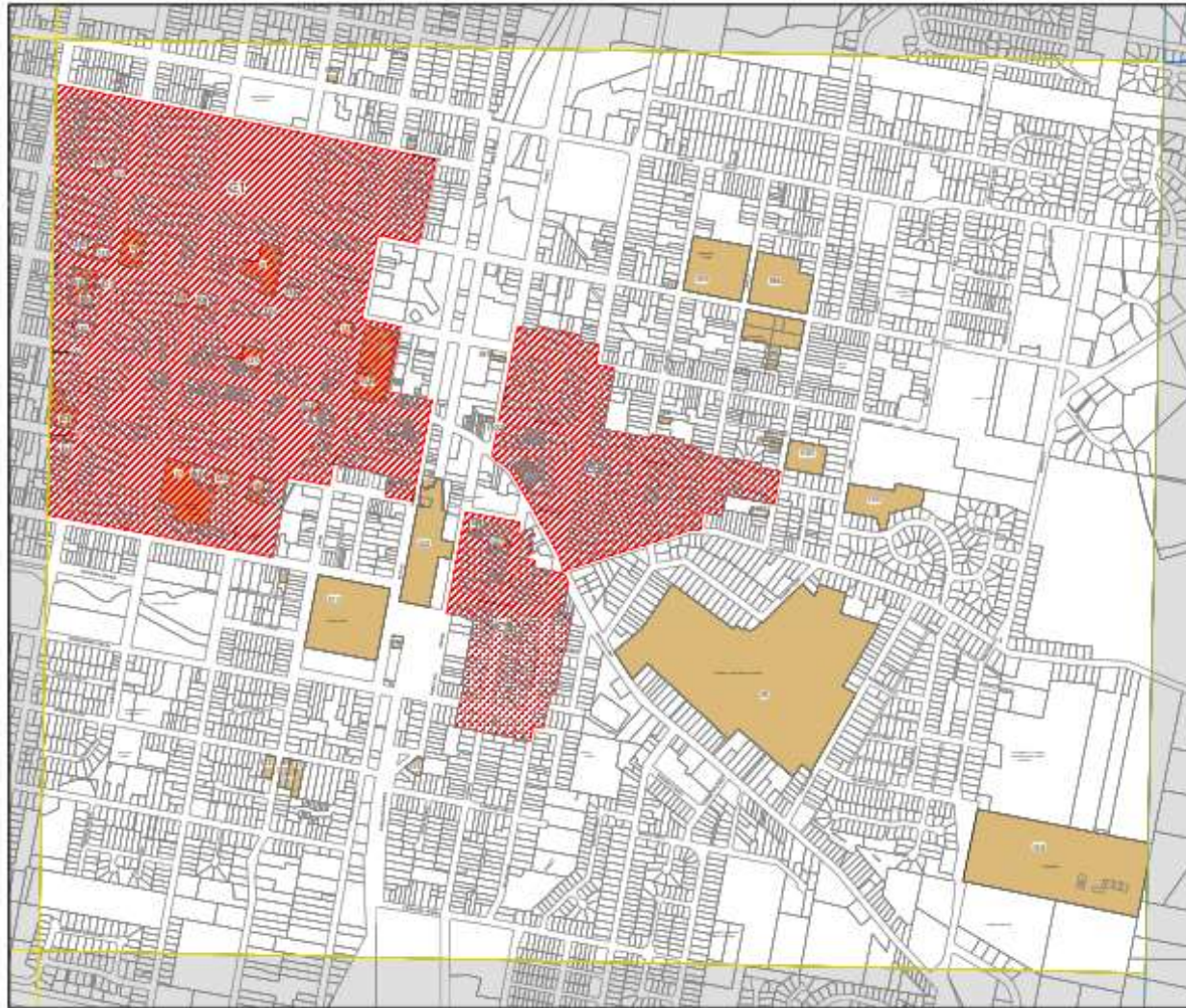
Heritage Map - Sheet HER\_008C

- Heritage
- Conservation Area - General
  - Item - General
- Cadastral
- Cadastral 30/03/2010 (Land and Property Information (LPI))



Scale 1:10000 (1:10000)

Map Information Number  
01/10/2008 000 000 010 0011100



LEP maps show locations of heritage items and heritage conservation areas. State Heritage Inventory

NAME The Spanish Club  
LOCATION 88 Liverpool Street, Sydney

INVENTORY No.  
GM-Q

#### STATEMENT OF SIGNIFICANCE

The Spanish Club, 88 Liverpool Street is significant as an unusually tall Federation warehouse of traditional load-bearing construction. It has aesthetic significance as an imposing element in Liverpool Street and because of its bold facade with fenestration presaging the Chicagoesque style. It has historical significance as a representative of the turn-of-the-century warehouses once abounding in this part of Sydney. It has additional-historical significance as an example of the work of the eminent firm of architects Kent & Budden, the principals of which both served as presidents of the RAA. It has scientific significance as a rare example of an unusually tall building having a traditional timber internal structure and for its early use of metal framed windows. The building has social significance as an identified gathering place for Spaniards in Sydney and as a place for the dissemination of Spanish culture to the broader community generally.

#### CULTURAL SIGNIFICANCE CRITERIA

HISTORIC	One of the largest of many warehouse buildings erected around the turn of the Nineteenth Century originally in the vicinity of the wharf area of the city. These buildings characterise an important phase of Sydney's history when goods were transported by horse-drawn vehicles and hydraulic lifts and hoists. An example of the work of one of Sydney's leading firms of architects Kent & Budden, the principals of which both served as presidents of the RAA.
AESTHETIC	An imposing element in the Liverpool Street streetscape which has an unusually tall and powerfully scaled facade treatment. The building is a Federation Warehouse style design, but the full-width metal framed windows in the centre bays and some stripped Classical detailing, give the composition an interesting transitional Chicagoesque character.
SOCIAL	Located at the centre of the Spanish quarter of Sydney, this recreation club, established in 1962, provided the impetus for the location of restaurants and bars which reflect a Spanish cultural influence. In addition to operating as a public restaurant, the club remains an identified gathering place for Spaniards in Sydney and as a place where Spanish culture is disseminated generally.
SCIENTIFIC	It is one of the tallest Federation warehouse structures to have loadbearing brick perimeter walls and an internal construction of timber posts, girders, joists and flooring. The two centre bays of the facade represent an early use of metal framed windows.
RARE	One of the tallest Federation warehouse structures to have a traditional timber internal structure, and is associated with the early use of metal framed windows.
REPRESENTATIVE	Representative of the turn-of-the-century warehouses once abounding in this part of Sydney.

#### GRADING OF SIGNIFICANCE

HIGH	The overall form of the building, mansard roof and Liverpool Street facade and original facade elements with fenestration suggestive of the Chicagoesque style. Internal structure. Steel-framed windows. Kent House sign at top of east elevation.
MEDIUM	The 'Spanish' interior decoration. East, south and west walls.
LOW	
INTRUSIVE	Air-conditioning units and exhaust fans in window openings. Advertising signs above ground floor windows. Infilling of Kent House entrance. Alterations at Spanish Club entrance.

#### EVALUATION OF SIGNIFICANCE

	Historic	Aesthetic	Social	Scientific	Other
Rare		Regional		State	
Representative	Local		Local		

CITY OF SYDNEY HERITAGE INVENTORY

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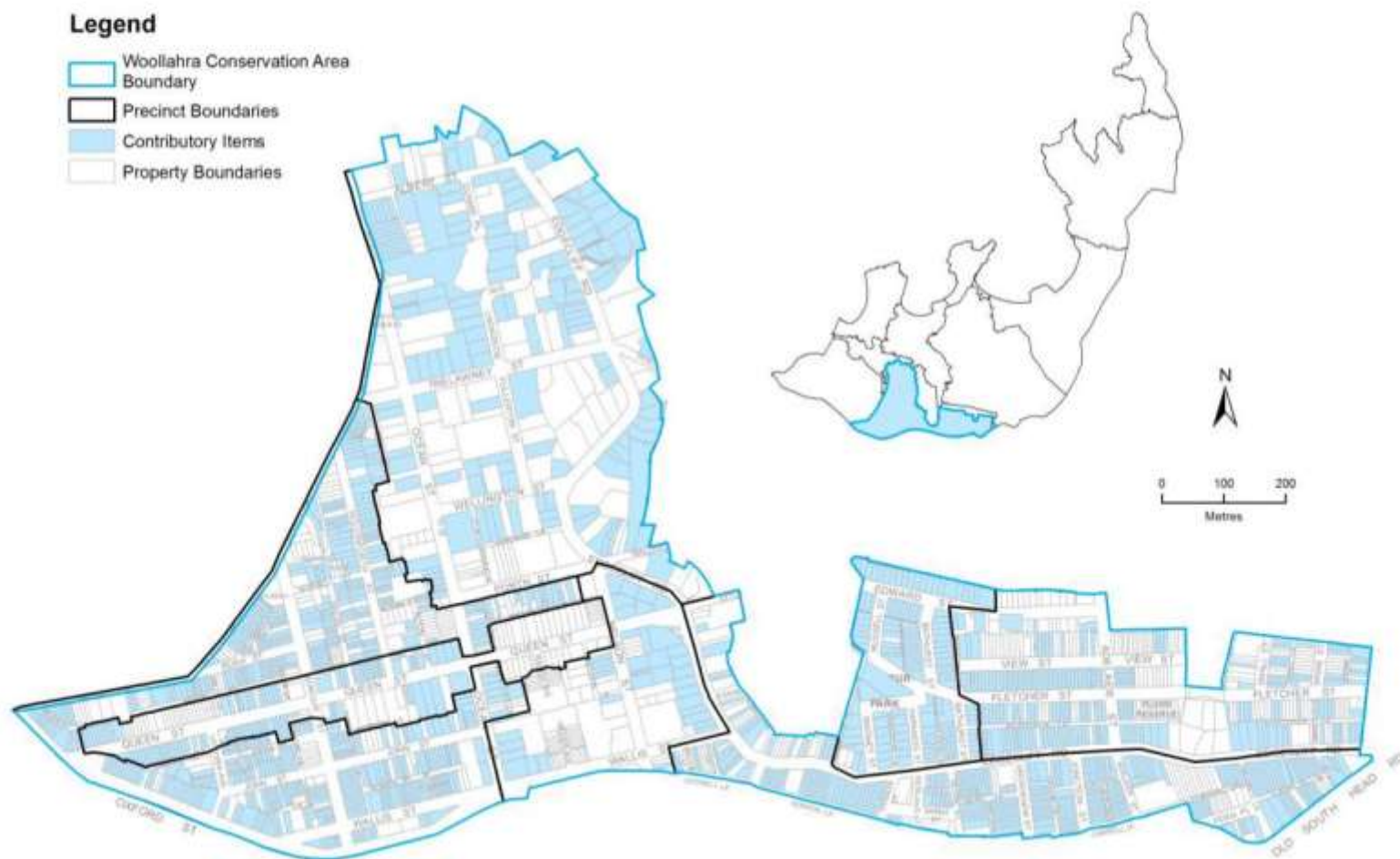
Information on significance can be found in heritage studies, reports and databases such as the State Heritage Inventory





## STATEMENT of SIGNIFICANCE:

*Example of an intact house built by noted builder James Houison. House associated with notable people - J. M. Gould and J. Houison and with the Kings School.*





Items on State Heritage Register (SHR) are managed by the NSW Heritage Council - Integrated Development Application (IDA) then Section 60 Application





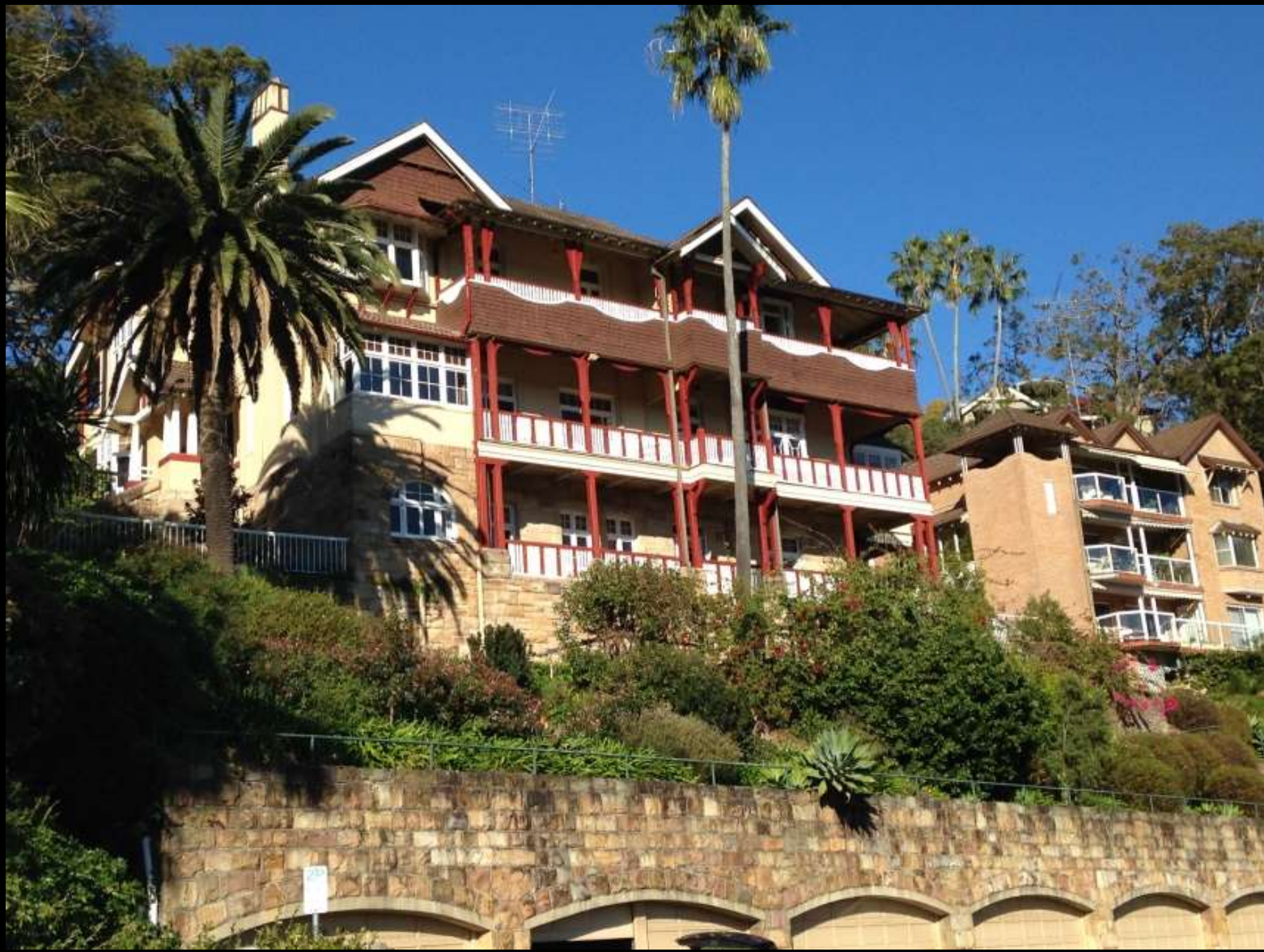
Development consent **is required** for changes to a heritage item (or a property in a heritage conservation area), such as alterations and additions, new structures, demolition or subdivision.





Development consent **is not required** for minor work that would not adversely affect the heritage significance of the item or heritage conservation area. Heritage Council has an equivalent exemption.





Establish the council's or HC's expectations as soon as possible





What to submit with the Development Application (DA)?  
CMP and/or HIS?



Proposed Change to Heritage Item	Some Questions to be Answered in a Statement of Heritage Impact	Minimum Supporting Information Required
<b>Minor additions</b> (see also minor partial demolition)	<ul style="list-style-type: none"> <li>• How is the impact of the addition on the heritage significance of the item to be minimised?</li> <li>• Can the additional area be located within an existing structure? If no, why not?</li> <li>• Will the additions visually dominate the heritage item?</li> <li>• Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</li> <li>• Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</li> </ul>	<p><b>Local:</b>      SOS</p> <p><b>State:</b>      CP</p>

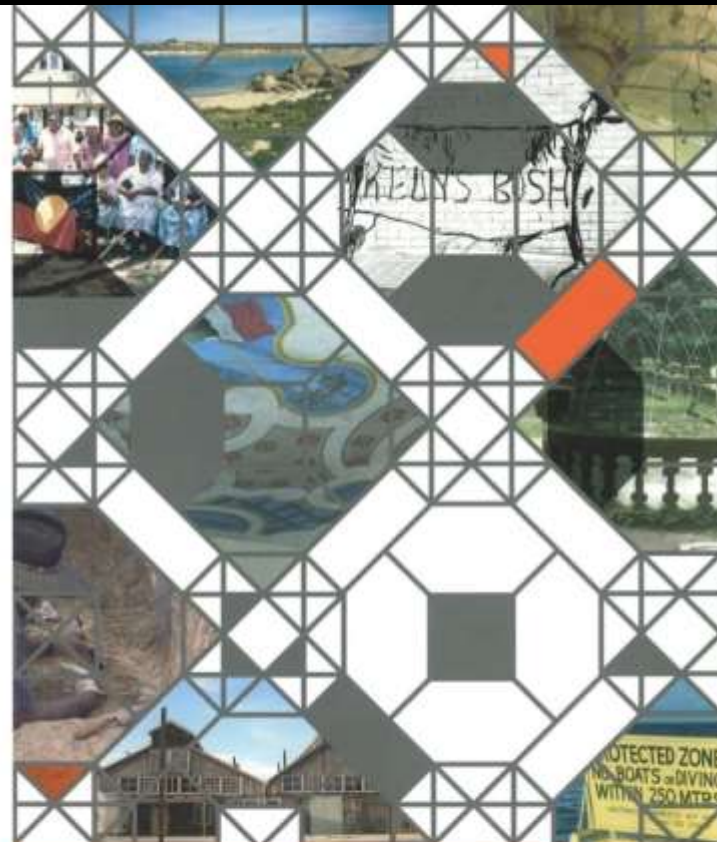
Source: *Statements of Heritage Impact*,  
Heritage Division, OEH.

# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites



## THE ILLUSTRATED BURRA CHARTER

Good Practice for Heritage Places

Peter Morgan-Kyle & Meredith Walker



The Burra Charter sets out the procedures and practices for heritage conservation and is the basis of councils' heritage planning controls and guidelines.

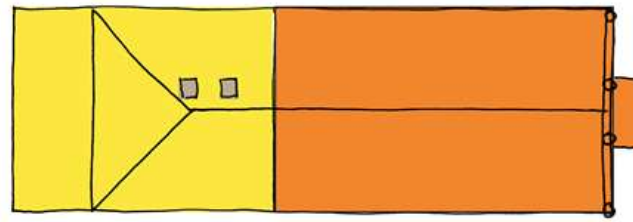


Minimise the impact of change in order to retain heritage significance

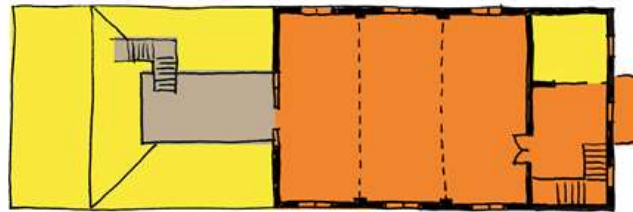




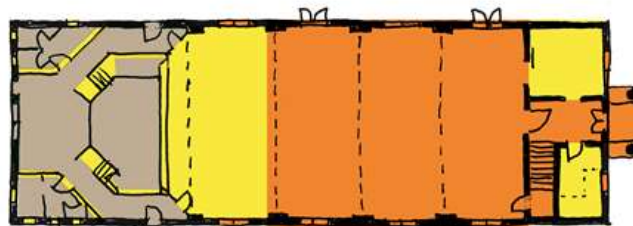
Understand the significance of the place before making decisions about its future and changes to its fabric and setting.



ROOF



FIRST FLOOR



GROUND FLOOR

Key:	
High	Orange
Moderate	Yellow
Low	Grey

Significance gradings inform decisions about sensitive areas and components





‘Contributory Items’ in heritage conservation areas have historic significance as well as aesthetic (streetscape) significance value





Retain an appropriate visual setting







Changes should be reversible, where possible







New work should be identifiable as such









Unidentifiable new work led to heritage listing

On Site Saturday 12<sup>th</sup> December  
at 3.00 p.m. (If not sold prior)

# AUCTION

**C1906 VICTORIAN CHARM**  
*PRIME EAST-SIDE POSITION*  
*300 METRES WALK STATION*  
*NORTH FACING REAR GARDEN*



**16 ROSEVILLE AVENUE, ROSEVILLE**

Inspect Saturdays and Sundays 3.00 – 4.00 p.m.

**DESCRIPTION**

Rarely a Victorian style property of this quality ever comes on the market in such a desirable East-side location. An opportunity not to be missed. Striking original features include slate roof, pressed metal ceiling, stained glass, picture rails, skirting boards, three fireplaces and an archway. Back to base alarm, security lighting and automatic watering system throughout the garden.

**ACCOMMODATION**

Comprises four bedrooms, study and three bathrooms. The master bedroom with extensive robe space has an en-suite complete with spa bath, and an adjoining sitting room. Strong features of the home are the period lounge and dining rooms. A modern kitchen and spacious family room flowing to level, private NORTH facing rear garden and lawn. Throughout the house there is individually zoned reverse cycle air conditioning.

**LOCATION**

Wide fronted land – 300 metres to station and shops.

**LAND**

20.12m x 50.5m/50.32m = 1,018 square metres approximately

**TITLE**

Lot 10 Sect A DP 3277 Vol 13184 Folio 219

**CONVEYANCER**

Conveyancing Connections (02) 9419 6655

**REPRESENTATIVE**

Attention: Colleen Sayer

David Buchan (02) 9411 2288

24 hour direct pager (02) 9962 5387



**Northline FIRST NATIONAL REAL ESTATE**

21 Hill Street, Roseville NSW 2069 Phone: (02) 9411 2288 Fax: (02) 9411 1883  
<http://www.northline.com.au>



**GML**  
HERITAGE





Do as much as necessary but as little as possible



Overall objective of the heritage controls and the Burra Charter is to minimise the impact of change on heritage significance.



Thank you