



Redfern Community Health Centre
103-105 Redfern Street, Redfern
Heritage Impact Statement

September 2007

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1.0 INTRODUCTION

1.1 BACKGROUND

City Plan Heritage has been engaged by Atkinson Capital Insight on behalf of the NSW Department of Health to prepare the following Heritage Impact Statement for the former Redfern Court House and Police Station buildings. The proposal is for the redevelopment of the subject site, which includes the adaptation of the former Courthouse as a new Community Health Centre and replacement of the existing Police Station building with a new three-storey building linked to the Courthouse.

The proposal has been designed by Richard Hudson Consulting. The subject site is located within the Redfern Estate Conservation Area, and the existing buildings are identified as heritage items in the South Sydney LEP 1998 (Item No. 892). The Court House frontage is also listed in the Redfern Street Heritage Streetscape Area (HS9). The Redfern Courthouse building is included as a heritage item within the Redfern-Waterloo Authority land in *SEPP (Major Projects) 2005* and is identified as a strategic site under the Redfern Waterloo Built Environment Plan.

In January 2007, City Plan Heritage prepared a Heritage Constraints and Opportunities report as part of the preliminary Environmental Assessment that was submitted to the Department of Planning to obtain Director General's Environmental Assessment Requirements. This Heritage Impact Statement incorporates the findings of that report and assesses potential impacts of the proposed new Community Health Centre.

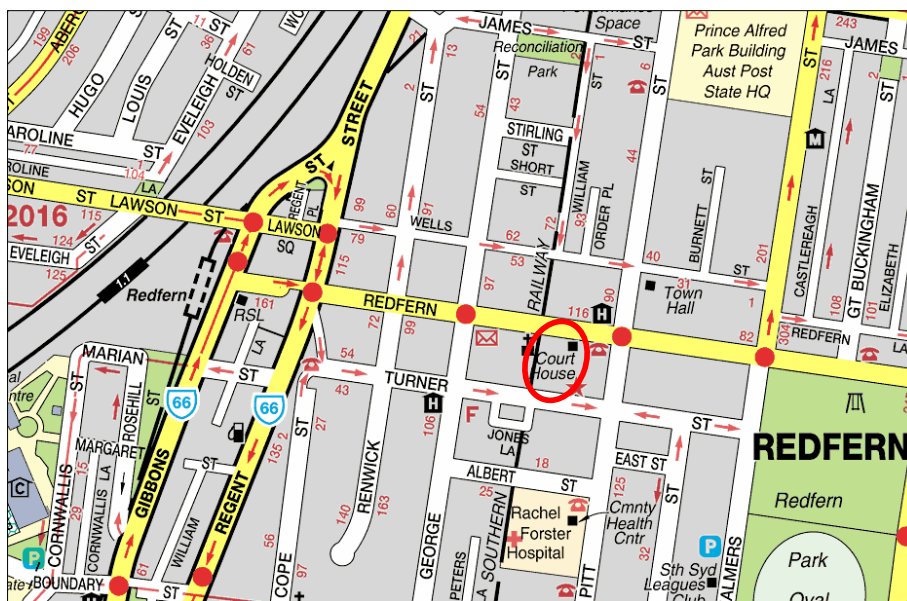


Figure 1: Location of the subject site is indicated with red circle.



Figure 2: Aerial view of the subject site and its immediate surroundings.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter 1999*. The subject proposal has been assessed in relation to the relevant controls and provisions contained within *SEPP (Major Projects) 2005*. The proposal has also been assessed against the Conservation Policies of the Conservation Management Plan.

1.3 DOCUMENTATION

The principal document consulted in the preparation of this report is the *Redfern Court House: Conservation Management Plan* by Godden Mackay Logan (November 1998). Other relevant assessments of the site for statutory and non-statutory heritage listings, and other consultants' reports reviewed include:

- Redfern Courthouse (and Police Station), City of Sydney Heritage Database (South Sydney Amending LEP listing)
- Redfern Courthouse, 103-105 Redfern St, Redfern NSW (The Register of the National Estate listing).
- *Hydraulic & Fire Services Brief for Redevelopment at 103-105 Redfern Street, Redfern* by Hydraulic Section Acor Consultants Pty Ltd (9 July 2007).
- *Redfern Community Health Centre Environmental Assessment for Project Application* by Urban Planning Outcomes Pty Ltd (August 2007).

- *Preliminary Aboriginal Desktop Assessment* by Austral Archaeology (Final – August 2007)
- Architectural Drawings by Richard Hudson Consulting.

1.4 AUTHOR IDENTIFICATION

This report has been prepared by Kerime Danis (Acting Director - Senior Architectural Heritage Consultant).

1.5 SITE DESCRIPTION AND CONTEXT

The subject site is occupied by former Redfern Court House and Police Station and bounded by Redfern Street on the north and by Turner Street on the south. The principal elevations of Redfern Court House and the Police Station are oriented to Redfern and Turner Streets respectively with the west and east boundaries adjoining the neighbouring properties.

1.6 SITE DESCRIPTION

The subject site is occupied by former Redfern Court House and the Police Station. Both buildings are currently vacant and no longer used as courthouse and police station. The site is rectangular in shape and is located on the southern side of Redfern Street between George and Pitt Street. The immediate neighbourhood of the site is dominated by a number of significant civic and religious buildings dating from the Victorian and Federation periods in various architectural styles. Several contemporary infill buildings are also located in the vicinity of the site.

Constructed in 1898 to a design by the first NSW Government Architect Walter Liberty Vernon, Redfern Court House is a single-storey prominent building with a sandstone facade contributing to the streetscape of Redfern Street at this location. It is Federation Free Classical in architectural style and features typical characteristics of civic buildings such as being monumental and notable in scale. It has a symmetrical façade with a central projecting portico and side bays with rusticated stone detailing, decorative central pediment and moulded parapets. The building is elevated from the street level and the arched main entrance, which is enclosed by decorative wrought iron gates, is accessed via a curved stone stair. Internally, the most important features of the Court House is the main court room and the vestibule. The vestibule contains an intact coffered barrel vault ceiling and chequerboard pattern tile flooring whilst the Main Courtroom features decorative timber panelling with an integral profile skirting and double-height ceiling. Most of the interior cedar joinery and fittings are intact and in good condition. However, the external stone walls suffer from deterioration and fretting and require conservation and repair works in the short term.

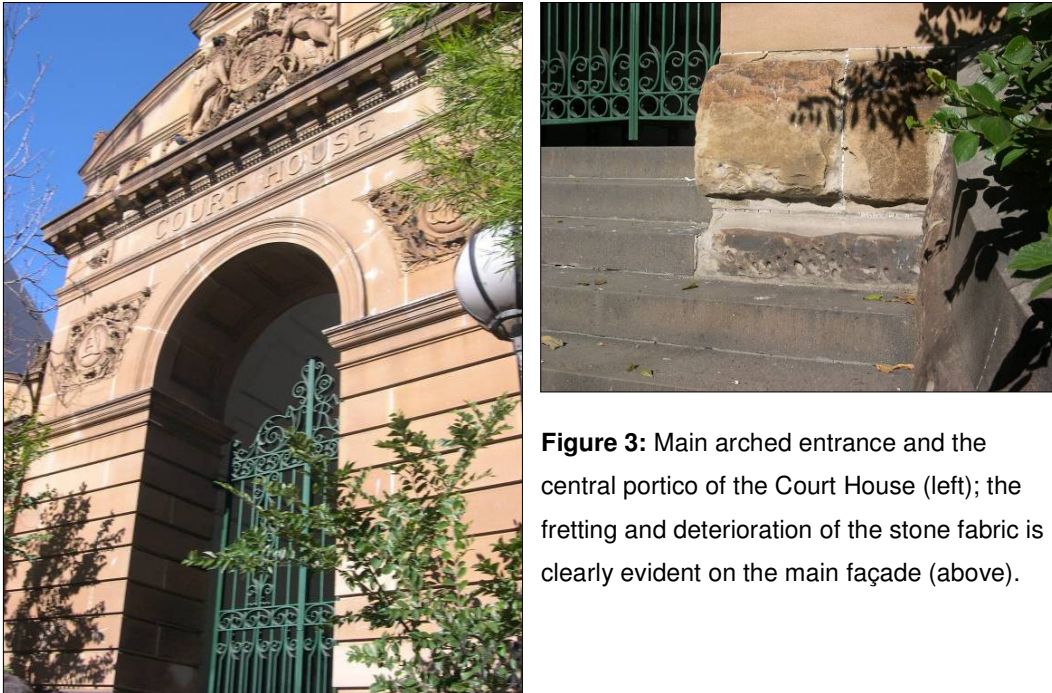


Figure 3: Main arched entrance and the central portico of the Court House (left); the fretting and deterioration of the stone fabric is clearly evident on the main façade (above).



Figure 4: Ceilings of the Main Courtroom and the Vestibule respectively.



Figure 5: General views of the Main Courtroom.



Figure 6: Interior views of the Police Station

Redfern Police Station, which is linked internally to the Court House on the southern side, has a main access from Turner Street. It was originally designed and constructed as the lock-up as part of the Court House. The first level addition was added in c1929. The Police Station is a two-storey Inter-War period face brickwork building with horizontal applied render, and is a less ornate and impressive structure than the Court House. It has two large archways one of which accommodates a recessed entry. The hipped roof is clad in terracotta Marseilles tiles. The Police Station has lock-up cells with a connection provided to the courtroom of the Court House. A courtyard space, used by the Police Station, also adjoins the Court House. It has been extensively added and altered since its construction and is currently in poor condition.

Both buildings were continuously operated until their closures in 2005. Since then the buildings have been vacant and unused.

2.0 HISTORY

The history of the former Redfern Court House has been provided in the Conservation Management Plan prepared by Godden Mackay Logan. In summary, the first Court House in Redfern was built in 1877 and the existing building was completed in 1898 to a design prepared in 1894 by Walter Liberty Vernon, NSW Government Architect. The Court House operated continuously until its closure in 2005.

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 STATEMENT OF SIGNIFICANCE

The following Statement of Significance the former Redfern Court House is quoted from the Conservation Management Plan by Godden Mackay Logan:

Redfern Court House has heritage significance at a State level as a part of a remarkable collection of court house buildings that chronicle the historical development of NSW, provide evidence of both continuity and change in court practice and form a complete record of public sector architectural design in NSW. Of particular significance for Redfern Court House is its continuity of use, its intactness and its architectural design qualities that represent complementary notions of state authority and civic responsibility.

Redfern Court House has historic significance because of the continuity of its use, with the minor changes in the nature of use and fabric reflecting changes in court practices, legal and social issues and the acceptable level of the provision of public facilities. Redfern Court House is historically significant as evidence of the evolving pattern of the development of suburban Sydney at the end of the Nineteenth Century.

Redfern Court House also has historic significance as an example of the group of court houses designed in the office of the first NSW Government Architect Walter Liberty Vernon between 1890 and 1911, and for its association with Vernon, one of the foremost designers of public buildings in NSW and an important figure in the transition period of architectural design between the Victorian and Federation periods.

The design of Redfern Court House is of high quality, and forms an important element in the civic precinct streetscape of Redfern. Although relatively conservative, the design of Redfern Court House includes both Victorian and Federation period features and reflects complementary ideas of both state authority in a formal and imposing entrance and of civic responsibility, with a subtle use of planning to create public spaces and an elegant variety of scale and materials.

Redfern Court House is significant for the intactness of its key spaces and original fabric, including the rare white glazed face bricks. Redfern Court House has heritage significance for its important social and civic role in Redfern, both in the provision of legal services and its use as a meeting and gathering place.

The Statement of Significance provided within the City of Sydney Heritage Database in the Heritage Inventory Form of the Redfern Courthouse is the same as the above statement of significance.

The summary of significant spaces is quoted below:

The Redfern Street elevation of Redfern Court House is of the Highest significance. Other significant external fabric includes the face brickwork, the terracotta tile roof,

window and door joinery and the roof cupola and other decorative vents. Recent air conditioning equipment on the rear roof is intrusive.

The most significant internal fabric includes the unpainted timber joinery and furniture to the Courtroom, public spaces, circulation spaces, the offices and the Courtroom itself. The joinery includes original doors and windows. The original skirtings, cornices and 'ripple iron' ceilings are also very significant. The tiled floor in the vestibule is very significant. The white glazed face bricks in the former public toilets and male staff toilets at the rear of the building are very significant.

4.0 THE PROPOSAL

It is proposed to redevelop the site of the former Redfern Courthouse and the Police Station as a new Community Health Centre by adaptation of the Courthouse building and replacement of the Police Station building with a new three-storey building. The proposed works have been designed by Richard Hudson Consulting. The following is a summary description only of the proposed new works. For specific details refer to the submitted architectural plans.

Courthouse building:

- Adaptation of the interiors for use as staff offices and group meeting rooms.
- Retention of all significant fabric, general layout and form.
- Creation of a new entrance through western wall of the main entry vestibule for client access.
- Reconfiguration of areas adjoining to the west of the vestibule for safety and security reasons to achieve necessary functional operational needs of the health centre.

Police Station building:

- Demolition of the existing deteriorated and vandalised building.
- Construction of three-storey new building with a basement level to accommodate staff offices, some client meeting & treatment zone and two-level car parking.
- Construction of a new single-storey light-weight pavilion to link the Courthouse building with the new building.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 STATUTORY CONTROLS

The *Conservation Management Plan* by Godden Mackay Logan details the relevant statutory and non-statutory listings at that time (November 1998). The list provided in that report is reproduced below. Since this information was compiled the listing of the site has not been changed aside from the incorporation of South Sydney Council within the City of Sydney and the inclusion of the Redfern Waterloo Area within Schedule 3 of the SEPP (Major Projects) 2005 as a State Significant Site. Furthermore the buildings are abandoned.

- South Sydney Council Heritage LEP as an Item 4.26 in the Redfern Street Conservation Area (Item 4.21) – now within the City of Sydney
- NSW Attorney General's Department Heritage and Conservation Register;
- The Register of the National Estate maintained by the Australian Heritage Commission; and
- National Trust of Australia (NSW) — Classified

5.2 LISTINGS UNDER THE NSW HERITAGE ACT 1977 (AMENDED)

The NSW Heritage Act (Amended) provides several forms of heritage listing. Items of State significance are entered on the State Heritage Register (Part 3A), which under the amended Act replaced the former Permanent Conservation Orders. Items with a Permanent Conservation Order have been automatically entered on the State Heritage Register. Temporary protection is afforded through Interim Heritage Orders (Part 3), replacing the former Interim Conservation Orders. Emergency orders may also be made under the Act to restrict harm being done to any building not listed on the State Heritage Register or subject to an Interim Heritage Order (Section 136).

Under Section 170 of the NSW Heritage Act, NSW government instrumentalities are required to maintain a "Heritage and Conservation Register". The Register must include all items owned or occupied by the instrumentality which are subject to an order or listing under the *NSW Heritage Act*, an environmental planning instrument, or which would be considered to be of heritage significance. The Court House Building has been listed on the NSW Attorney General's Department Section 170 Heritage and Conservation Register and the building has been assessed as having State significance. However, it is not listed on the State Heritage Register. The Police Station is not included in this listing.

The Attorney General's listing includes the following statement of significance:

Redfern Court House is a monumental traditional Federation Free Classical building which is an unusual design by the Government Architect W L Vernon. The building has a lengthy association with the provision of justice in the district.

As defined in Schedule 1 of *Redfern-Waterloo Authority Act 2004*, the subject site is included within the operational area of the Redfern-Waterloo Authority, which comprises the suburbs of Darlington, Redfern, Waterloo and Eveleigh. The property is within the Redfern Waterloo Authority Area noted in Schedule 3 of the *SEPP (Major Projects) 2005*. It is also identified as strategic site in the “Redfern–Waterloo Plan” that was prepared under Section 27 of the *Redfern-Waterloo Authority Act 2004*.

5.3 LISTINGS UNDER THE SOUTH SYDNEY LEP 1998

The site falls within the local government area of the City of Sydney Council, and the South Sydney LEP 1998 was until the last few years the relevant environmental planning instrument.

Since the Redfern Waterloo Authority Area was listed in Schedule 3 of the SEPP (Major Projects) 2005, the main environmental planning instrument governing the use of the site is that SEPP. Under the SEPP the site is zoned Business Zone – Local Centre and the consent authority in most cases is the Redfern Waterloo Authority. However in this case as the capital investment value of the project is above \$5 million, the Minister for Planning is the consent Authority.

The heritage provisions of Schedule 3 of the SEPP *do not* apply to the subject site as it is a “Major Project” declared in accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*.

The basis of the Heritage Strategy reads as below:

...Under the SEPP (Major Projects) a person may not demolish, dismantle or alter heritage items identified, except with the approval of the consent authority. The clause also provides that the consent authority must take into consideration the heritage impact of carrying out of the proposed development and may decline to grant development consent until consideration of a Statement of Heritage Impact.

The review of existing Conservation Management Plans and heritage inventories for items on RWA’s strategic sites to determine the value of any items and to provide for appropriate development controls. In some cases, Conservation Management Plans and/or Heritage Impact Statements will need to be prepared with Development Applications to identify existing significant heritage items to be retained and appropriate management of heritage items. Where any item needs to be removed, an archival record will be prepared in accordance with the NSW Heritage guidelines.

Ensuring that in cases where the proposed maximum height on a heritage item exceeds that of any listed heritage item, any additional height shown is contingent upon detailed heritage studies and compliance with SEPP (Major Projects).

Adaptive reuse of heritage items as far as practicable.

5.4 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The Redfern Court House Building is registered on the Register of the National Estate (RNE) in 1978. The RNE was established under the *Australian Heritage Commission Act 1975*. The Australian Heritage Commission Act and the Register of the National Estate have now been superseded by the *Environment Protection and Biodiversity Conservation Act* which has established a National Heritage List and Commonwealth Heritage List. The former is reserved for places of outstanding National significance, the latter is for significant places owned by Commonwealth agencies only. The Register of the National Estate is no longer a statutory list, but will be maintained as an information resource, and as a record of places considered to have cultural heritage value. The Courthouse building (cited as the Redfern Courthouse, 103-105 Redfern St, Redfern), will therefore remain registered on the RNE. The Police Station building was not registered on the RNE, and as a building of at most State significance, and not owned by a Commonwealth authority, it is unlikely to be subject in the future to listing on the National or Commonwealth Heritage Lists.

The Register of the National Estate listing includes the following statement of significance:

A good example of a late Victorian style court house displaying all the attributes of the style. A substantial building with intriguing facade which forms an important focal point close by the post office.

5.5 NON-STATUTORY LISTINGS

The site is classified by the National Trust of Australia (NSW). Whilst the Trust does not have any statutory powers of protection, it has a great deal of influence on decisions affecting the environment.

5.6 STATEMENT OF HERITAGE IMPACT

A Statement of Heritage Impact is required for items of Local or State or National Significance where modification, removal or change in use is proposed. The objective of a Statement of Heritage Impact is to convey what the impact or impacts of a proposal would be to an item or area of cultural significance.

This report outlines mitigative measures already built into the proposal and then assesses the redevelopment in more detail under the guidelines of NSW Heritage Manual and against the policies of the Conservation Management Plan. The following assessment is based on the scheme design as documented in the Project Application.

5.6.1 GENERAL DISCUSSION

POSITIVE HERITAGE IMPACTS OR HERITAGE BENEFITS

- The redevelopment retains most of the key elements of the existing former Redfern Courthouse that were identified as *High Significance* in the CMP. These include the external configuration, forecourt, vestibule, public waiting area, courtroom, internal general room layout and all significant internal and external detailing.
- The building, which is empty and has not been in use since 2005, will be re-used encouraging on-going appreciation of the former courthouse with opportunities for its conservation and maintenance.
- Increased and ongoing public access will enhance awareness of the high significance of the building and provide opportunity for interpretation.
- The proposed adaptive re-use is compatible and retains the unique character, form and fabric of the former Courthouse. The significance and overall curtilage of the Court House will be protected and maintained.
- The redevelopment will provide a Community Health Centre with high quality care standards for the local and neighbouring community.
- Archaeological assessment and Aboriginal cultural assessment relating to the site and its immediate context will be undertaken.

NEGATIVE HERITAGE IMPACTS

- The demolition of the Police Station building will have some minor impact on the understanding of the operational relationship between the Courthouse and the Police Station. However; given consideration to the aesthetic and identified negligible significance of the Police Station building as well as the extensive changes to its fabric over the years and its current very poor condition, the retention of the building is not warranted. Its demolition and redevelopment in accordance with planning strategies of the Built Environment Plan and the SEPP (Major Projects) 2005 is acceptable.
- Re-configuration of northwest front offices and creation of an opening to western wall of the vestibule.

MITIGATIVE MEASURES INCORPORATED IN THE PROPOSAL

Mitigative measures have been included in the design of the new Community health Centre to reduce the level of negative impact, within the context of the brief while allowing for the operational needs of Sydney South West Area Health Service. These measures include:

- Minimising internal wall removal to only necessary and low significance areas.
- Penetration to the west wall of the main entry vestibule has been designed in the manner that creates an opening sympathetic and compatible to the existing main entry.
- Separation of new three-storey building to the rear with a single-storey pavilion.
- Bulk and height of the new building is kept to a minimum thus reducing impact on the curtilage of the former Courthouse.
- Provision of accessible ramps from the west side rather than the significant main entry stairs.
- Use of the significant Courthouse interiors primarily for staff offices and group meeting rooms that require loose fit-out with reversible internal additions.
- No internal sprinkler protection is proposed to the Courthouse rather external wet window drenchers will be installed to windows to the eastern and western sides of the Court House.

5.6.2 NSW HERITAGE MANUAL

Based on the NSW Heritage Manual, the Statement of Heritage Impact must address a number of questions relevant to the proposed works on an item of cultural significance. These questions help to ascertain whether all options have been explored prior to the proposed works taking place. In assessing this proposal, the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines have been utilised as follows:

GENERALLY

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<p>Have all options for retention and adaptive re-use been explored?</p>	<ul style="list-style-type: none"> • This question relates to the Police Station building, which is proposed to be demolished. As outlined throughout this and previous heritage reports as well as other consultants reports the current degraded condition and identified heritage significant of the building does not warrant its retention. The building also does not provide amenities that are necessary for the adequate operation of the community health centre. • The building has a negative social impact to the local community and its replacement with a new building and use will provide

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	<p>opportunity to improve community enjoyment and appreciation of the heritage significance of the Courthouse building.</p>
<p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p>	<ul style="list-style-type: none"> • All significant elements of the Courthouse building will be retained with minimal intervention to create a glazed opening in the vestibule area complementing the existing entry. This opening is considered necessary for the secure and safe operation of the Health Centre for the needs of reception/client contact. • The new building will be constructed to the rear of the Courthouse and separated with a single-storey pavilion link.
<p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p>	<ul style="list-style-type: none"> • The buildings have been empty since the departure of the courthouse and police station operations to another location in 2005. This disused state resulted in disrepair and deterioration of the Police Station building and affected the significant fabric of the Courthouse. Adaptation and occupation of the courthouse building, as soon as possible, is important for the protection of its heritage fabric. • The external stone walls of the building and internal timber/plaster elements of the Courthouse building require extensive conservation. Therefore an adequate new building that will replace the existing police station building, and provide an opportunity for continued viable use and protection of the Courthouse is considered acceptable.
<p>Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If no, why not?</p>	<ul style="list-style-type: none"> • The applicant has sought the heritage consultancy services of City Plan Heritage from the initial phase of the project. City Plan Heritage's recommendations have guided the

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	current proposal.

MINOR PARTIAL DEMOLITION

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<p>Is the demolition essential for the heritage item to function?</p>	<ul style="list-style-type: none"> • The penetration through an opening on the western wall of the main entry vestibule is a necessary and integral part for a safe and secure operation of the Health Centre due to the nature of its proposed services. The opening will be detailed as such compatible with the existing main entry door in terms of materials and form but identifiable as new work. • Removal of a small number of internal walls will occur within rooms that are ranked as having <i>some significance</i> or later partitions. • Penetration that does not affect the important fabric and overall heritage significance of a heritage item is acceptable and common heritage practice in adaptation of heritage buildings to today's standards or through new uses.
<p>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</p>	<ul style="list-style-type: none"> • No significant detailing of the vestibule area will be affected by the creation of an opening. • The internal spaces that are affected by the removal of walls do not contain elements of significance.
<p>Is the resolution to partially demolish sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</p>	<ul style="list-style-type: none"> • As detailed above the new opening will be in a doorway form compatible with the existing main entry. • The existing configuration of the internal layout will be clearly readable through the retention of structural elements including ceiling beams and columns as well as aligning new glass walls with the existing

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	walls.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	<ul style="list-style-type: none"> The proposed partial wall removal is necessary for functional requirements of the health centre rather than the condition of the fabric.

MAJOR PARTIAL DEMOLITION

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
Is the demolition essential for the heritage item to function?	<ul style="list-style-type: none"> The demolition of the Police Station building is necessary for the provision of viable ongoing use of the former Courthouse building, which is the most significant part of the site.
Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?	<ul style="list-style-type: none"> The Police Station building (an Inter-War period building) has some significance but does not form part of the heritage significance of the Courthouse building, which was constructed in 1898 and designed by the Government Architect Walter Liberty Vernon. The heritage listings of the site mainly relate to the Courthouse building rather than the Police Station building.
Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?	<ul style="list-style-type: none"> No important features of the Courthouse building will be affected by the demolition of the Police Station building. Partial demolition within the Courthouse building has been addressed above.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	<ul style="list-style-type: none"> Refer to above discussions.

CHANGE OF USE

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<p>Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If no, why not?</p>	<ul style="list-style-type: none"> • City Plan Heritage has been part of the project team from the initial phase of the project and working in association with the other expert consultants to develop the most appropriate design and proposal. The current design of the proposal incorporates collaborative advice of the project consultants.
<p>Does the existing use contribute to the significance of the heritage item?</p>	<ul style="list-style-type: none"> • The use of the building as a courthouse is the important part of its heritage significance. However, its use as a courthouse building is abandoned and is no longer possible to be reinstated • The primary significance of the Courthouse will be appreciated via retention of its significant fabric and interpretive actions.
<p>Why does the use need to be changed?</p>	<ul style="list-style-type: none"> • This matter has been discussed above.
<p>What changes to the fabric are required as a result of the change of use?</p>	<ul style="list-style-type: none"> • The changes to the Courthouse building are minimal and do not reduce heritage significance of the place. The new use is compatible with the building's configuration. The changes have been discussed and assessed within previous tables.

MINOR ADDITIONS

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<p>How is the impact of the addition on the heritage significance of the item to be minimised?</p>	<ul style="list-style-type: none"> • The new wall partitions will be in the form of glass walls and will generally follow the existing wall layout.
<p>Can the additional area be located within an existing structure? If no, why not?</p>	<ul style="list-style-type: none"> • The additions are within the courthouse building.
<p>Will the additions visually dominate the</p>	<ul style="list-style-type: none"> • No. They will not be visible from public

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
heritage item?	domain. The new opening to the western wall of the vestibule will be only seen when this area is accessed.
Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	<ul style="list-style-type: none"> No.
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	<ul style="list-style-type: none"> The new door opening in the vestibule area and the internal glass walls are sympathetic and compatible with the overall design, form, fabric and configuration of the former Courthouse building. The new door opening will be accessed via steps similar to the existing to maintain the existing floor level of the vestibule.

MAJOR ADDITIONS

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
How is the impact of the addition on the heritage significance of the item to be minimised?	<ul style="list-style-type: none"> The new three-storey building will be located to the rear of the Courthouse building with an adequate separation via a light-weight link in a single-storey pavilion form. The external form and physical curtilage of the building will be protected and preserved.
Can the additional area be located within an existing structure? If no, why not?	<ul style="list-style-type: none"> No. The new building replaces the existing Police Station building and is required for the operational functions of the Community Health Centre. All necessary mechanical plants will be located within the new pavilion link and the new building thus minimising intervention to the significant fabric of the Courthouse.

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<p>Will the additions tend to visually dominate the heritage item?</p>	<ul style="list-style-type: none"> • The height and bulk of the new building has been kept to a minimum and is well separated from the Courthouse building and as such does not visually dominate the heritage item. • The new building will not change the current conditions of the Courthouse building. In fact it will improve its amenity and usability as well as its appreciation by community.
<p>Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p>	<ul style="list-style-type: none"> ▪ The new building replaces the existing Police Station building. A preliminary Aboriginal cultural assessment report has been prepared by Austral Archaeology as part of this Project Application. This report concludes that "Prior to European settlement the study area was located on an Aboriginal archaeological sensitive landscape where Aboriginal archaeological sites would have been located. <p>European settlement through time has impacted the study area enough to reduce the likelihood of intact Aboriginal archaeological sites within the study area to a low probability. Three geotechnical boreholes across the study area demonstrate this.</p> <p>There is one particular location, the courtyard, where historic impacts may be less and therefore may have intact natural deposits remaining. In turn these may contain Aboriginal archaeological sites. This currently represents a small, limited Aboriginal archaeological constraint".</p> <ul style="list-style-type: none"> • The recommendations of the archaeological consultants should be implemented.
<p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<ul style="list-style-type: none"> • Yes. The new building has been designed in compatible but contemporary manner with particular consideration to the form, design

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	and materials of the Courthouse.

NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

Although the impact of the new building has been discussed as part of the “Major Additions” above the questions of the following section have been considered where applicable.

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
How is the impact of the new development on the heritage significance of the item or area to be minimised?	<ul style="list-style-type: none"> This matter has been discussed above.
Why is the new development required to be adjacent to a heritage item?	<ul style="list-style-type: none"> Reference should be made to above discussion.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	<ul style="list-style-type: none"> The new building is well separated from the Courthouse building with a connection via single-storey link in the form light-weight pavilion. The existing passageways to the western and eastern sides of the Courthouse building will be maintained and utilised as disabled accessible and as a space for rainwater collection/ on-site detention system.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	<ul style="list-style-type: none"> There will be no changes to the existing streetscape conditions of the Courthouse building including Redfern Street setting, views to and from the building along Redfern Street. The views and visibility of the Courthouse building from Turner Street is currently blocked by the Police Station building. The new building will not change this setting. It may improve the visibility of the Courthouse in part via new passageway on the western side.
Is the development sited on any known, or potentially significant archaeological	<ul style="list-style-type: none"> The archaeological matters have been discussed previously and reference should be

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
deposits? If so, have alternative sites been considered? Why were they rejected?	made to the Preliminary Aboriginal Desktop Assessment report in this regard.
Is the new development sympathetic to the heritage item? In what way (e.g. form, sitting, proportions, design)?	<ul style="list-style-type: none"> • Yes. This matter has been discussed above.
Will the additions visually dominate the heritage item? How has this been minimised?	<ul style="list-style-type: none"> • Refer to above discussion.
Will the public, and users of the item, still be able to view and appreciate its significance?	<ul style="list-style-type: none"> • There will be no impact on the view and appreciation of the heritage significance of the Courthouse building by public and its users. Ongoing use of the building will in fact will improve and enhance this appreciation. Currently, the building is vacant and not accessible.

5.6.3 COMPLIANCE WITH THE CONSERVATION POLICIES OF THE CMP

The Conservation Management Plan prepared by Godden Mackay Logan is the principal conservation document for the Redfern Court House and the Police Station site. The Court House is clearly identified as a heritage item and has been assessed as having State significance. The Police Station building is also acknowledged as having cultural heritage significance in the South Sydney LEP listing. The whole site is included in the listing of heritage items in the SEPP (Major Projects).

The recommendations and conservation policies of the CMP by Godden Mackay Logan have been considered and guided the current proposal. The following section provides assessment of the proposed works in relation to the Policies of the CMP

<p>Section 7.2 General Policy Statement</p> <ul style="list-style-type: none"> - Redfern Court House is recognised as an item of cultural significance which should be managed in accordance with the provisions of the Burra Charter of Australia ICOMOS. - Redfern Court House should continue to be used as a court house. - Changes in the functional use of Redfern Court House should not obscure evidence of its historic use patterns. - Significant spaces and fabric should be retained. - As the opportunity arises, intrusive spatial divisions or other intrusive fabric should be removed. - The importance and function of Redfern Court House as a key public building in the
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- Redfern Street streetscape should be maintained.*
- *Appropriately skilled experts should undertake documentation and supervision of works.*
 - *Archival records should be made of all works undertaken.*
 - *Areas of the building which are currently accessible to the public should remain accessible.*
 - *An interpretation strategy should be developed to explain the history and significance of Redfern Court House and its role as part of the group of court houses in NSW.*
 - *A maintenance strategy for material conservation issues for Redfern Court House should be developed within the context of similar statewide issues.*

The proposal generally complies with the above *General Policy Statement*. The following specific policies relate to the same statements above therefore detailed compliance discussions will be made under each specific policy below.

Section 7.3 Specific Policy Statements

7.3.1 Use

- *Redfern Court House should be retained and used as a court house.*
- *Changes in the functional use of Redfern Court House should not obscure evidence of its historic use patterns.*
- *Wherever possible, the existing arrangement of publicly accessible spaces should be retained.*

As detailed throughout this report and throughout the project development phases with the Department of Planning, use of the building as a courthouse is no longer possible and its adaptive re-use became necessary to avoid further deterioration of its significant fabric. Since 2005 the building has been vacant and subject to vandalism.

The changes that are necessary for functional operation of the new Community Health Centre will not obscure significant fabric or its historic use patterns. The main courtroom with circulation areas around will remain intact and functional.

Public access will remain similar to that its historic operation as a courthouse.

7.3.2 Conservation of Fabric and Spaces

- *Significant original spaces should be retained.*
- *As the opportunity arises, recent or intrusive spatial divisions should be removed.*
- *Significant original fabric should be retained and conserved.*
- *Conservation of external sandstone fabric should be undertaken as a priority.*
- *As the opportunity arises, recent or intrusive fabric should be removed.*
- *Where new services are required these should be introduced as discreetly as possible to avoid damage to significant fabric.*

All significant spaces and fabric that are identified in the CMP will be retained. Later partitions and wall divisions will be removed as necessary.

The proposal generally responds to this recommendation by ensuring that the majority of the fit-out does not impact significant fabric.

Conservation of external sandstone walls will be limited to those possible within the budget scope. Urgent maintenance of significant fabric will be prioritised. The remainder of the sandstone restoration and conservation will be carried out when sufficient budget is made available, preferably in conjunction with other stake holders.

No new services will be required within the Courthouse building other than maintenance of those existing and installation of external wet window drenchers to the west and east

windows. Intrusive mechanical plant will be relocated to the new pavilion link and roof space of the new building.

7.3.3 Planning for Works

- *Any future planning for functional upgrading works should respect significant spaces and fabric and be planned within the context of a statewide conservation strategy that includes the provision of material conservation and catch-up maintenance.*
- *Appropriately skilled experts should be engaged to undertake documentation and supervision of works.*
- *Professional archaeological advice should be sought whenever sub-surface excavation is proposed.*

Since the building is no-longer used as a courthouse the first recommendation does not apply.

Advice and services of appropriately skilled experts have been and will be sought whenever intervention and conservation works are carried out to the courthouse.

The redevelopment of the site includes excavation to accommodate a basement level car parking. Advice of Austral Archaeology, who prepared an archaeological assessment, has been sought by the applicant and their recommendations will be implemented where necessary and as required.

7.3.4 Maintenance

- *Appropriate provisions should be made for ongoing maintenance of the building. These will include long term resourcing and access to relevant expertise.*
- *A maintenance strategy should be developed for Redfern Court House to identify 'catch-up' repairs (such as sandstone conservation) in addition to normal cyclic maintenance programs (such as painting). This maintenance strategy should be developed within the context of similar types of issues on a statewide basis.*

As mentioned above maintenance and conservation works will be carried out as part of this redevelopment project within the budget scope with prioritisation of urgent maintenance of significant fabric.

A maintenance plan will be prepared as part of the revision of the Conservation Management Plan that will incorporate the works carried out during the current redevelopment and adaptation of the site. This revision possibly can be undertaken following Ministerial approval or completion of the works.

7.3.5 Setting

- *An appropriate physical and visual setting should be provided for Redfern Court House.*
- *The landscaped public forecourt space should be retained.*
- *The Attorney General's Department should approach South Sydney Council and adjacent property owners to encourage the planning of upgrading works for the Redfern Street civic precinct.*

The proposal responds positively to this recommendation by retaining appropriate physical curtilage and maintaining existing setting of the Courthouse.

The landscaped public forecourt space will be retained and maintained.

The site has since been acquired by NSW Health and South Sydney Council is now incorporated into City of Sydney Council. It is assumed that the Redfern Waterloo Authority will support any future upgrading works within the Redfern Street civic precinct should the City

of Sydney Council propose to do so.

7.3.6 Archival Recording

- *Prior to, during, and immediately after any future upgrading or conservation works an archival photographic record should be made.*
- *These records should be lodged with a public archive.*

An archival photographic recording of the former Redfern Courthouse and the Police Station buildings will be carried out at an appropriate time prior to the commencement of demolition and adaptation works, as well as during and after completion of the works.

These records will be made available for public use in City of Sydney Council's archive.

7.3.8 Interpretation

- *The significance of Redfern Court House should be appropriately interpreted on site.*
- *Interpretative devices may include the fabric of the item, signage, illustrations or other media as appropriate.*
- *Interpretation of the significance and characteristics of court houses in NSW as a group should be undertaken.*

An interpretation strategy will be prepared following approval to adequately tell the development history of the Courthouse and the Police Station. The recommendations of this strategy should be implemented as part of this redevelopment project.

6.0 CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including replacement of the Police Station building with a new three-storey building and adaptation of the former Redfern Courthouse building as a new Community Health centre will not result in detrimental impacts to the heritage significance of the Courthouse, the conservation area or the nearby heritage items. The proposal will provide a high quality health care centre for the local community within a disused former courthouse with opportunities for its ongoing viable re-use, conservation and maintenance.

The heritage significance of the former Courthouse will be enhanced and continuously appreciated by the public and its users. The significant features and fabric of the building will be retained and preserved. Negative social impacts associated with the recent history of the site will be positively affected via provision of necessary health services within the former Courthouse building and the new building.

The proposal demonstrates compliance with the conservation policies presented in the CMP and the guidelines of the NSW Heritage Manual. The proposed redevelopment is consistent with the aims and objectives of the Redfern Waterloo Plan for the subject site.

The following recommendations have been made to be included as part of the “Draft Statement of Commitments” of the Environmental Assessment to ensure the significant fabric and heritage of the former Redfern Courthouse is maintained and preserved:

Recommendation 1: Undertake Archival Recording of both the Courthouse and Police Station buildings prior to, during and after completion of the works.

Recommendation 2: Engage qualified tradesperson(s) with demonstrated experience in heritage work to undertake conservation work of within the Courthouse. These include but are not limited to fabric of sandstone, timber and plasterwork. Ensure that care is taken when demolition and removal of fabric works carried out. All works to significant fabric should be supervised by appropriately qualified conservation professional.

Recommendation 3: Prepare and implement an Interpretation Strategy to adequately tell the development history and heritage significance of the Courthouse.

Recommendation 4: Undertake a revision of the Conservation Management Plan incorporating the works carried out as part of this redevelopment. The revision should include a long term maintenance schedule for ongoing preservation and protection.

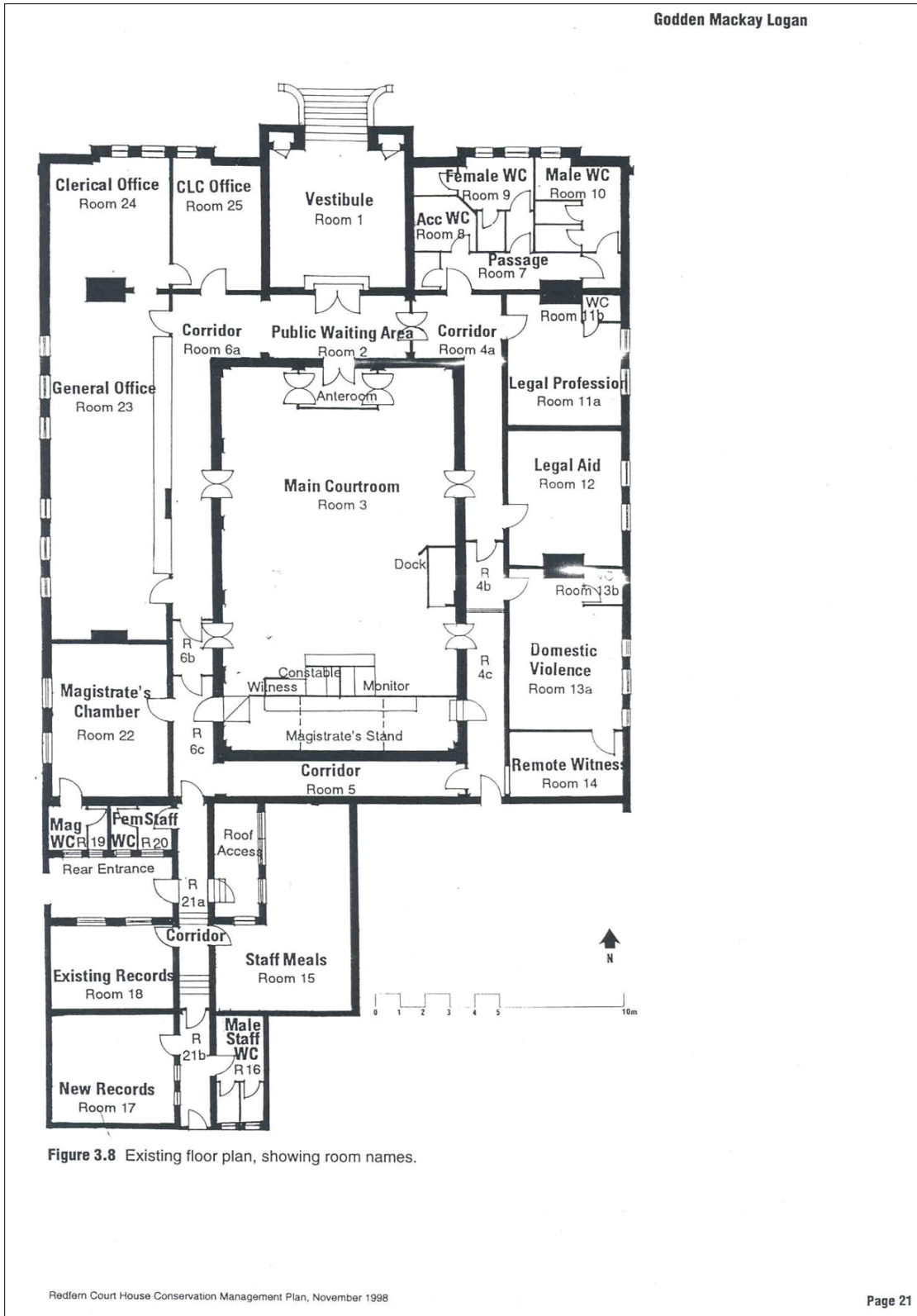
Recommendation 5: Ensure that significant fabric is not impacted upon, other than those locations specified in this report and the architectural drawings.

Recommendation 6: Always seek advice and services of appropriately qualified heritage professional when carrying out work to the significant fabric of the Courthouse. The Policies presented in the Conservation Management Plan must be primary guidelines.

CITY PLAN HERITAGE

SEPTEMBER 2007

7.0 A: SIGNIFICANCE RANKING OF THE SPACES WITHIN THE REDFERN COURT HOUSE



Godden Mackay Logan

Space No.	Significance Values				Significance Ranking
	Symbolic	Public Access	Spatial Integrity	Fabric Integrity	
Forecourt		X	X	X	High
1 Vestibule		X	X	X	High
2 Public Waiting Area		X	X	X	High
3 Courtroom	X	X	X	X	Highest
4a Corridor		X		X	Medium
4b Corridor		X		X	Medium
4c Corridor				X	Some
5 Corridor			X	X	Medium
6a Corridor			X		Some
6b Corridor				X	Some
6c Corridor				X	Some
7 Passage		X			Some
8 Accessible WC		X			Some
9 Female WC		X			Some
10 Male WC		X			Some
11a Legal Prof		X	X	X	High
11b Toilet (Legal Pf)			X	X	Medium
12 Legal Aid		X	X	X	High
13a Dom. Violence		X		X	Medium
13b Toilet DV				X	Some
14 Remote Witness		X		X	Medium
15 Staff Meals					Low
16 Male Staff WC			X	X	Medium
17 New Records				X	Some
18 Existing Records					Low
19 Female Staff WC					Low
20 Magistrates WC					Low
21a Corridor					Low
21b Corridor			X		Some
22 Magistrates Rm			X	X	Medium
23 General Office		X	X		Medium
24 Clerical Room				X	Some
24 CLC Room				X	Some

Figure 5.1 Significance Values of the spaces within Redfern Court House.