

Statement of Heritage Impact

16 Huntley Street Alexandria

for

Richard To



The Pumphouse 2016

Prepared by:

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

Archnex Designs

August 2018

16 Huntley Street Alexandria
(Proposed Childcare Centre)

**Statement of Heritage Impact
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STATEMENT OF HERITAGE IMPACT [SoHI]:

Date: 16 July 2018
Premises: 16 Huntley Street Alexandria
Property Description: Lot 2 DP 665627
Prepared By: Greg Patch
B Sc Arch, B ARCH (Hons), M Herit Cons (Hons), AIA
14 Winchcombe Ave,
Haberfield NSW 2045
For: Richard To

A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of a proposed new child care centre in relation to a heritage item adjoining.

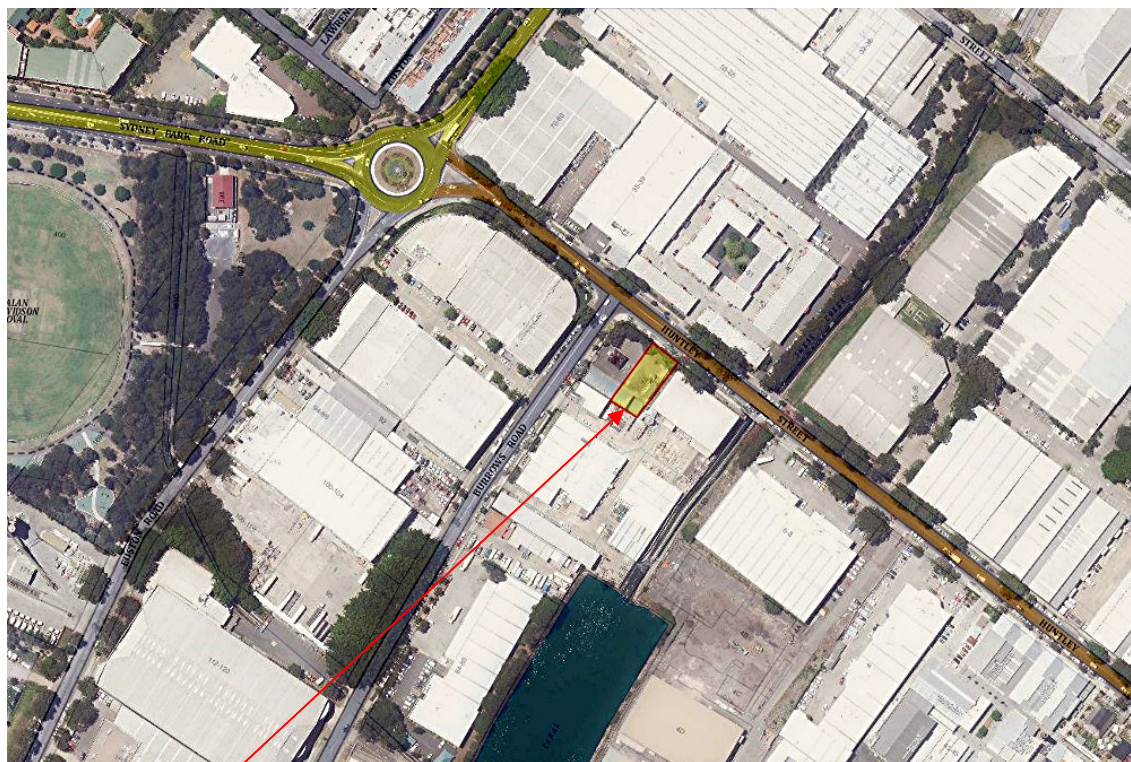
B. GROUNDS OF STATEMENT

The adjoining Water Board Pump House is listed as a heritage item. This has been established through a search of Schedule 5 of Sydney LEP 2012.

C. LIMITS OF STATEMENT

This statement is based on SHI data sheet 2420204, and an inspection of the site in June 2016.

D. LOCATION



1. Location of 16 Huntley St Alexandria (Source: SIX Maps © NSW Lands 2016).

E. CONTEXT

E1. DOCUMENTARY

Land Titles

The land is part of a 1,400 acre grant made to William Hutchinson on 27th May 1823.

It was converted to Real Property under Primary Application 35595 by The Metropolitan Water Sewerage and Drainage Board in March 1944.

DP 85595 was prepared in August 1944 subdividing part of the land in Deed No 23 Book 1505 into 2 lots, with the subject lot originally being Part Lot 2, DP 85595, a further Departmental Plan was created for DP 665627. Lot 2 of which is the current title description.

The title history prior to conversion has not been researched.

Inventory Sheet 2420204

The historical background of the item is given as:

In 1859 Sydney's sewerage system consisted of five outfall sewers which drained to Sydney Harbour. By the 1870's, the Harbour had become grossly polluted and, as a result, the Government created the Sydney City and Suburban Health Board to investigate an alternative means of disposing of the city's sewage. This led to the construction of two gravitation sewers in 1889 by the Public Works Department: a northern sewer being the Bondi Ocean Outfall Sewer and a southern sewer draining to a sewage farm at Botany Bay. Low lying areas around the Harbour which could not gravitate to the new outfall sewers continued to drain to the old City Council sewers. Low level pumping stations were therefore needed to collect the sewage from such areas and pump it by means of additional sewers known as rising mains, to the main gravitation system. The first comprehensive low level sewerage system began when the Public Works Department built a group of 20 low level pumping stations around the foreshores of the inner harbour at the beginning of the 20th century and in the subsequent development of other outfall sewers greater Sydney now has over 600 low level sewage pumping stations. SP0039 originally served the Southern Outfall, which discharged at the Botany-Rockdale Sewage Farm, and later diverted to the Southern and Western Suburbs Ocean Outfall Sewer No.1 (SWSOOS No.1) in 1919." (from Sydney Water Heritage Assets inventory 2006).

Its physical description as:

"SPS0039 Alexandria is a low level sewage pumping station located within a Sydney Water works depot. The station consists of two distinct parts: a superstructure comprising a small load bearing brick building; and a circular substructure approximately 10 metres deep constructed of concrete which houses machinery and sewage chambers. Architecturally, the building was designed in a utilitarian version of the Federation Free style. Externally there is a tiled gambrel roof with two gable vents and exposed eaves; gable with barge board, cross rails and roughcast panels; and walls of red-brown coloured tuck pointed brickwork with splayed brick piers. The entrance consists of a steel roller shutter door with applied lettering to the lintel proclaiming A.D.1925. Internally, the ceiling is lined with tongue and grooved boarding and walls are of painted brickwork. The substructure consists of two cylinders, one within the other, the annular space taking the sewage flow and the inner well housing the machinery. The machinery well comprises two vertical spindle centrifugal pumps direct coupled to electric motors. The station is located on the banks of the Alexandra Canal (Sheas Creek) which was built in 1889." (from Sydney Water Heritage Assets Inventory sheet).

Its significance is stated as:

"SPS0039 Alexandria is of historic, aesthetic and technical/research significance. Historically, it is associated with the Western and Illawarra Suburbs System (and later SWSOOS No.1) which was a major inter-war period sewage development. The construction of SP0039 and the SWSOOS No.1 formed a part of the major improvement in the public health of Alexandria in the 1920's. Aesthetically it is a good example of a small scale robust and well proportioned late Federation Free style sewage pumping station which displays excellent brickwork, and due to its prominent corner location, has streetscape significance. Technically, the station has the potential to reveal information about construction techniques and sewage pumping technologies employed during the inter-war period. SP0039 is also significant for fulfilling its role continuously after its introduction as a low level sewage pumping station over 75 years ago as originally designed and constructed albeit with some modifications to mechanical and electrical components." (from Sydney Water Heritage Assets inventory).

Three images are provided:



2. Elevation from Huntley Street.



3. Elevation from Huntley Street



4. Side view from Burrows Road.

E2. PHYSICAL

The property and environs were inspected on 16 June 2016, when the following photographs were taken:



5. Subject site-currently a carpark.



6. Subject site and part pump house.

The Pump House site is located at the south-eastern corner of the tee intersection of Huntley Street and Burrows Road, with the property to the south the site of the NSW Public Works Heritage Resources establishment.

The area is characterised by substantial warehouses and light industrial facilities, with the Alexandria Canal to the south.

The pump house site has a number of mature native trees to its perimeter, which largely screen it from views from most quarters.



7. The pump house from opposite on Huntley Street.



8. The pump house from diagonally opposite.



9. The pump house from opposite on Burrows Road.



10. From Burrows Rd- subject site beyond.



11. From entrance Burrows Rd- subject site beyond.



12. South-western wall of the pump house, subject site.

F. PROPOSED DEVELOPMENT

I have examined drawings N^{os}. DA-A00 to -A02 (incl.), -D01 to -D04 (incl.), -E01 & -E02, -F01, -M01, -P01, -S01 to -S03 (incl) prepared by Andrew Burges Architects dated 27.07.2018, together with 9 Concept Landscape drawings prepared by Gallagher Studio.

The site is currently more or less vacant, with existing relatively mature trees to the Huntley Street frontage (see images 5 & 6, p. 3, above)

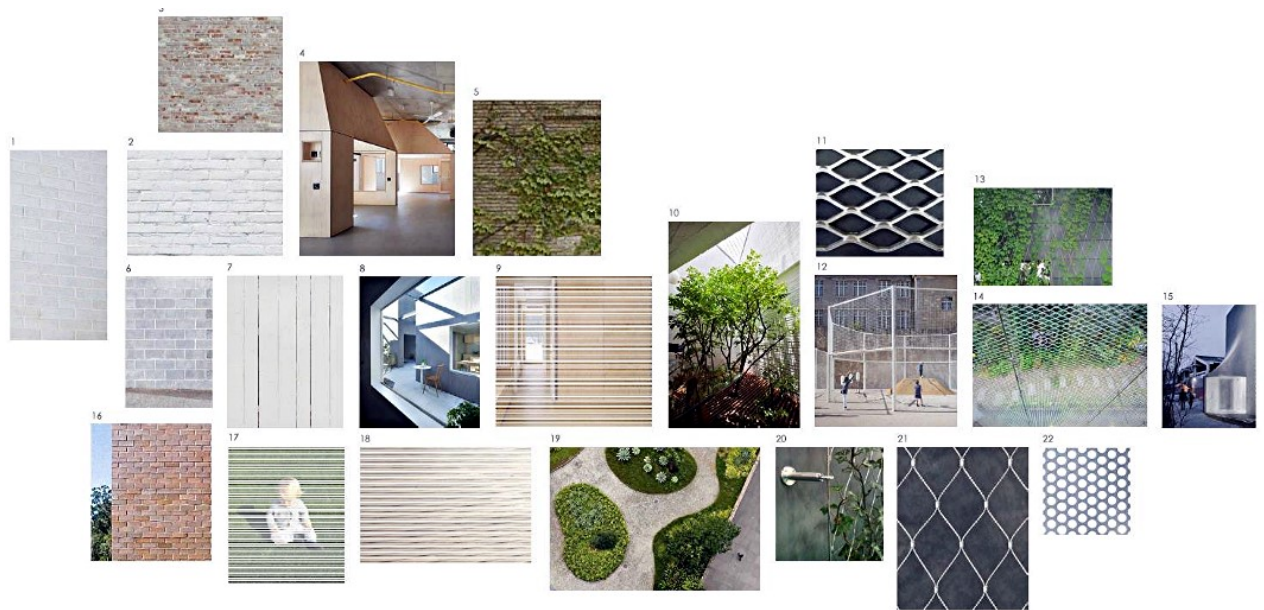
They depict the proposed development of a child care centre over 5 levels, with reception and carparking at ground level, and 4 floors and a roof deck above.

The architectural expression is essentially *Modern* in influence, with devices such as expanded mesh screens, and brickwork to the “core” element used to give the presented elevations some relief. The floors facing the heritage item are raised on a carpark/pilotis which reduces the apparent bulk at the ground level.



13. Photomontage of the proposal and Pump house. (Source: Andrew Burges Architects)

The proposed external materials, finishes and colours are keyed to the drawings:



14. Proposed palette of external materials, finishes and colours (Source: Andrew Burges Architects dwg M01).

G. IMPACT OF THE PROPOSED DEVELOPMENT

The pump house is listed as a heritage item at:

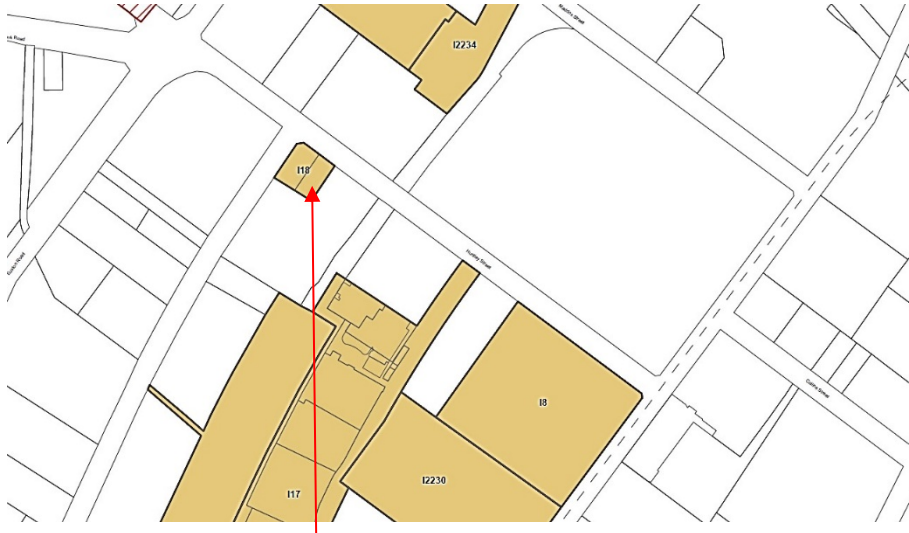
Sydney Local Environmental Plan 2012

Schedule 5 Environmental heritage

Part 1 Heritage items

<i>Locality</i>	<i>Item name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item no</i>
Alexandria	Water Board pump house including interior and substructure	48 Huntley Street	Lot 1, DP 665626; Lot 2, DP 665627	Local	I18

It is mapped as:



14. Extract Map HER_011. Subject property.

The historical title search CTRH 2/665627 shows that the subject lot was disposed of by Sydney Water under dealing AI951105 (10/10/2014), thereby excising it from the land associated with the pump house. The inclusion of the subject lot (Lot 2, DP 665627) in the heritage item schedule is therefore anachronistic.

The relevant provisions of the LEP are:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

Clause	Comment
(1) Objectives	
<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	
(2) Requirement for consent	
<p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, 	

<p>(c) <i>disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p>(d) <i>disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p>(e) <i>erecting a building on land:</i></p> <p style="padding-left: 40px;">(i) <i>on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p style="padding-left: 40px;">(ii) <i>on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p>(f) <i>subdividing land:</i></p> <p style="padding-left: 40px;">(i) <i>on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p style="padding-left: 40px;">(ii) <i>on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	
<p>(3) <i>When consent not required</i></p>	
<p><i>However, development consent under this clause is not required if:</i></p> <p>(a) <i>the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</i></p> <p style="padding-left: 40px;">(i) <i>is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</i></p> <p style="padding-left: 40px;">(ii) <i>would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</i></p> <p>(b) <i>the development is in a cemetery or burial ground and the proposed development:</i></p> <p style="padding-left: 40px;">(i) <i>is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</i></p> <p style="padding-left: 40px;">(ii) <i>would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</i></p>	<p>Consent is required.</p>

<p>(c) <i>the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</i></p> <p>(d) <i>the development is exempt development.</i></p>	
<p>(4) <i>Effect of proposed development on heritage significance</i></p>	
<p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The significance of the item stated at page 2, above, and in summary is:</p> <ul style="list-style-type: none"> -part of a significant interwar upgrade of the sewerage system -a good example of a small scale robust and well proportioned late Federation Free style sewage pumping station - due to its prominent corner location, has streetscape significance. <p>The proposed development will have negligible impacts on these aspects of the item's significance, given the character of the area and scale of buildings within the vicinity</p>
<p>(5) <i>Heritage assessment</i></p>	
<p><i>The consent authority may, before granting consent to any development:</i></p> <p>(a) <i>on land on which a heritage item is located, or</i></p> <p>(b) <i>on land that is within a heritage conservation area, or</i></p> <p>(c) <i>on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>The subject property adjoins that on which the heritage item is located and is therefore "within the vicinity"</p> <p>This document has been prepared having general regard to the guideline document "Statements of Heritage Impact" as published by the Heritage Branch of the NSW Office of Environment & Heritage.</p>
<p>(6) <i>Heritage conservation management plans</i></p>	
<p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>The preparation of a Conservation Management Plan is not warranted by the nature of the existing building and the proposed development.</p>
<p>(7) <i>Archaeological sites</i></p>	
<p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p>(a) <i>notify the Heritage Council of its intention to grant consent, and</i></p>	<p>The subject place is not identified as being of archaeological significance.</p>

<p>(b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	
<p>(8) Aboriginal places of heritage significance</p>	
<p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p>(a) <i>consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</i></p> <p>(b) <i>notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i></p>	<p>The subject place is not identified as being of Aboriginal significance.</p>
<p>(9) Demolition of nominated State heritage items</p>	
<p><i>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</i></p> <p>(a) <i>notify the Heritage Council about the application, and</i></p> <p>(b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The subject place is not identified as being of State significance.</p>
<p>(10) Conservation incentives</p>	
<p><i>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</i></p> <p>(a) <i>the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</i></p> <p>(b) <i>the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</i></p> <p>(c) <i>the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</i></p> <p>(d) <i>the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</i></p> <p>(e) <i>the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</i></p>	<p>Conservation incentives are not sought.</p>

“Questions to be Answered”

Extracted from: “Statements of Heritage Impact” (1996/ 2002)- NSW Heritage Office

New Development Adjacent

- *How is the impact of the new development on the significance of the item or area to be minimised?*

Response: the proposed development adopts a relatively simple architectural expression to the facades that will be seen within the setting of the heritage item, and employs neutral colours to these facades, thereby allowing the physical item to remain legible

- *Why is the new development required to be adjacent to a heritage item?*

Response: the land upon which the proposed child care centre is to be built is essentially vacant and available for such development. Given the character of the area, the use of such a building is such that more of the public will be afforded views of the heritage item “in the round” (as it was designed, it would appear) than would otherwise be the case.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Response: the curtilage around the heritage item is that determined by Sydney Water when the earlier lot associated with the item was subdivided under DP 665627 in 1997 and disposed of in 2014. It is a lot-boundary curtilage that will not be affected by the proposed development.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Response: the proposed development will enliven views to the item by placing a building of greater visual interest in views from the west and north-west. A pump house is not considered to be an item from which views are to be sought.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Response: the subject property is not identified as being an archaeological site or a potential archaeological site.

- *Is the new development sympathetic to the heritage item? In what way? (e.g. form, siting, proportions, design)?*

Response: Yes- the design of the proposed development is a Modern influenced design that will not compete with the “Queen Anne Revival” nature of the heritage item.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Response: the proposed development does not constitute additions to the heritage item.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Response: yes, to a greater extent than is available at present.

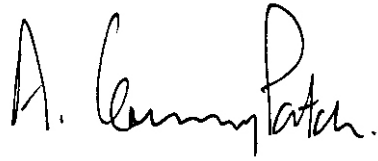
H. CONCLUSION

It would appear that after preparing the inventory material in relation to the heritage significance of pump house *SPS0039 Alexandria* in 2001-2006, Sydney Water subsequently sold Lot 2 DP 665627 apparently as being superfluous to the needs of the establishment, and no longer part of the land appurtenant to the pump house.

In this light, the impacts on the pump house are considered to relate to its setting. The responses to the Questions to be Answered above, set out the impacts on the setting of the place, and it is concluded that the net impact on the item will be positive rather than adverse.

In my view, the development of a child care centre in this location will enliven the area and give the heritage item more prominence and is therefore supportable in terms of potential heritage impacts.

Prepared by

A handwritten signature in black ink, appearing to read 'A. Greg Patch'.

Greg Patch
Architect/Heritage Consultant

Appendix: Documents

Water Board Pump House Including Interior and Substructure

Item details

Name of item: Water Board Pump House Including Interior and Substructure
Other name/s: Sewage Pumping Station No.39
Type of item: Built
Group/Collection: Utilities - Sewerage
Category: Sewage Pump House/Pumping Station
Primary address: 48 Huntley Street, Alexandria, NSW 2007
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
48 Huntley Street	Alexandria	Sydney			Primary Address

Statement of significance:

"SPS0039 Alexandria is of historic, aesthetic and technical/research significance. Historically, it is associated with the Western and Illawarra Suburbs System (and later SWSOOS No.1) which was a major inter-war period sewage development. The construction of SP0039 and the SWSOOS No.1 formed a part of the major improvement in the public health of Alexandria in the 1920's. Aesthetically it is a good example of a small scale robust and well proportioned late Federation Free style sewage pumping station which displays excellent brickwork, and due to its prominent corner location, has streetscape significance. Technically, the station has the potential to reveal information about construction techniques and sewage pumping technologies employed during the inter-war period. SP0039 is also significant for fulfilling its role continuously after its introduction as a low level sewage pumping station over 75 years ago as originally designed and constructed albeit with some modifications to mechanical and electrical components." (from Sydney Water Heritage Assets inventory).

Date significance updated: 28 Nov 06

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: The Metropolitan Water Sewerage and Drainage Board
Builder/Maker: The Metropolitan Water Sewerage and Drainage Board
Physical description: Single storey brick Federation building.

"SPS0039 Alexandria is a low level sewage pumping station located within a Sydney Water works depot. The station consists of two distinct parts: a superstructure comprising a small load bearing brick building; and a circular substructure approximately 10 metres deep constructed of concrete which houses machinery and sewage chambers. Architecturally, the building was designed in a utilitarian version of the Federation Free style. Externally there is a tiled gambrel roof with two gable vents and exposed eaves; gable with barge board, cross rails and roughcast panels; and walls of red-brown coloured tuck pointed brickwork with splayed brick piers. The entrance consists of a steel roller shutter door with applied lettering to the lintel proclaiming A.D.1925. Internally, the ceiling is lined with tongue and grooved boarding and walls are of painted brickwork. The substructure consists of two cylinders, one within the other, the annular space taking the sewage flow and the inner well housing the machinery. The machinery well comprises two vertical spindle centrifugal pumps direct coupled to electric motors. The station is located on the banks of the Alexandra Canal (Sheas Creek) which was built in 1889." (from Sydney Water Heritage Assets Inventory sheet).

Date condition updated: 26 Nov 01

Modifications and dates:	South window is bricked up. Mechanical and electrical components have been upgraded.
Further information:	Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.
Current use:	Low level sewage pumping station
Former use:	Low level sewage pumping station

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

"In 1859 Sydney's sewerage system consisted of five outfall sewers which drained to Sydney Harbour. By the 1870's, the Harbour had become grossly polluted and, as a result, the Government created the Sydney City and Suburban Health Board to investigate an alternative means of disposing of the city's sewage. This led to the construction of two gravitation sewers in 1889 by the Public Works Department: a northern sewer being the Bondi Ocean Outfall Sewer and a southern sewer draining to a sewage farm at Botany Bay. Low lying areas around the Harbour which could not gravitate to the new outfall sewers continued to drain to the old City Council sewers. Low level pumping stations were therefore needed to collect the sewage from such areas and pump it by means of additional sewers known as rising mains, to the main gravitation system. The first comprehensive low level sewerage system began when the Public Works Department built a group of 20 low level pumping stations around the foreshores of the inner harbour at the beginning of the 20th century and in the subsequent development of other outfall sewers greater Sydney now has over 600 low level sewage pumping stations. SP0039 originally served the Southern Outfall, which discharged at the Botany-Rockdale Sewage Farm, and later diverted to the Southern and Western Suburbs Ocean Outfall Sewer No.1 (SWSOOS No.1) in 1919." (from Sydney Water Heritage Assets inventory 2006).

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	(none)-

3. Economy-Developing local, regional and national economies	Technology-Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	(none)-
4. Settlement-Building settlements, towns and cities	Utilities-Activities associated with the provision of services, especially on a communal basis	(none)-

Assessment of significance

SHR Criteria a)
[Historical significance] "SPS0039 Alexandria was built in 1925 and is a good example of an inter-war period sewage pumping station. It is associated with the Southern Outfall and later Southern and Western Suburbs Ocean Outfall Sewer No.1 (SWSOOS No.1). Its construction evidences the advances made in the development of municipal services in the Alexandria area in the 1920's." (from Sydney Water Heritage Assets Inventory 2006)


SHR Criteria c)
[Aesthetic significance] "SPS0039 is a representative example of a small scale late Federation Free style utility building. It has strong streetscape appeal in its location on the corner of two streets." (from Sydney Water Heritage Assets Inventory 2006).

SHR Criteria d)
[Social significance] "Item is likely to be held in regard by the local community for its function." (from Sydney Water Heritage Assets Inventory 2006).

SHR Criteria e)
[Research potential] "SPS0039 has the potential to reveal information about the design and construction of mechanical components. The pumping station still fulfils its role over 75 years after its introduction as a low level sewage pumping station as originally designed and constructed apart from modifications to mechanical and electrical equipment." (from Sydney Water Heritage Assets Inventory 2006).

SHR Criteria f)
[Rarity] "The item does not have any notable rare or unusual aspect associated with our history." (Sydney Water Heritage Assets Inventory 2006).

SHR Criteria g)
[Representativeness] "The superstructure is a representative example of a Federation Free style public utility building. SP0039 is a representative example of a low level sewage pumping station on the Southern and Western Suburbs Ocean Outfall Sewer." (from Sydney Water Heritage Assets Inventory 2006).

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	118	14 Dec 12		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Sydney Industrial & Warehouse Buildings Heritage Study	2014		City Plan Heritage		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		2006	Sydney Water Heritage Assets Inventory	

Written	Anita Heiss	Aboriginal People and Place, Barani: Indigenous History of Sydney City
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Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2420204





And I further declare, that the annexed Schedule, to which my signature is affixed, and which is to be taken as part of this Declaration,

The declaration may be qualified to the extent to which Applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with Conveyance dated....., registered....., or as the case may be. Otherwise all documents from the Crown Grant onwards must be entered in the Schedule."

If there be any exception add the words "except as follows" and insert necessary particulars.

If made in New South Wales this declaration must be attested by the Registrar General or Deputy, or by a Notary Public, or by a Justice of the Peace, or Commissioner for Affidavits. If made outside the State it should be made according to the law of the State where made, before a person authorized by that law to take declarations. If the signature be by mark, the attestation must state that the document was read over to the declarant, and that he appeared fully to understand its contents. This applies also to the subjoined direction, particularly if a different person be nominated to receive certificate.

contains a full and correct list of all settlements, deeds, documents, or instruments, maps, plans and papers relating to the land comprised in this application, so far as I have any means of ascertaining the same, distinguishing such as being in my possession or under the control, are herewith lodged and indicating where or with whom, so far as known to me any others thereof are deposited. Also, that there does not exist any fact or circumstance whatever material to the title, which is not hereby fully and fairly disclosed to the utmost extent of my knowledge, information, and belief; and that there is not, to my knowledge and belief, any action or suit pending affecting the said land, nor any person who has or claims any estate, right, title or interest therein, or in any part thereof, otherwise than by virtue and to the extent of some lease or tenancy hereby fully disclosed; and that I have no notice of the revocation of the Power of Attorney above mentioned at the time of my making this Declaration.

And I make this solemn Declaration, conscientiously believing the same to be true.
DATED at Sydney this 24th day of March 1944.

(RULE UP ALL BLANKS BEFORE SIGNING.)

Made and subscribed by the abovenamed }
ERIC GRAFTON AUDET }
this 24th day of March 1944 }
in the presence of: }
L. Montague }
J.P. }

Signature of } Eric Grafton Audet
Applicant }

To the Registrar-General,—

I, ERIC GRAFTON AUDET, the above declarant, do hereby apply to have the land described in the above declaration brought under the provisions of the Real Property Act, and request you to issue the Certificate of Title in the name of the Board for the parcels 37 $\frac{1}{2}$ perches and 30 $\frac{1}{2}$ perches shown on the Plan lodged herewith.

DATED at Sydney this 24th day of March 1944.

Witness to Signature—

L. Montague
J.P.

(Signature of Applicant) Eric Grafton Audet

* N.B.—The Schedule below and Certificate indorsed on fourth page should be also signed.

In no case can any alterations, however trifling, be allowed to be made after the application has been once declared, unless all the parties re-sign and re-declare the same. If it is discovered that any alterations are necessary, the applicant may make a statutory declaration setting out in what manner he desires the application to be altered, which declaration will then (unless the Registrar General considers that a fresh application ought to be made) be read as one with the application.

(RULE UP ALL BLANKS BEFORE SIGNING.)

SCHEDULE REFERRED TO.*

(TO BE SIGNED BY APPLICANT IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.)

To include not only Title Deeds, Probates, Letters of Administration, etc., but also the Surveyor's Plan or Statement in lieu thereof.

* For the particulars which this Schedule must comprise, see concluding part of Declaration, to which particular attention is directed, as any omission or misstatement will render applicant liable to the penalties of false Declaration.

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
1.	1st Feby. 1944	Plan	by Andrew Thomas McDougall, Registered Surveyor.			Herewith.
	15th Feby. 1928	Conveyance	The Minister for Public Works to The Metropolitan Water Sewerage and Drainage Board No. 524	Book 674	505	Herewith.

24/11/44
N 23

24/11/44
N 23
L. Montague
J.P.

L. Montague
J.P.


Eric Grafton Audet

+ Correct reference to Book 1505 No 233

Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the Certificate of Title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

SCHEDULE REFERRED TO—(continued).*

(TO BE SIGNED BY APPLICANT, IF UTILISED, IMMEDIATELY BELOW THE LAST DOCUMENT SCHEDULED.

No.	Date.	Nature of Instrument.	Parties.	Registration.		When and by whom Lodged.
				Book.	No.	
3.	16-10-44.	stat. Dechn of R.W. Hooke				20/11/56
4.	20-12-44.	" " " g. b. Hicks				
<div>Doct. 2, 3 & 4 h'muth to remain in phs. Doct.</div> <div> 24/1/57</div>						

See indorsement overleaf.

Barber

† Section 117 requires that this Certificate be signed by Applicant or his Solicitor and contain liable any person falsely or negligently certifying, to a penalty of £20; also, to damages recoverable by parties injured. If by Solicitor, he should insert:—“And that I am the Solicitor of the within-named Applicant,” and should add his own address to his signature. The signature should be that of the Solicitor himself, and not of his firm.

I certify that the within application is correct for the purposes of the Real Property Act, 1900†.

L. Montague, J.P. (Signature) *W.E. Andrus*

(RULE UP ALL BLANKS BEFORE SIGNING, EXCEPT SPACE IN SCHEDULE BELOW APPLICANT'S SIGNATURE.)

F E E S.

PAYMENT OF THESE MUST ACCOMPANY THE APPLICATION.

	£	s.	d.
Certificate of Title	1	5	0
Office Copy of Plan (when a Plan is furnished) ...	0	5	0
Preparation of Plan (when a Plan is not furnished) ...	0	7	6
Advertisement	1	10	0
Assurance, $\frac{1}{2}$ d. in the £ on declared value			
Lodgment fee	1	0	0

Rec'd plan 14.28.14
M. 28. 2. 14

State to whom all correspondence relating to this Application should be sent, with address, as under, viz.:—

Name R. W. HOOKE.

Occupation Solicitor for The Metropolitan Water,
Sewerage and Drainage Board.
339-341 Pitt Street.

Post Town SYDNEY.

183

Appn. No. 35595

New South Wales.

[CERTIFICATE OF TITLE]



REGISTER BOOK
VOL. 5467 Fol. 48

CANCELLED ☒
ON ISSUE OF NEW FOLIO 2/665627

THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD, Applicant in Primary Application No. 35595, is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated in the Municipality of Alexandria Parish of Alexandria and County of Cumberland containing Thirty and three quarters perches or thereabouts as shown in the plan hereon and therein edged red and also shown in the plan lodged with the said Application No. 35595 being part of 1400 acres originally granted to William Hutchinson by Crown Grant dated the 27th day of May 1823, excepting out of the said piece of land all such mines or deposits of coal ironstone kerosene shale limestone slate or other minerals thereunder as are excepted by virtue of Section 114 of the Public Works Act of 1888.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Fourth day of January, 1945.

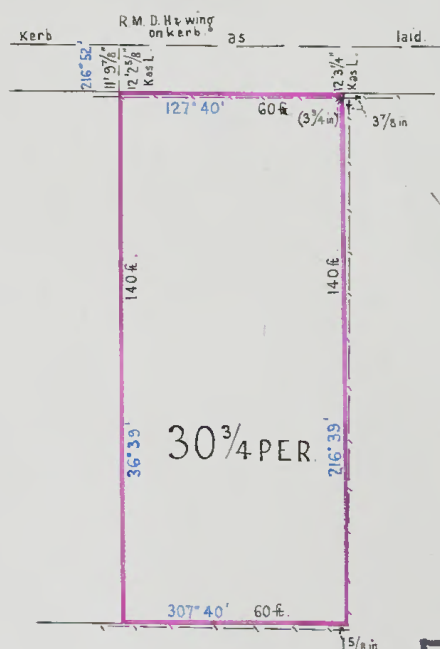
Signed in the presence of

W.P. Friend

Registrar General

Registrar General

Huntley St



THE LAND WITHIN DESCRIBED IS
LOT 2 IN DP665627

NOTIFICATION REFERRED TO

No. H512773 TRANSFER dated 15th June 1960
to The Minister for Public Works of Part
of the land within described.
Entered 19th May 1961
As to land in this transfer this deed is cancelled and new certificate issued Vol. 8229 Fol. 198
Registrar General

The residue of land in this folio comprises
Part Lot 2 in D.P. 85595

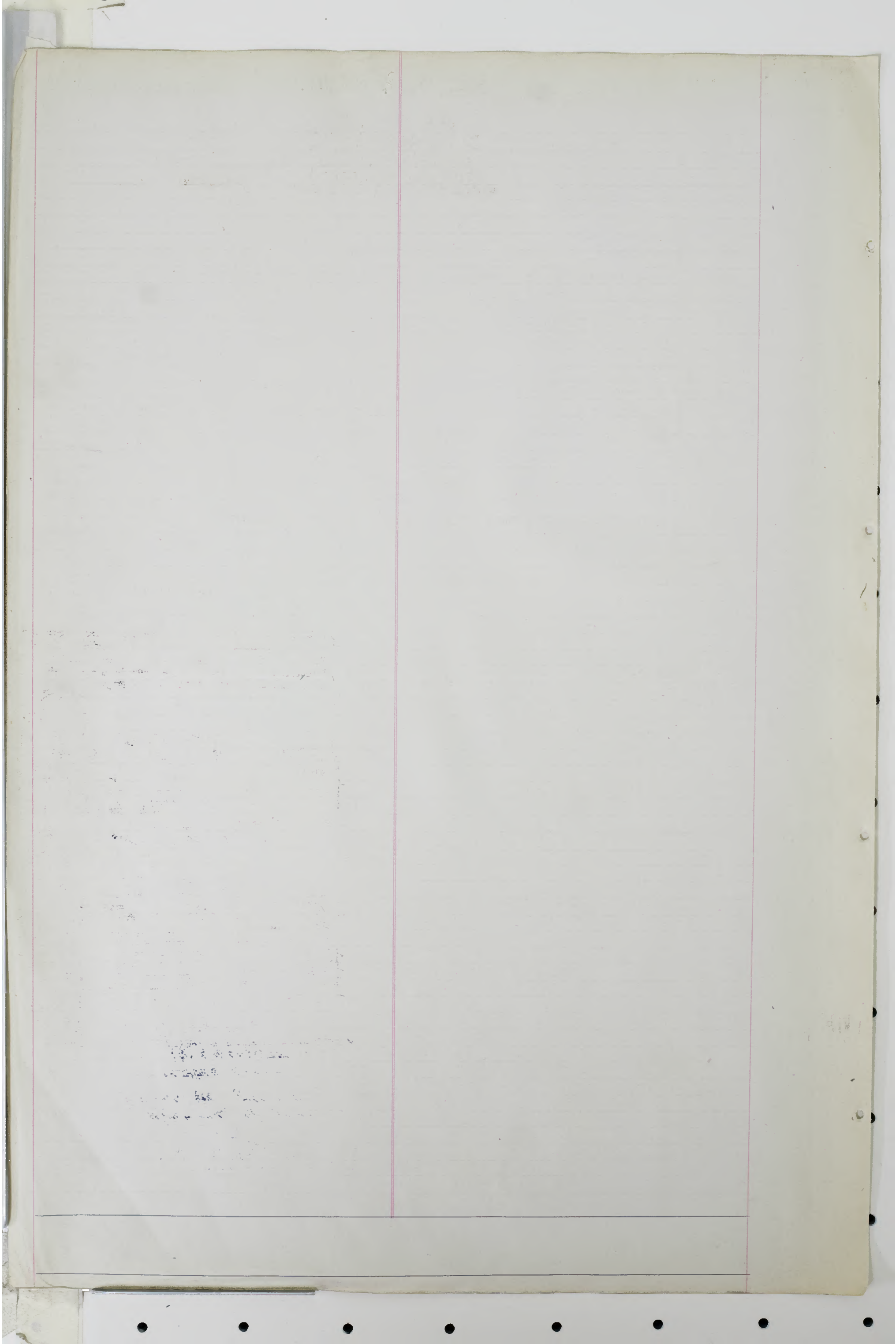
Registrar General

COMPUTER FOLIO NO FURTHER
DEALINGS TO BE REGISTERED.

PA35595

Scale - 40 feet to one inch

CY. PRODUCED 25.5.1960
BY W. R. SMOOTHEY



of part of the land within Deed Reg N°23 Book 1505

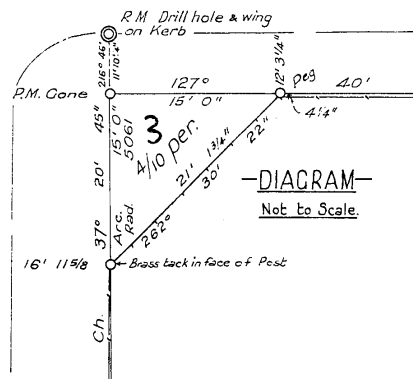
Parish of Alexandria County of Cumberland

Scale: 40 ft to an inch.

DP 85595 (E)

“A

HUNTLEY ST



—DIAGRAM—
Not to Scale.

Signatures of parties to be made in this margin.

 CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP A5595

	FEET	INCHES	METRES
-	1	5/8	0.641
-	2	3/4	0.670
-	2	7/8	0.673
-	3	3/4	0.695
-	4	1/4	0.108
5	-	-	1.524
11	7	-	3.533
11	7	1/2	3.543
11	9	7/8	3.604
11	10	1/4	3.613
12	11	-	3.632
12	-	-	3.658
12	1	7/8	3.705
12	2	5/8	3.724
12	3	1/4	3.740
12	3	1/2	3.747
12	5	1/4	3.791
15	-	-	4.572
15	10	7/8	5.153
16	11	5/8	5.172
17	1	5/8	5.223
17	3	3/8	5.267
21	1	3/4	6.445
30	-	-	9.144
31	10	3/4	9.722
39	-	-	11.087
40	-	-	12.192
42	-	-	12.802
42	2	3/8	12.862
50	-	-	17.983
59	-	-	18.288
65	11	3/4	20.110
66	-	-	20.117
73	11	1/2	22.593
119	-	-	36.101
125	-	-	38.100
125	0	1/8	38.103
133	11	1/2	40.831
140	-	-	42.672
152	2	7/8	46.403
152	3	7/8	46.428
197	6	-	60.198
218	-	-	66.446
284	-	-	86.563
286	6	1/2	87.338
286	6	3/4	87.344
5061	-	-	1542.593
41125	3	3/4	12534.995

AL	RU	P	SQ	M
-	-	.4	10.1	
-	-	30 3/4	777.8	
-	-	37 3/4	954.8	
-	1	28 1/2	1753	

This is the plan marked " " referred to in...

DP 85595 (E)

Subscribed and declared before me at Sydney...
this 3 day of August A.D. 1944

G. W. Adams Justice of Peace

Resumed Properties
Department

(Owners)

Police Department

(Occupier)

311

Resumed Properties
Department
(Owners)

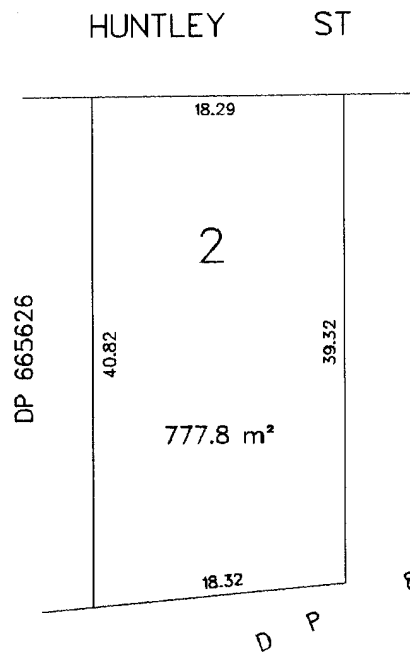
Police Department
(Occupier)

I, Andrew Thomas McDougall of M.W.S.&D.B. Sydney, a surveyor registered under the Surveyor's Act, 1923, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that this survey represented in this plan has been made in accordance with the provisions of the Survey Act, 1923, and the Regulations thereunder, and that the Survey was completed on the 28th July 1934 and the Reference Marks have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

(Signature)

Signature) Wm. L. DuFell
Surveyor registered under the Surveyors Act, 1922.



D P 6 6 5 6 2 7

Registered:  1-8-1997

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: ALEXANDRIA SHT 5#

Last Plan: DP85595

THIS PLAN HAS BEEN CREATED
TO PROVIDE A UNIQUE IDENTIFIER
TO ENABLE THE ISSUE OF AN
AUTOMATED TORRENS TITLE
FOR THE LAND COMPRISED IN
FOLIO OF THE REGISTER
VOLUME 5467 FOLIO 48
FORMERLY KNOWN AS PART
LOT 2 IN DP85595

Lengths are in metres.
Reduction Ratio : NOT TO SCALE

L.G.A.: SOUTH SYDNEY

LOCALITY: .

PARISH: ALEXANDRIA

COUNTY: CUMBERLAND

N O O 1 D 1 B
G.D.B. ---

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

16/6/2016 9:27AM

FOLIO: 2/665627

First Title(s): OLD SYSTEM
Prior Title(s): VOL 5467 FOL 48

Recorded	Number	Type of Instrument	C.T. Issue
1/8/1997		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/3/2004	AA472866	DEPARTMENTAL DEALING	
1/8/2014	AI780928	DEPARTMENTAL DEALING	
5/9/2014	AI868560	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
10/10/2014	AI951105	TRANSFER	
10/10/2014	AI951106	MORTGAGE	EDITION 2
21/10/2014	AI973511	DEPARTMENTAL DEALING	EDITION 3
19/2/2016	AK225817	DISCHARGE OF MORTGAGE	
19/2/2016	AK225818	TRANSFER	
19/2/2016	AK225819	MORTGAGE	EDITION 4

*** END OF SEARCH ***

Archnex Designs

PRINTED ON 16/6/2016

GlobalX Information Services Pty Ltd (ABN 99 073 436 414) an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE

WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

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Ref:Archnex Designs /Src:P

Form: 01T
Release: 6-1

①

TRANSFER

New South Wales
Real Property Act 1900



AI951105C

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue (NSW)	
Client No: 1411509	4173
Duty: \$10	Trans No: 798634001

(A) **TORRENS TITLE** 2/665627

(B) **LODGED BY**

Document Collection Box <i>45A</i>	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference: <i>14717901</i>	LLPN: 123011G	CODES T TW
---------------------------------------	---	---------------	--------------------------

(C) **TRANSFEROR**

SYDNEY WATER CORPORATION the successor to The Metropolitan Water Sewerage and Drainage Board **ABN 49 776 225 038**

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,117,600.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree**

CITI GLOBAL INVESTMENTS PTY LIMITED ACN 100 153 786 & CITI GLOBAL PROPERTY GROUP PTY LIMITED ACN 100 153 795

(I) **TENANCY:** Tenants in Common in Equal Shares

DATE 16.09.14

(J) I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence.
[See note* below].

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

Signature of authorised officer:

Name of witness:

Authorised officer's name:

Address of witness:

Authority of officer:

Signing on behalf of:

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: CITI GLOBAL INVESTMENTS PTY LIMITED & CITI GLOBAL PROPERTY GROUP PTY LIMITED
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held: Theresa Dodaro
Sole Director/Secretary

Office held: Robert Dodaro
Sole Director/Secretary

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 669133 Full name: Bartholomew Rando Signature: _____

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

"Authorised to amend"
Legan Mead
25/09/14

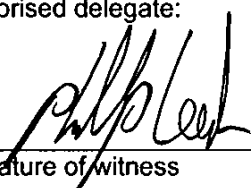
Handwritten initials

Annexure A to Transfer

Parties:

Sydney Water Corporation the successor to The Metropolitan Water Sewerage and Drainage Board (ABN 49 776 225 038) (**Transferor**) and Citi Global Investments Pty Limited (ACN 100 153 786) and Citi Global Property Group Pty Limited (ACN 100 153 795) (**Transferee**)


**Executed by Sydney Water Corporation
ABN 49 776 225 038** pursuant to section
50(3)(a) of the *Interpretation Act 1987* by an
authorised delegate:



Signature of witness

PHILIP LEECH

Name of witness



Signature of authorised delegate

WENDY ARNOT

Name of authorised delegate

MANAGER CORPORATE SERVICES

Title of authorised delegate

16 Sept '14

Date