

# HERITAGE IMPACT STATEMENT

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*Development Application*

Green Park Hotel, No. 360 Victoria Street, Darlinghurst.

J4929 | December 2021.

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Phillips**  
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## INTRODUCTION

### 1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alterations and additions to the Green Park Hotel at No. 360 Victoria Street, Darlinghurst.

The site is located within the City of Sydney Council area. The principal planning control for the site is *Sydney Local Environment Plan 2012 (LEP 2012)*. The site is listed as a heritage item by Schedule 5, Part 1 of the *Sydney LEP 2012* and is located within the Darlinghurst Ridge Heritage Conservation Area as defined by Schedule 5, Part 2 of the *LEP 2012*.<sup>1</sup>

Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. 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).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), 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.

This statement has been prepared at the request of the owners of the site and is to be read in conjunction with plans by Boffa Robertson Design.

### 1.2 Authorship and Acknowledgements

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env.Des.), B.Arch., Grad.Dip.Herit.Cons. and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

### 1.3 Limitations

The history contained in this statement was prepared using readily available resources. No Aboriginal or historical archaeology was carried out on the site.

### 1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update

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<sup>1</sup> This is erroneously labelled 'Darlinghurst Ridge Conservation Area' on the NSW Planning Portal.

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*Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

## 1.5 Physical Evidence

The following report is based on a desktop study only.

## 1.6 Documentary Evidence

### General References

The history contained in this HIS contains a summary of a history for this site prepared by Weir Phillips Architects in 2004, with the addition of limited new information.

The following references were consulted:

### Published References

- Attenbrow, V., *Sydney's Aboriginal Past: investigating archaeological and historical records*, NSW, UNSW Press, 2002.
- Broadbent, J., 'The Push East: Woolloomooloo Hill, The First Suburb', in Max Kelly (ed.), *Sydney: City of Suburbs*, NSW, NSW University Press, 1987.
- Dyster, B., *Servant and Master: Building and Running the Grand Houses of Sydney 1788-1850*, NSW, University of NSW Press, 1989.
- Faro, C., *Street Seen: A History of Oxford Street*, Victoria, Melbourne University Press, 2000.
- Fitzgerald, S., *Sydney, 1842-1992*, Sydney, Hale & Iremonger, 1992.
- John Sands Ltd, *Sands' Sydney Suburban and Commercial Directories*, Sydney, John Sands Ltd, various dates.
- Turbet, P., *The Aborigines of the Sydney District Before 1788*, NSW, Kangaroo Press, 2001.
- Stephensen, P.R., *The History and Description of Sydney Harbour*, Australia, Rigby Limited, 1966.

### Unpublished References

- *Victoria Street, Building Cards* (City of Sydney and South Sydney Council Records). City of Sydney Archives.
- *Rate and Valuation Records for Fitzroy and Bligh Wards*, City of Sydney, various years. City of Sydney Archives.
- Tropman and Tropman, *South Sydney Heritage Study*. Unpublished study commissioned by South Sydney Council, 1998. City of Sydney Archives.

### Maps and Plans

- Baron, W.H., *Woolcott & Clarke's Map of the City of Sydney with the environs of Balmain and Glebe, Chippendale Redfern, Paddington &c*, 1854. State Library of New South Wales.
- City Surveyors Department, City of Sydney, *Trigonometrical Survey of Sydney, Section K1*, c.1865. City of Sydney Archives.
- NSW Lands Department, *Sydney Metropolitan Detail Series, Sydney, Section I1*, 1885. State Library of New South Wales.
- *Plan of the Parish of Alexandria, County of Cumberland, New South Wales*, undated. NSW LPI, Parish Map Preservation Project.
- Wells, W.H., *To the Right Worshipful the Mayor, Aldermen, Councillors & Citizens this Map of the City of Sydney is most respectfully dedicated by their obed.t humble serv.t Will.m Henry Wells, Land Surveyor*, 1843. State Library of New South Wales.

## Land Title Records

Old System and Torrens Title Records as referred to in the footnotes.

### 1.6.2 Planning Documents

- South Sydney Local Environmental Plan 1998.
- City of Sydney Heritage Development Control Plan 2006.

### 1.6.3 Heritage Guideline Documents

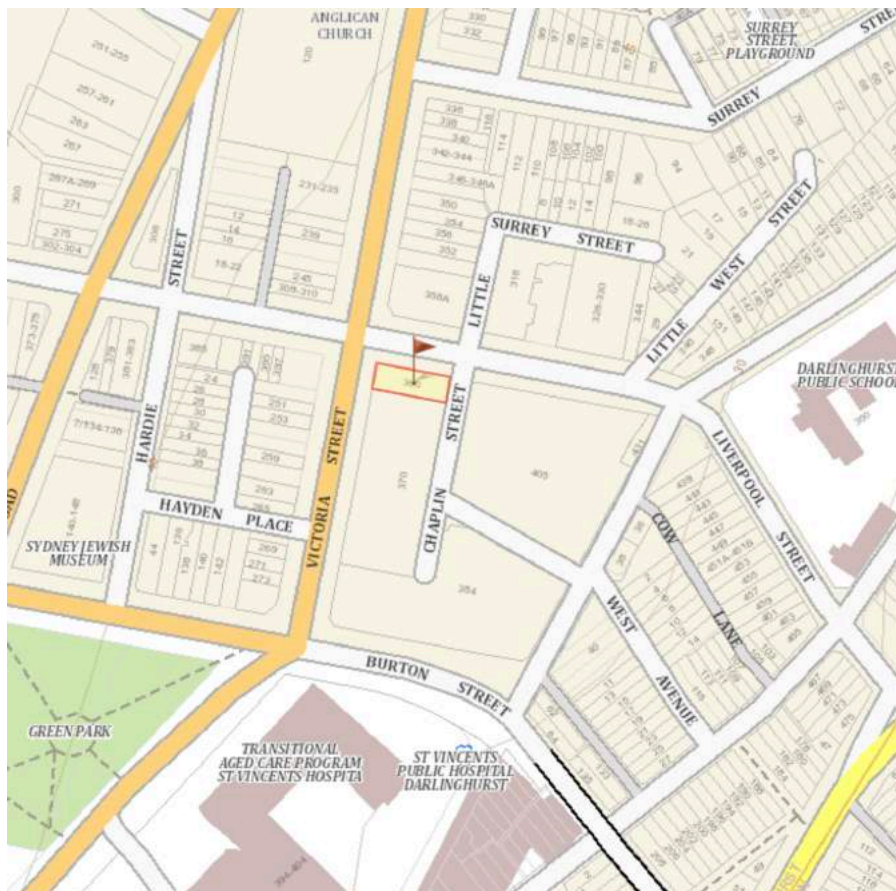
- *NSW Heritage Office, NSW Heritage Manual – Statements of Heritage Impact, NSW, NSW Heritage Office, 2002 (update).*

### 1.6.4 Heritage Inventory Sheets

- NSW Heritage Office Website – Online Database – Local Government – Green Park Hotel, Database number 2421362.
- NSW Heritage Office Website – Online Database – Local Government – Cottage (265 Victoria Street, Darlinghurst), Database number 2421360.
- NSW Heritage Office Website – Online Database – Local Government – Terrace Houses (271-273 Victoria Street, Darlinghurst), Database number 2421361.
- NSW Heritage Office Website – Online Database – Local Government – Pomona (372 Victoria Street, Darlinghurst), Database number 2421363.

## 1.7 Site Location

No. 360 Victoria Street, Darlinghurst, is located on the south-eastern corner of the intersection of Victoria and Liverpool Streets, Darlinghurst. Darlinghurst, formerly part of the South Sydney Council area, hence the reference in this document to South Sydney Council controls, is now part of the City of Sydney (Figure 1). The site is identified as Lot 21 DP 867249.



**Figure 1: Site location at No. 360 Victoria Street, Darlinghurst. The boundaries are outlined in red. SIX Maps, 2019.**

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## 2.0 BRIEF OUTLINE OF THE HISTORIC DEVELOPMENT

### 2.1 Cadi Country

Darlinghurst is located in Cadi Country, once home of the Cadigal people, one of eight known Dharug speaking bands sometimes referred to as the Eora. Cadi Country embraced Sydney Cove and stretched along the southern side of Port Jackson, from South Head to modern day Petersham. The southern most extent of their territory remains unknown. The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion of 1788. With no resistance to European diseases, they were decimated by an outbreak of smallpox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a half years of the arrival of the First Fleet, the pattern of life followed by the Cadigal for thousands of years was no longer possible; within forty years the pre-colonial way of life had all but disappeared from the Sydney region.

As part of Governor Lachlan Macquarie's attempts to encourage the settlement of the 'Sydney tribe', huts were built in the bay to the east of Woolloomooloo. The Governor called the settlement 'Henrietta Town' and the Bay 'Elizabeth Bay' for his wife, Elizabeth Henrietta. Over time there were more frequent incursions into the area by the colonists and the Aboriginals frequented the area less often. Subsequent governors displayed less interest in the plight of the aborigines and Henrietta Township failed. The intensive development in the district has destroyed much of the evidence of Cadigal occupation.

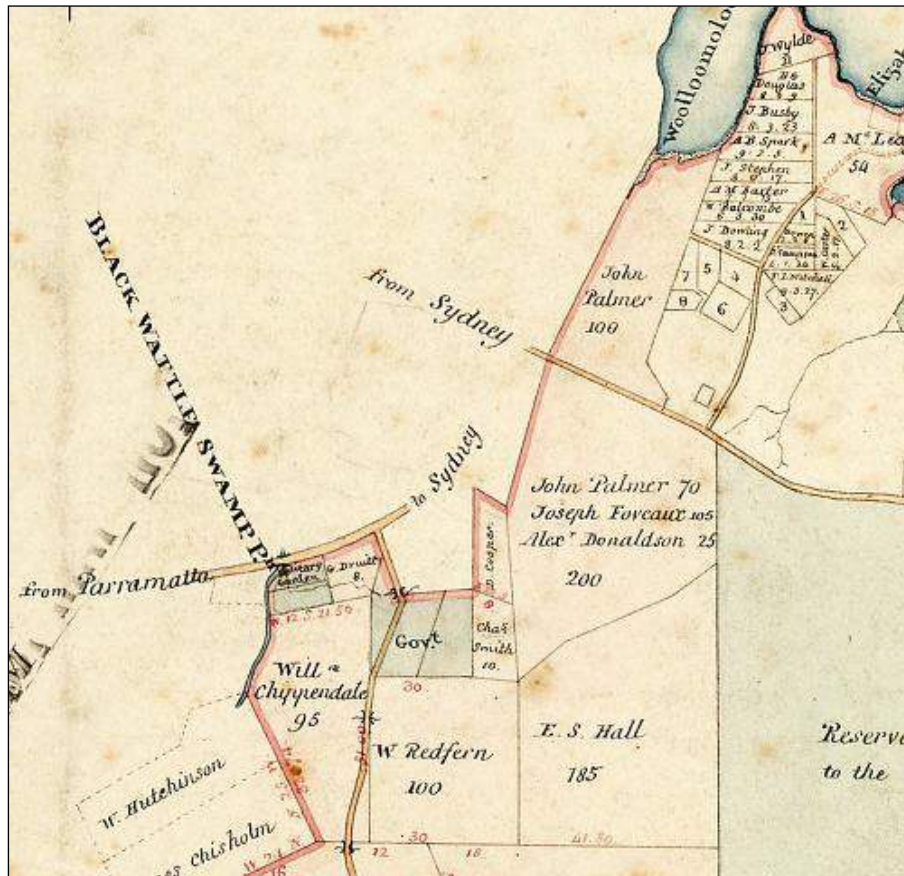
### 2.2 Early Darlinghurst

Modern day Darlinghurst was located well outside the boundaries of Sydney Township as declared by Governor Phillip in 1792. Land was granted outside these boundaries by successive Governors from 1793 onwards.

The nature of the land grants (or other allocations) made to the immediate east and south of Phillip's township boundary was such that the area would remain sparsely settled through the first decades of the nineteenth century. These land grants are shown by the parish map, Figure 2.

To the immediate east of the township boundary was the 100-acre grant *Wall-loo-moo-loo Farm* (sic), made to the Colony's Commissary John Palmer on 25 February, 1793. Palmer gradually extended his Farm to over 300 acres, a holding that incorporated, among other smaller grants, *Captain Foveaux's Surry Hills Farm*. The greater part of this land would remain under or undeveloped for the following thirty years.

The principal means of access into and out of the area was initially by means of a track that lead from Sydney Township to the signal station (and later, lighthouse) on South Head. First marked on maps and plans in the early 1790s, this track probably followed existing paths established by the Cadigal and referred to them as the *Maroo*. The track was subsequently formalised into a road, South Head Road (later Old South Head Road and now Oxford Street) by Governor Macquarie in 1811. It is road marked 'from Sydney' in Figure 2. Further insulating the area from immediate development was Governor Macquarie's declaration of the 490-acre Sydney Common (1811), encompassing all the land now bound by Oxford Street, from South Dowling Street on the west, up to and including Centennial Park on the west. Additionally, Macquarie declared the land from modern day Darlinghurst to Woolloomooloo Bay and east to Kings Cross to be a reserve. This area was subsequently divided by Macquarie's successor, Governor Darling into a number of exclusive villa estates for senior government officials. These grants are clearly visible the north east of Palmer's 100 acre grant in Figure 2. Known initially as the Woolloomooloo Heights, this cluster of villa estates and the area immediately surrounding them was subsequently renamed Darlinghurst, Darling for the Governor and 'hurst' being an Old English word for 'a wooded hill', a designation that remains to this day. Darlinghurst Road (originally Woolloomooloo Road) would appear to have originated as a track from (Old) South Head Road, along the ridge line between Woolloomooloo Bay and Rushcutters Bay, providing access to the Darlinghurst villa estates.



**Figure 2: Detail of an undated *Plan of the Parish of Alexandria, County of Cumberland, New South Wales*. LPI Parish Map Preservation Project.**

While sparsely settled during the first period of European settlement, the natural resources of the areas to the east and south of Sydney were nevertheless exploited for settlement purposes. Stone was quarried for building; rush cutters gathered reeds for thatch and foreshore timber was felled for building and firewood. Small-scale private industries developed, including market gardens (on allotments of the first subdivision of the Surry Hills Estate, 1814), saltpans and limekilns at Rushcutters Bay and windmills to grind grain on the heights of Darlinghurst. One of these mills belonged to the emancipist Thomas West. In 1810 he successfully petitioned Governor Macquarie for permission to erect a mill on land he named *Barcom Glen*. West gradually expanded his activities to include dairying, orcharding and quarrying; by 1824, he owned 120 head of cattle. Initially, West had not received official title for *Barcom Glen*, resulting in later disputes with his neighbours. Title for 71 acres of land was finally issued to West in 1844. West's land lies just to the east of the subject property. An increase in the intensity of land use to the east of Sydney was first stimulated by the presence of convicts employed on the construction of Busby's Bore, Sydney's first water supply system. Shortly after the Bore was completed (1837), three major institutions appeared on the South Head Road: the Victoria Barracks (opened 1848), Darlinghurst Gaol (opened in 1841) and the new court house (opened 1842). As transportation to New South Wales slowed and ceased, free migration (and hence the population) grew. The first pastoral boom (1830s) and the growing success of commercial enterprises brought a new level of prosperity to the colony. As a result, Sydney's population grew rapidly between 1830 and 1850 and the township began to extend beyond its earlier boundaries. Modern day Surry Hills, Darlinghurst and Woolloomooloo comprised the largest area of free hold land adjacent to the township. This land would be intensely subdivided and developed from the 1850s. Although the conditions on Darling's villa grants were not formally rescinded until 1847, the subdivisions of these estates commenced five years earlier, around the time that the growth of Sydney found expression in the newly incorporated City of Sydney (1842).

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From this time onwards, maps and plans detail an ever-increasing network of streets throughout modern day Darlinghurst and adjoining areas.

Thus, while Darlinghurst would remain a fashionable suburb throughout the nineteenth century, its exclusiveness as a precinct of large villa estates for senior government officials, as envisaged by Darling, was at an end. An advertisement for the sale of Sir Thomas Mitchell's *Craigend Estate* in 1841, for example, encouraged the 'merchant' or 'tradesman' to enjoy the advantages of a 'country residence'. 'Building speculations were also encouraged.' Substantial villas and terraces of quality were built on the new subdivisions, alongside which were smaller, more modest residences. By 1856, Cooks Ward (in which the subject site was located) was home to over 15,000 people. Victoria Street was created during this period. The street was first marked out as part of Mitchell's *Craigend Estate* subdivision of 1841.

## **2.3 Block 13 of the Riley Estate and the First Green Park Hotel**

### **2.3.1 The Riley Estate**

The Green Park Hotel stands on land part of a grant made to William Barker, a Sydney solicitor, on 2 October, 1853. Barker's grant incorporated half of the block bound by Forbes Street, Thomson Street, Liverpool Street and Burton Street. As discussed below, the history of the site to 1853 is complex. The deed of grant indicates that the grant was made in fulfilment of a promise made by Lieutenant Governor Grose on or before 25 January, 1793. Just who the land had been promised to at this time, however, is not clear. William Barker was a trustee of Edward Riley the Younger's will (d.1840). Barker's position as trustee and later descriptions of the property as part of Block 13 of the Riley Estate show that the site was once part of the much contested Riley Estate. When or how the land became part of the Riley Estate has not been ascertained.

The genesis of the Riley Estate lay in the downfall of John Palmer, owner of the Woolloomooloo and Surry Hills Farms, following the Rum Rebellion of 1808. Palmer had sided with deposed Governor Bligh and had been obliged to return to England to give evidence at subsequent enquiries into the rebellion. As a result of his prolonged absence from the Colony, Palmer's business affairs suffered and in 1814, the Provost Marshall ordered the sale of much of his land.

Over the ensuing years, Sydney businessman Edward Riley the Elder (1784-1825) acquired much of Palmer's former land to the east of Sydney. By 1825, he was owner of the *Woolloomooloo Farm* (purchased in 1822) and almost half of the original 27 allotments of Palmer's *Surry Hills Estate* offered for sale in 1814. Riley was not, however, of a particularly stable temperament and in February 1825, he committed suicide, leaving conflicting wills that were to tie up his estate in years of litigation. It was not until a decree from the Supreme Court in Equity in July 1844 that Riley's Estate was divided into parcels of equal value and raffled among the beneficiaries of his will, some of whom, such as Edward Riley the Younger, had died by the time that the partition took place. In parcelling out the Estate among the beneficiaries, the government re-normalised grants that had been made in the name of other people into the name of the Riley Estate. Thus, later Certificates of Title relating to the subject property indicate that the 1853 grant to Barker was a 'New Grant' at that time. The subject grant was one of a twenty-eight parcels of various sizes allocated to Barker at this time.

What the subject site was used for prior to 1853 is not clear. As early maps show, Victoria and Liverpool Streets did not intersect at the time of the 1844 subdivision of the Riley Estate; Liverpool Street ended at its intersection with Bourke Street. Well's Map of Sydney dated 1842 shows a number of proposed streets in the area surrounding the subject site (Figure 3). This plan shows the steep slope of the land to the east of the subject site now manifest in the slope of Liverpool Street.



**Figure 3: H. Wells, *To the Right Worshipful the Mayor, Aldermen, Councillors & Citizens this Map of the City of Sydney...*, 1842**  
State Library New South Wales.

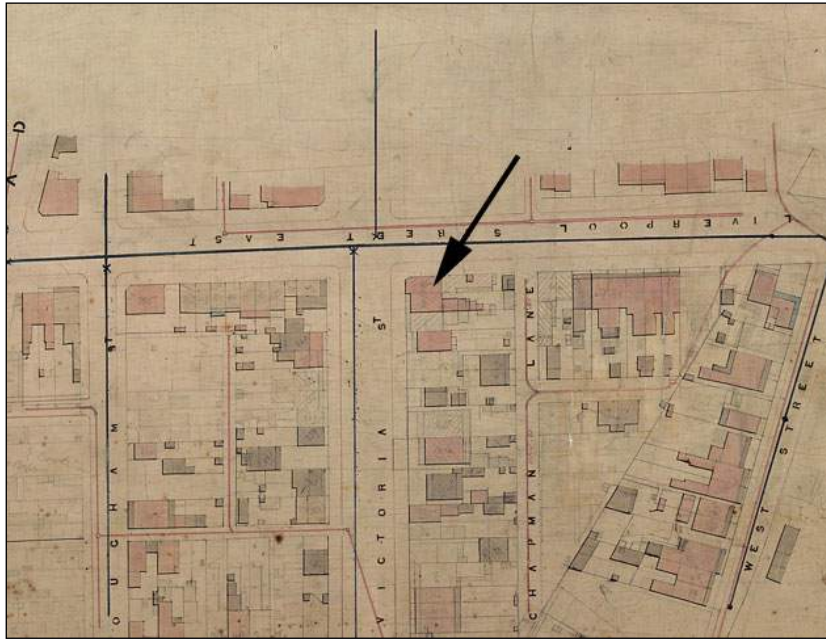
A second early plan, produced 11 years later, shows the subject site to be vacant land (Figure 4).



**Figure 4: W.H. Baron, *Woolcott & Clarke's map of the City of Sydney with the environs of Balmain and Glebe, Chippendale Redfern, Paddington &c.* 1854 (detail).** State Library of New South Wales.

### 2.3.2 The First Green Park Hotel

Listings for Victoria Street in early *John Sands' Sydney and Suburban Directories* are frequently difficult to interpret. There are no listings between Liverpool and Burton Streets along Victoria Street in the Directory of 1858. Listing numbers of ensuing years change, making it difficult to locate people. In 1864 there is one listing between Liverpool and Burton Street, being for printer, Mr. Abraham Weston Chapman. Chapman was most likely the occupant of the brick building that stood on the site when the surrounding area was surveyed in 1865 (see Figure 5) suggesting a construction date for the first building on the site of between 1854 and 1865. Chapman did not own the site at this time. Four years later, however, he purchased Block 13 of the Riley Estate, which included the subject property, from William Mannus Clarke, executor of the will of Edward Riley the Younger.<sup>2</sup>



**Figure 5: City Surveyors Department, City of Sydney, *Trigonometrical Survey of Sydney, Detail of Section K1, c.1865*. City of Sydney Archives.**

Over the ensuing years, Chapman subdivided and sold Block 13. The subject site was sold to Phillip Ronan, his wife May Ronan and George Rodgers, in 1875.<sup>3</sup> *Sands' Directories* indicate two different professions for Ronan: grocer in 1876 and contractor in 1879. In 1879, Ronan's property, the first after Liverpool Street, was known as No. 324 Victoria Street.

By the time that Ronan took up occupation of the subject site, this section of Victoria Street was beginning to develop and change. In 1868, the foundation stone for the Sisters of Charity's new St. Vincent's Hospital was laid. The buildings of St. Vincent's Hospital now dominate this end of Victoria Street.

The first time that the Green Park Hotel is listed on this site occurs in the *Sands' Directory* of 1880; H. Thompson is named as the proprietor. The following year, the property was sold to John Dawson and E.L. Jones Trustees.<sup>4</sup> The Hotel is not listed in *Sands' Directory* of this year (1881). When listed again in 1882, Louisa Silva is listed as proprietor. The Hotel once again disappears from the *Directories* after 1882. It may be that the Hotel had become a victim of the rising temperance movements of this period.

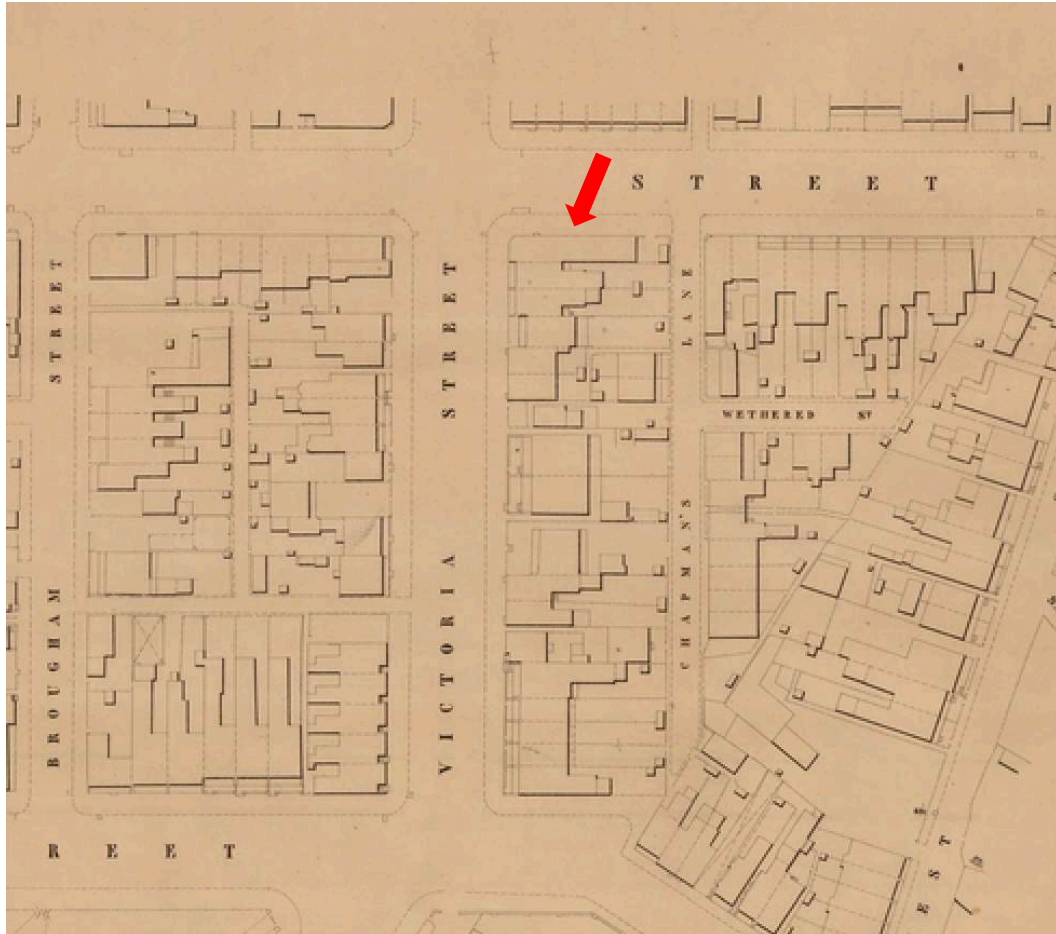
After 1883, it again becomes difficult to identify the subject property in *Sands' Directories*. From 1883 to 1889 the building listed nearest to Liverpool Street is No. 338 Victoria Street,

<sup>2</sup> NSW Land and Property Information, *Conveyance*, No. 825 Book 112.

<sup>3</sup> NSW Land and Property Information, *Application to Bring Lands Under the Real Property Act*, No. 31835.

<sup>4</sup> NSW Land and Property Information, *Application to Bring Lands Under the Real Property Act*, No. 31835.

which was occupied by a compositor, W. Simpson, for the majority of this time. That there was a building on the site at that time, albeit of a different footprint to that shown by the 1865 survey (Figure 5), is shown by the Metropolitan Footprint Plans of Sydney (see Figure 6). In 1890, the street numbers changed to their present numeration, so that No. 338 became No. 360 Victoria Street. In this year the building on the subject site was occupied by Miss Wangenheim, a teacher of singing. The building on the site at this time is described as a brick and stone or brick building of two storeys and six rooms; the roof was of slate.<sup>5</sup>



**Figure 6: NSW Lands Department, *Sydney Metropolitan Detail Series*, *Sydney, Section 11*, 1885. Detail only.** State Library of New South Wales.

During the above period, ownership of the subject property had again changed. In 1885, the property was sold to Gustavis Wangenheim and Elizabeth Wangenheim, later being disentailed for Elizabeth Wangenheim, Edward James Wangenheim, and John Dawson.<sup>6</sup> While not listed in *Sands' Directories* as a hotel during the 1880s, the property was described at the time of this sale as:

*'...the public house and dwelling house and appurtenances thereon enclosed.'*<sup>7</sup>

By the 1880s, this end of Victoria Street was decidedly a place for the working man and his family. It was during this period that West's Farm, to the immediate east of the subject property, was finally subdivided. Occupations of nearby residents in 1880, for example, include clerk, piano manufacturer, tutor, engineer, commercial traveller, two ladies nurses, grocer, music teacher, salesman and carpenter.

<sup>5</sup> Rate and Valuation Records for Fitzroy Ward, City of Sydney, for 1882 and 1891.

<sup>6</sup> NSW Land and Property Information, *Application to Bring Lands Under the Real Property Act*, No. 31835; NSW Land and Property Information, *Conveyance*, No. 727 Book 223.

<sup>7</sup> NSW Land and Property Information, *Conveyance*, No. 727 Book 223.

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From 1890 to 1893, *Sands' Directories* reveal that the subject property was occupied by a number of short term tenants: John McLennan, George Spencer (engineer), and Frank Alexander (hairdresser).<sup>8</sup>

## 2.4 The Second (Existing) Green Park Hotel

The date of construction of the existing Green Park Hotel is recorded in the fabric of building as 1893. This is confirmed by the listing of the Green Park Hotel on this site by *Sands' Directories* in 1894.

The building remained in the ownership of the Wangenheim family until 1933 and was leased to a succession of publicans, including Frederick Moorehouse (1894-1897), Henry D. Buckingham (1898), John P. Roles (1900), Mrs Mary Stenhouse (1905), Mrs Theresa C. Deiderichsen (1910), Samuel Palmer (1915), and George Tall (1920). In 1925 the hotel was leased by Tooth & Co. Limited. Tooth & Co. were one of Sydney's largest brewers at this time and owned or leased an extensive network of hotels throughout Sydney. Together with their rivals, Tooheys, they controlled the Sydney hotel sphere. Over the following eight years, the publicans at the Green Park Hotel included Chris Straty (1925), and John Carrick (1932-3). The hotel is variously described in valuation records as brick/slate of 2 storeys and 15 or 16 rooms.<sup>9</sup>

The new Green Park Hotel witnessed the turbulent period sometimes referred to as the 'six o'clock swill.' During the early 1900s the temperance movement had continued its campaign, resulting in a referendum in 1916 that introduced the six o'clock closing for all hotels:

*'The character of the "local" changed radically as it became a high-pressure drinking house, with little pretence of service, amiability and personal contact between the publican, barman and drinker. Now every part of the pub that could be used for either public, private or saloon bar space was annexed to accommodate the avalanche of drinkers in the hour before closing time; it was estimated that 90 per cent of alcohol consumed in pubs was drunk between 5pm and 6pm'*<sup>10</sup>

The interior of the hotels changed to cater for this intense period of sales. Bars, which once took up only a small amount of space, were now extended to take up a large part of the ground floor. Sales of take away beer, bottled or in jugs, also rose.

The character of this part of Darlinghurst had also changed. During early twentieth century, a large number of 'residential' and boarding houses had begun to appear in Darlinghurst. This change was in part due to the steady move of people with means away from inner city areas. From the late nineteenth century, detached houses in the newly developed suburbs were promoted as being healthier and more desirable than the inner city terrace house. Advances in public and private transport made it possible for people to travel from the outer suburbs into the city on a daily basis. Victoria Street was particularly noted for residential. The residents of these boarding houses:

‘...brought a raffishness to the precincts of Darlinghurst and East Sydney- a characteristic which in time came to be seen as the defining feature of these neighbourhoods.’<sup>11</sup>

In 1933, the Hotel was purchased by Tooth & Co. Limited. Publicans continued to change on a frequent or not so frequent basis. Publicans that leased the Hotel after this time include Henry Miller (1938), Samuel McIntyre and Charles Harold McIntyre (1943-1952), Fanny Elizabeth McIntyre, widow, (1952-1968), Florence Mary Moss (1968-1971), Edward Vaughan (1971-

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<sup>8</sup> *John Sands Directory*, 1890 - 1893, No. 360 Victoria Street.

<sup>9</sup> Rate and Valuation Records for Bligh Ward, City of Sydney, for the Years 1911 and 1921.

<sup>10</sup> Max Solling, *Leichhardt: On the Margin of the City*, St Leonards, Allen & Unwin, 1997, p. 96.

<sup>11</sup> Clive Faro, *Street Scene: A History of Oxford Street*, Victoria, Melbourne University Press, 2000, p.101.

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1977), Leonard Ross Cook (1978-1986), and Leone Pauline Cook (1986-1990).<sup>12</sup> The Green Park Hotel was sold in 1990.

The significant changes that have occurred in the immediate area surrounding the Hotel are apparent when the aerial photograph Figure 7, dated 1943, is compared with the modern day aerial Figure 8. To the rear of the Hotel are one and two storey buildings. These sites are now being occupied by multi-storey constructions, under construction at the time that the photograph Figure 8 was taken.



**Figure 7: Aerial over Darlinghurst, 1943.**

NSW Lands Department, [litemaps.com.au](http://litemaps.com.au).



**Figure 8: Same area, 2008.**

Google Maps.

As for many Sydney hotels of a similar age, Council records detail numerous applications for new works to the Green Park Hotel, from 1917 through to the present day.

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<sup>12</sup> NSW Land and Property Information, *Certificate of Titles*, Vol. 4650 Fol. 223; Vol. 9950 Fol. 137.

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### 3.0 SITE ASSESSMENT

#### 3.1 The Site

The Green Park Hotel stands on a rectangular lot with frontage to Victoria, Liverpool and Chaplin Streets. The site slopes steadily and steeply downwards to the east, creating a basement level to the rear of the property. The Hotel, described below, occupies all of the site.



Figure 9: Aerial map of No. 4 Darley Street. The subject site is outlined in red. SIX Maps, 2019.

#### 3.2. The Building exterior

The State Heritage Inventory Sheet provides the following description of the building exterior:

*Two and three storey Federation style hotel located on a prominent corner. It is of brick construction with a terracotta tiled hipped and gabled roof. It shows the influences of Free Classical as well as Arts and Crafts styles. This is evidenced in the parapeted gables, round ventilators, multi paned upper windows, the contrasting trims around the windows and balcony, oriels windows, the curved brick wall on the corner of the building, the arched balcony and window, the decorative brickwork for the chimneys and the symmetry of the building.*

*The Victoria Street frontage and a portion of the Liverpool Street frontage on the ground floor are tiled and have a suspended awning. The entrances on Victorian street are at street level. The corner entrance and those on Liverpool Street have terrazzo steps.*

**The proposed works to the building are predominantly internal.**

##### 3.2.1 Interior

The following discussion makes particular reference to those areas that will be impacted upon by the proposed works. The plans of the existing floor layouts accompanying this application should be referred to.

The State Heritage Inventory Sheet provides the following description of the Interior:

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*The interior has been subject to alterations over time. Significant internal fabric/spaces include:*  
*the main timber stair and timber joinery.*  
*wall tiles and the counter in the main bar.*  
*Wunderlich pressed metal ceiling in the eastern lounge.*  
*First floor room layout.*

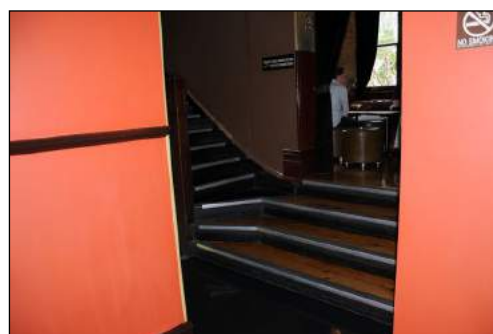
## Ground Floor

The ground floor is largely occupied by the open plan main bar. The main bar steps up into the lounge that runs across the rear elevation of the Hotel. This room has a pressed metal ceiling and a large fireplace on the southern wall; the fireplace has been partially removed (Figure 10).

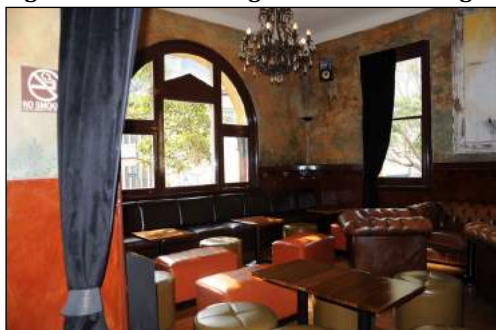
The main stair, leading down to the basement and up to the second floor, is located towards the rear of the main bar, on the Liverpool Street side of the building. This stair has timber treads and solid timber balustrade and is illustrated by Figure 13-16. The interior photos were taken of the site in 2019.



**Figure 9: Main Bar, looking towards the rear.**



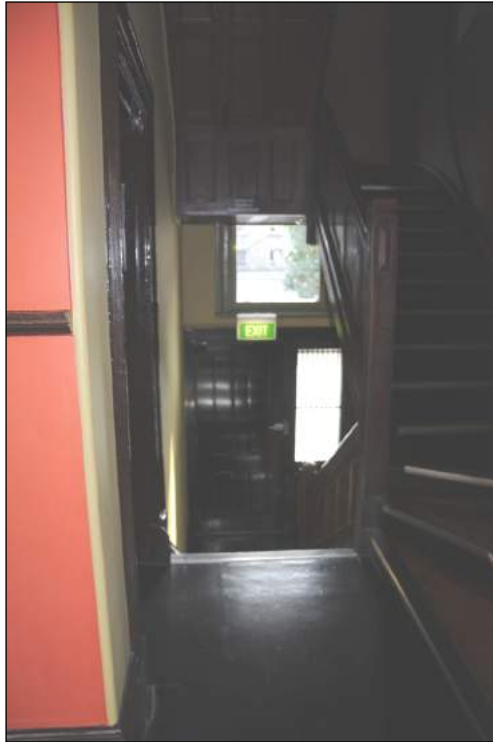
**Figure 10: Stair leading into the rear lounge from the main bar.**



**Figure 11: The lounge.**



**Figure 12: The lounge. This section of the ceiling on the northern side, near the steps leading to the bar, provides evidence of an earlier room.**



**Figure 13: Main stair, leading down to the Liverpool Street exit.**



**Figure 14: Detail of main stair balustrade.**



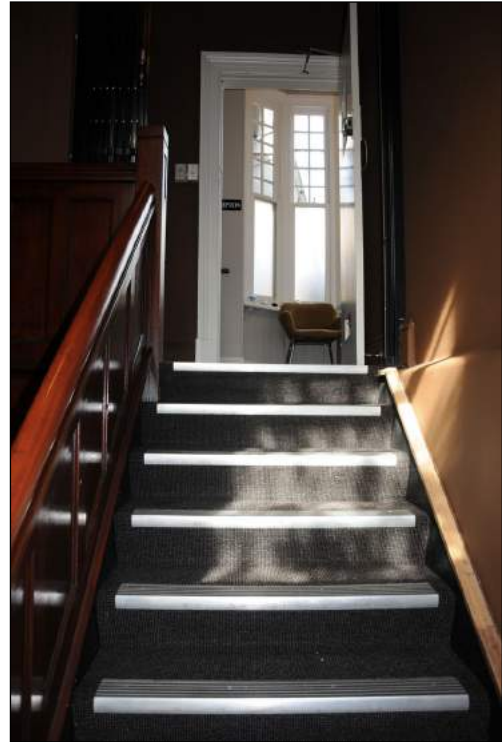
**Figure 15: Detail of main stair balustrade.**



**Figure 16: Detail of panelling to main stair as it proceeds to the first floor.**



**Figure 17: Stairwell window, first floor.**



**Figure 18: Looking up to the first floor landing.**

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## First Floor

The first floor comprises rooms accessed off a narrow hallway which connects a large room which runs across the entire width of the eastern elevation and a small antechamber leading to several rooms at the western (Victoria Street) end of the building. The hallway is lit by natural light from two large bay windows on the southern side. These bays are characterised by timber panelling and large timber framed windows. The upper windows are fixed and multi-paned. The timber skirtings boards, picture rails, architraves and doors are of various profiles. The ceiling is square set; there is one plaster gas vent. Figures 19 to 34 illustrate the hallway. Photos were taken in 2019.



**Figure 19: Looking up the short flight of stairs towards the room that runs across the rear of the building.**



**Figure 20: Looking west from the stair landing along the length of the hallway.**



**Figure 21: Looking east from the antechamber at the western end.**



**Figure 22: Looking east from just outside the above antechamber**

Most of the rooms to either side of the corridor have four panel doors; the hardware is not original. The finishing of rooms varies. Some rooms have square set ceilings, while others have modern quad cornices. The room marked '10' in Figure, is the only room with a pressed

metal ceiling. This room was formerly a bathroom; the fittings have been removed and it is now used for office purposes. Another room on the northern side has a fibro ceiling with mock timber battening. Some rooms have picture rails. While a number of rooms have fireplaces, most have been blocked up and the only remaining mantle piece on this floor is located on the western wall of Room 9. Figures 31 to 42 show details from a selection of rooms.



**Figure 23: Typical four panel door. Most of the original hardware (and some of the doors) has been replaced.**



**Figure 24: Showing the pressed metal ceiling in Room 10. This is the only pressed metal ceiling on the first floor.**



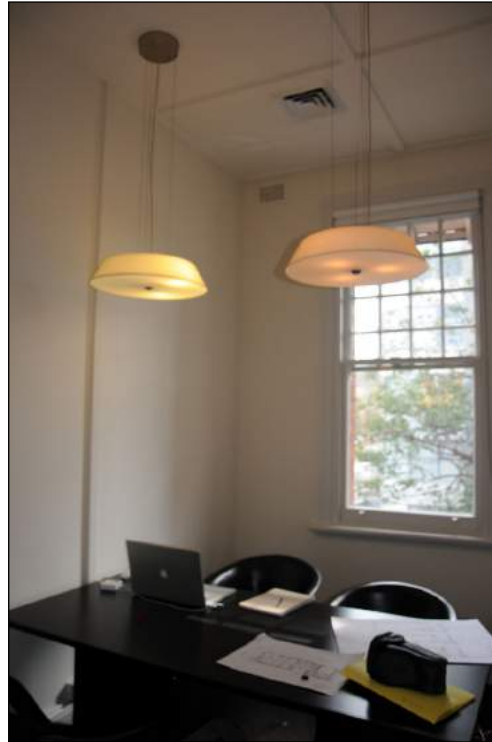
**Figure 25: Ceiling in Room showing the location of a former wall. To the left, the ceiling is square set; to the right, there is a mod quad cornice.**



**Figure 26: Fireplace. This is the only fireplace on the first floor with coal grate and over mantle.**



**Figure 27: Room with modern quad cornice and original coloured glass to the fixed toplights.**



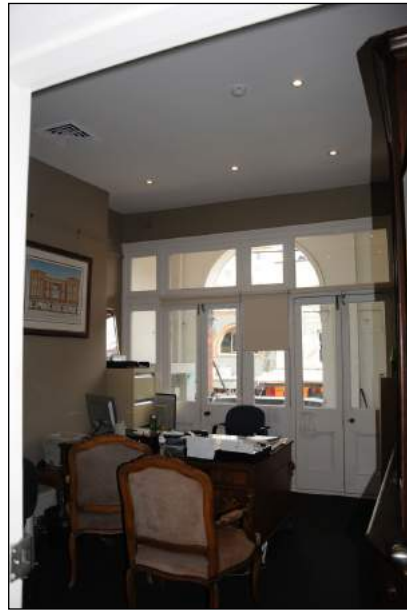
**Figure 28: Room with fibro battened ceiling.**



**Figures 29 and 30: Room showing the curving window addressing the Liverpool and Victoria Street corner and the smaller, side window overlooking Liverpool Street.**



**Figures 31 and 32: Kitchen on the southern side.**



**Figures 33 and 34: Room overlooking Victoria Street. This room has a square set ceiling.**

## **1.8 The Surrounding Area**

The Green Park Hotel is situated on the south-eastern corner of the intersection of Victoria Street and Liverpool Street, Darlington. Victoria Street is an undivided dual carriage way with parallel parking to both sides along most of its length. The traffic travels one way, north to south, that is, from William Street towards Oxford Street.

The section of Victoria Street in which the subject property is located comprises a mix of various businesses and private residences. Buildings range from one and two storey Victorian period terraces, to low rise interwar residential flat buildings to the recent multi-storey buildings of St. Vincent's Hospital. Both sides of the streets have footpaths, most commonly of bitumen. There are immature, widely spaced street trees (deciduous) on the eastern side of the street and one solitary street tree on the western side, close to the Liverpool Street intersection. To the south of the subject site, the telephone exchange and the institutional buildings of St. Vincent's Hospital dominate Victoria Street.

Figures 35 to 38 show the buildings occupying the other three corners of Victoria and Liverpool Streets

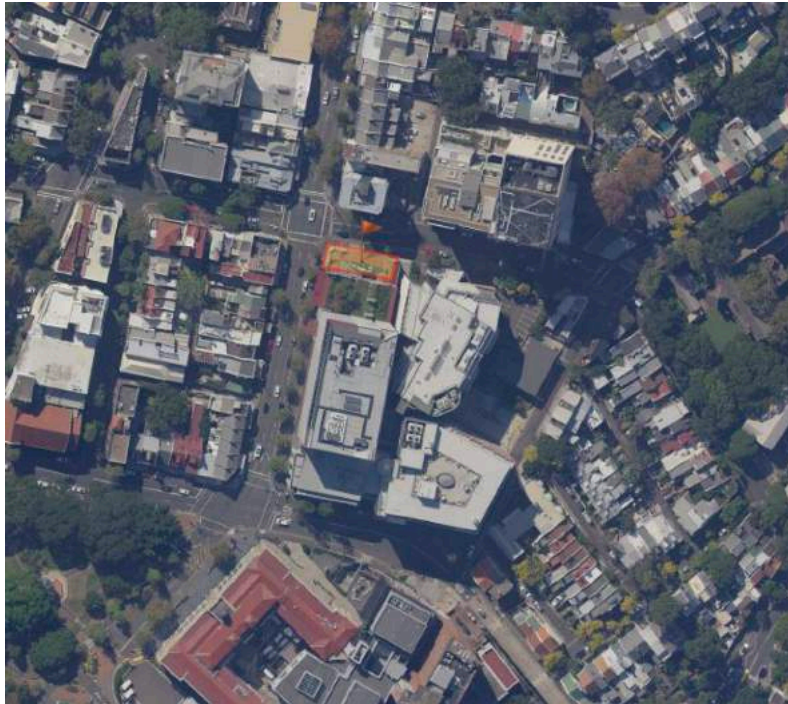


Figure 35: Aerial map of surrounding area. The blue arrow identifies the subject site. SIX Maps, 2019



Figure 36: South western corner of Victoria and Liverpool Streets.

Figure 37: North western corner of Victoria and Liverpool Streets.

Figure 38: North eastern corner of Victoria and Liverpool Streets.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 Heritage Listings

#### 4.1.1 The Site

No. 360 Victoria Street, Darlinghurst:

- Is listed as a heritage item by Schedule 5, Part 1 of the *LEP 2012* where it is identified as 'Green Park Hotel including interior'. Refer Figure I491 on Figure 39.
- Is located within the 'Oxford Street and Victoria Street Conservation Area' as defined by Schedule 5, Part 2 of the *LEP 2012*.

The State Heritage Inventory provides the following Statement of Significance for The Green Park Hotel, which has been relied upon for this report.

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*Green Park Hotel has local historic, aesthetic and social significance. It is a fine example of a Federation hotel, with influences of Free Classical and Arts and Crafts styles, located on a prominent corner. It dates from a key period of the development of Darlinghurst when the area was predominantly working class.*

The State Heritage Inventory provides the following Statement of Significance for The Oxford Street (Darlinghurst Road) and Victoria Street Conservation Area, which has been relied upon for this report.

*The Oxford Street (Darlinghurst Road) and Victoria Street Conservation Area has high local historic, aesthetic and social significance as facilitators of, and mirrors of, the development of Darlinghurst and East Sydney. The development of this area in turn is symptomatic of the rapid growth of Sydney between 1850 and 1900.*

*Darlinghurst Road and Victoria Street have significance as part of the first phase of European development in the area. Darlinghurst Road was created to provide access to the 1830s villa estates along the Darlinghurst ridge from Oxford Street whilst Victoria Street the latter was created by the subdivision of Thomas Mitchell's villa estate, Craigend, in 1841. As the two principal streets of Darlinghurst, Victoria Street and Darlinghurst Road illustrate the developmental overlay that followed the incremental subdivision of the 1830s villa estates and the Riley Estate that bordered them from the mid 1840s for residential, commercial and institutional purposes.*

*The area has historic significance for the important institutions that are to be found within it including St. Vincent's Hospital, the Sacred Heart Church, School (former) and Hospice and St. John's Church and School (former). Considerable social significance arises out of the presence of these institutions for over 150 years.*

*The Conservation Area possess a coherent and strongly urban form derived predominantly from Victorian and Federation period residential/commercial development with Darlinghurst Road and Victoria Street, Darlinghurst being vibrant streetscapes which traverse the ridge line between Woolloomooloo and Rushcutters Bay. The area contains a number of aesthetically significant and prominent buildings such as the Darlinghurst Fire Station, St. John's Church and Rectory, the Sacred Heart Church, the c.1919 St. Vincent's Hospital, the First Church of Christ Scientist, and a number of fine inter-war residential flat buildings as well as grand houses such as Iona.*

*Green Park provides an important open public space that is of historic and aesthetic significance. The Park also has high social significance for the memorials it contains.<sup>13</sup>*

#### **4.1.2 Heritage Items in the Vicinity of the Subject Site**

Refer to Figure 39, which shows heritage items within the vicinity of the site. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red. The red arrow indicates the subject site which is identified as I491.

No. 360 Victoria Street, Darlinghurst does not directly adjoin any listed heritage items and there are no heritage items in the vicinity of the site.

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<sup>13</sup> Office of Environment & Heritage, 'Oxford Street (Darlinghurst Road) and Victoria Street Conservation Area', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435748>, accessed 9 May, 2019.



**Figure 39: HER\_022 showing heritage items and Conservation Areas. LEP 2012. Site noted in Blue outline.**

#### **4.2 Integrity and Comparative Analysis**

The Green Park Hotel displays a high degree of external integrity. The main street elevations, to Victoria Street and Liverpool Street are substantially intact. The southern (side) elevation, particularly at ground floor level, has been altered. The neighbouring building on this side has been removed, exposing parts of the elevation never intended to be visible; large openings in the southern wall open onto a courtyard. Overall, the Green Park Hotel is a fine example of the Federation Style, with Free Classical and Art Nouveau Style overtones.

Internally, integrity is mixed. The ground floor has been altered and, with the exception of the rear lounge, made into an open plan space. The first floor demonstrates a greater degree of integrity with regard to the layout. Fabric and finishes have, however, been altered over time and some original fabric removed.

#### **4.3 Streetscape Contribution**

The Green Park Hotel makes a positive contribution to the Victoria Street streetscape area as a fine and largely intact example of the Federation Style, with Free Classical and Art Nouveau Style overtones. The principal view corridor when approached along Victoria Street is from the east; from the west, the view corridor is of the upper part of the altered southern elevation. The Hotel also makes a positive contribution to Liverpool Street, particularly as it is approached along this street from the north. The contribution of the Hotel has been detrimentally impacted upon by the 'gap' in the building line to its south and more significantly by the massing and scale of Hospital buildings to the rear, along Liverpool Street.

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#### 4.4 Summary Statement of Significance

A full assessment of significance to NSW Heritage Office standards was carried out in 2004. The following contains a summary statement of significance only.

*The Green Park Hotel, Darlinghurst has local historic significance as a hotel of long standing in what was a predominately working class area. The hotel by the name of the Greek Park Hotel has stood on this site since 1880 and the existing hotel since 1893. The existing hotel has aesthetic significance as a fine example of the Federation Style, with Free Classical and Art Nouveau Style overtones, including face brickwork, parapeted gables; round ventilators; timber framed windows with multi-paned upper sashes or fanlights; contrasting moulding around the windows and balconies; oriel windows; a curved brick wall on the corner of the building; an arched balcony and window; and decorative brickwork to the multiple tall brick chimneys. Externally, it is substantially intact.*

#### 5.0 THE PROPOSAL

The following should be read in conjunction with the plans that accompany this application.

- Install a new lift to service the lower ground floor, ground floor and first floor of the building.

Proposed alterations to the **lower ground floor level** are as follows:

- Remove the existing amenity layout, partition walls, finishes and fixtures. Replace with new compliant and accessible amenity layout with contemporary partition walls, finishes and fixtures.
- Undertake other minor internal modifications including column removal, removal of small step runs and internal walls as indicated on the demolition plan.
- Install new internal floor finishes over existing timber or concrete floors.
- Install new lift shaft cavity.

Proposed alterations to the **ground floor level** are as follows:

- Adapt the existing set of swing doors on Victoria Street, as noted on the plan, to be accessibly compliant doors that are like for like in architectural style and detail to the existing and adjacent doors.
- Remove the internal island bar in the front bar area.
- Remove the existing built in bench seating throughout the ground floor.
- Remove the existing WC amenities.
- Retain all existing pressed metal ceilings and install new lightweight internal walls and partitions as noted on the plan.
- Install new joinery and furniture as noted on the plan.
- Install new internal floor finishes over existing timber or concrete floors.
- Install new lift shaft cavity.

Proposed alterations to the **first floor level** are as follows:

- Replace the top flight of the existing stair and replace with new timber stair and handrail like for like with the existing stair and handrail.
- Retain existing ceilings where possible and remove internal walls and doors as noted on the plans.
- Remove the existing bathroom amenities and wall and floor finishes.

- Install new lightweight internal walls and partitions as noted on the plans.
- Install new lift shaft cavity.

Proposed alterations to the **roof level**.

- Modify a small section of the existing roof to accommodate the proposed lift overrun.

## **6.0 EFFECT OF WORK**

### **6.1 Effect of Work on the Heritage Item**

The proposed works will have a minimal and acceptable impact on the Green Park Hotel for the following reasons:

- The proposed works are minor in scale in relational to the whole building.
- All proposed new walls are lightweight and can be removed without any damage to the heritage fabric including walls, ceilings and floors.
- The proposed new stair section will replicate the existing stair like for like within the proposed new area.
- All removal of heritage fabric will be carefully undertaken to reduce the impact on the heritage item and to remove as little fabric as possible.
- The new lightweight partitions to the ground level although reduce the size of the larger bar area will enable a more efficient use of the space to accommodate the proposed new health care purpose for the building. The reduced room size is still of a scale to enable the reading of the larger bar area. No significant ceilings are impacted.
- The proposed removal of internal walls on the first floor appear to be lightweight and contemporary, will not impact on any significant ceilings and will enable compliant accessibility.
- The proposed health care use for the heritage item will enable the ongoing use of the building under the umbrella of St Vincent's health Care. The building will be included in the ongoing maintenance and conservation program of all St. Vincent's heritage assets.
- The proposed lift will remove a small amount of heritage fabric on each level of the building which will be carefully removed. The lift will enable the whole building to be compliant with current access codes. The lift overrun will require a small modification to the existing roof profile on the secondary and less significant southern elevation.

### **6.2 Effect of work on the Heritage Conservation Area**

The proposed works will have a minimal and acceptable impact on the Heritage Conservation Area for the following reasons:

- The works are primarily internal and are not visible from the public domain or Heritage Conservation.
- The proposed works that are visible from the HCA including;

- The new timber doors to Victoria Street are like for like to match the existing doors that are to be replaced and will enable an accessible entry.
- The small modification to the roof for the lift overrun is minor in scale and to the less significant elevation of the heritage item, and generally not visible from the public domain or Heritage Conservation Area.

Internal walls proposed to be removed will be carefully removed so as to not disturb the surrounding heritage fabric.

Proposed internal walls will be lightweight and reversible to have as little impact as possible on the heritage fabric.

## **6.2 Effect of work with regard to the Assessment of Significance contained within the State Heritage Inventory listing Sheet:**

A site is assessed for significance under the following criterion of the New South Wales Heritage Office, now Division. The Guidelines for Inclusion / Exclusion are as provided by Assessing Heritage Significance, NSW Heritage Manual Update.

### **Criterion (a) Historical Significance**

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Extract State Heritage Inventory Listing sheet:

*Dates from a key period of the development of Darlinghurst and represents a period of the history of the area when it was predominantly working class. There has been a hotel on the site continuously since at least 1880.*

### **Effect of proposed work on this Criterion:**

The proposed works are predominantly internal to enable a change of use to the building to a mental health care facility in association with St. Vincent's Hospital. The Green Park Hotel will still be read and understood externally from the public domain and the Heritage Conservation Area as a significant Hotel that has been used continuously as a hotel from 1880 to 2020.

As witnessed with the gentrification of Paddington and more recently to neighbouring Kings Cross and Potts Point, the working class roots of Darlinghurst, in the era that the hotel was built have dramatically changed. The area is clearly, no longer working class and Hotels in this area have struggled for sometime due to changes in operation hours laws and society's shift in social/ entertainment preferences.

The Green Park Hotel, however, has the opportunity to remain in step and be relevant to the needs of today's population, as a mental health care facility, with relatively minor internal alterations. The building's ongoing maintenance and conservation is now assured along with the other well maintained property assets owned by St. Vincent Hospital.

### **Criterion (c) Aesthetic or Technical Significance**

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

Extract: State Heritage Inventory Listing sheet

*It has aesthetic significance as a fine example of a Federation hotel, with influences of Free Classical and Arts and Crafts styles, located on a prominent corner which strongly contributes to the streetscape.*

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**Effect of proposed work on this Criterion:**

The proposed works are predominantly internal to enable a change of use of the building to a mental health care facility in association with St. Vincent's Hospital. The Green Park Hotel will still be read and understood *as a fine example of a Federation hotel, with influences of Free Classical and Arts and Crafts styles, located on a prominent corner which strongly contributes to the streetscape.*

**Criterion (d) Social Significance**

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Extract: State Heritage Inventory Listing sheet

*The hotel is held in high esteem as a social and recreational venue for nearby workers and residents.*

**Effect of proposed work on this Criterion:**

The proposed works are predominantly internal to enable a change of use to the building to a mental health care facility in association with St. Vincent's Hospital. The Green Park Hotel will still be read and understood externally from the public domain and the Heritage Conservation Area as a significant Hotel that has been used continuously as a hotel from 1880 to 2020.

As witnessed with the gentrification of Paddington and more recently to neighbouring Kings Cross and Potts Point, the working class roots of Darlinghurst, in the era that the hotel was built have dramatically changed. The area is clearly, no longer working class and Hotels in this area have struggled for sometime due to changes in operation hours laws and society's shift in social/ entertainment preferences.

The Green Park Hotel, however, has the opportunity to remain in step and be relevant to the needs of today's population, as a mental health care facility, with relatively minor internal alterations. The building's ongoing maintenance and conservation is now assured along with the other well maintained property assets owned by St. Vincent Hospital.

The Green Park Hotel will still be *held in high esteem* for its role *as a social and recreational venue for nearby workers and residents from 1880-2020*. The building's change of use to a mental health care facility reflects the social changes in Darlinghurst from its working class roots to a highly valued and required health precinct and the ability of the building to be successfully, adaptively reused to remain relevant and maintained.

**Criterion (g) Representativeness**

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Extract: State Heritage Inventory Listing sheet

*Representative example of a Federation period hotel demonstrating influences of the Free Classical and the Arts and Crafts styles.*

**Effect of proposed work on this Criterion:**

The proposed works are predominantly internal to enable a change of use of the building to a mental health care facility in association with St. Vincent's Hospital. The Green Park Hotel

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will still be read and understood as a *Representative example of a Federation period hotel demonstrating influences of the Free Classical and the Arts and Crafts styles.*

## 7.0 CONCLUSION

The Green Park Hotel, No. 360 Victoria Street, is a heritage item and is located in a heritage Conservation Area. The proposed works are to adaptively reuse the Hotel as a mental health care facility for the St. Vincent's Hospital. The Green Park Hotel is listed as a heritage item and is located in a Heritage Conservation Area as defined under the Sydney LEP 2012.

The proposed works will have an acceptable impact on the heritage item as the works are primarily internal, minor in scale compared to the scale of the building and enable the existing building form of the heritage item and principal room layouts to be retained and understood.

The high significance and integrity of the external elevations is retained. The external works include the reuse and adaption of the existing swing doors on Victoria Street to enable a compliant accessible entry and the small modification to the rear roof to accommodate the lift shaft. The installation of the lift will enable compliant accessibility for the entire building. This section of roof is not visible for the public domain or the Heritage Conservation Area.

The internal modifications will enable the adaptive reuse of the Hotel into a mental health care facility with compliant accessibility including corridor and door widths and bathrooms. Heritage fabric will be carefully removed, where necessary, and new walls will be lightweight and reversible. No original ceilings will be disturbed.

The proposed adaptive reuse of the building signifies the changing requirements and social structure of this area of Darlinghurst, which has recorded a reduced call for public bars. The Hotel's adaptive reuse will bring the heritage item under the umbrella of the St Vincent's Hospital and within their program of ongoing maintenance, repair and management of the building along with their other heritage assets.

The proposed alterations and additions have been carefully considered to minimise their impact on the heritage item and the Heritage Conservation Area. The proposed additions will not overwhelm or block significant view corridors within the Heritage Conservation Area or between the heritage items.

The proposed works fulfil the objectives for works within conservation areas set out by the *City of Sydney LEP 2012* and the *City of Sydney DCP 2012*.