

**Appendix D – Arboricultural Report & Landscape Design
Concept Report**
Sydney Arboricultural Services Pty Ltd & Context Landscape
Design

Arboricultural Report:

Planning Survey

&

Pre-Development Assessment

Site: "Caritas" 299 Forbes St Darlinghurst

Subject: Arboricultural Planning Survey

Report Prepared by: Ian English

Ref: Car 280706

Prepared for and on behalf of Aurora Project Planning

Date: July 2007

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1.0 Scope

The following report is based on a field survey and close examination of all trees within the site undertaken on the 20th of July 2007. The report considers only the mature and large trees on the site, their condition, safe useful life expectancy, value in the landscape and areas required for its preservation.

Each tree has been numbered in accordance with the survey provided. The aim of the report is in accordance with BS 3857¹ (1991) and Pre-planing Surveys (J.Barrell 1996) which is to;

- Identify potentially hazardous trees in context with potential for re-development of the site.
- Identify significant and healthy trees that should influence design layout for site development.
- Examine the current proposal and its potential to impact arising from the proposed development on the significant trees on the site.
- Provide guidelines for tree protection and construction so as to minimise the potential for adverse impacts around those trees being retained.

The report has been prepared at the request of Aurora Project Management and proceeds a complete visual assessment (VTA)² of all trees on the site and an examination of plans and material provided.

The objective of the report is to provide guidance for the development of a master-plan for the purpose of rezoning the site.

¹ British Standards Institute- Guide for the Management of Trees on Construction Sites –BS 5837 : 1991

² Mattheck –Visual Tree Assessment –Symptoms 2004

2.0 Site Description & Trees

The site is a relatively level area on the corners of Bourke St, Burton St and Forbes St that form the boundaries. The Forbes St frontage is has a soft landscape set back facing the original sandstone building.

The Forbes St frontage is occupied by a driveway, parking area and a soft landscaped area occupied by some 6 trees, with another 4 in close proximity to the building. Some of these trees have characteristics of old and matured specimens possibly part of the original plantings on the site.

Within the site on the corner of Forbes and Burton St and not identified on the survey, are 3 small Red Ash- *Fraxinus pennsylvanica*, growing in a courtyard area. These are all in poor condition and over-matured and declining.

At the corner of the site near the Bourke and Burton St corner there are two large London Plane Trees – *Platanus x hybrida*. These trees are growing in a confined soil profile and surrounded by structures. Their root systems are causing retaining walls to bow and lift and cracking those structures. Removal of the structures is likely to compromise the condition of these two trees.

Some 18 trees have been identified within the site of various age classes and condition. The characteristics and condition of each tree is described in section 3.0 of the report and summarised in Table 1.

3.0 Trees Description & Characteristics:

3.1 Tree No 1: *Magnolia grandiflora* – Bull Bay Magnolia.

This is a fully matured specimen of approximately 10 metres in height with a crown diameter of 8 metres and a trunk diameter at chest height of 500mm.

The tree is a fully matured and old specimen with a good form and structure for the species. It has a good form and structure with an absence of any structural weaknesses or growth defects occurring throughout its branch scaffold. Some pruning has been undertaken on the tree in the past but all wounds are fully compartmentalised and slowly closing.

The tree's foliage has slightly diminished in the higher crown indicating it has tree has been pre-disposed to dehydration in the past. The tree is still displaying full terminal growth with an absence of any persistent pests and diseases suggesting good vigour. Based on these features it has a safe and useful life expectancy exceeding 40 years

3.1.1 Preservation Requirements:

The tree is a good specimen tree with a safe and useful life expectancy in excess of 40 years and its preservation is recommended it is probably one of the original plantings for the site.

Existing structures or retaining walls occurring within a 4 – 6 metre's radius should be retained. These retaining walls are likely to confine and concentrate the tree's root system behind them. The structure is occurring between the 4 – 6 metre radius from the base of the tree.

The remaining radius soil profile should be conserved for a minimum 6-metres radius from the base of the tree.

3.2 Tree No 2: *Prunus serrulata* – Japanese Cherry.

This is matured specimen of approximately 5 metres in height with an average crown diameter of 6 metres and a stem diameter near ground level of 500mm.

The tree is producing a multiple ascending branch structure typical of the species. There is some evidence of a incipient decay column through the centre of the tree, which appears host a damp-wood termite infestation. At this stage is not serious but may limit the trees useful life expectancy.

The tree had been badly pruned in the past forcing a three way growth division this wound junction but the wound does appear to have compartmentalised and no progressive decay is evident. The tree's structure is fair, its vigour appears to be good and it has a good form. Judging by its maturity the tree is probably part of the original plantings on the site and is a older specimen.

3.2.1 Preservation Requirements:

It has a safe useful life expectancy of between 15-40 years possibly not much greater than 25 years judging by its current condition.

The tree should be retained on the site and will require no less than a 6-metre radius up to the edge of the retaining wall.

3.3 Tree No 3: *Acer palmatum* – Japanese Maple.

The tree was not identified on the survey probably due to its size it has a height of approximately 2.5 metres crown diameter of 3 metres and a stem diameter near ground level of 250mm.

This is a small young tree of approximately 30 years of age it has a good structure for the species but poor form being suppressed by the adjacent *Prunus*. At the time of assessment the tree had lost almost all of its foliage and was displaying some autumn colour suggesting good vigour.

The tree has a limited life expectancy in the Sydney district and this specimen because of the suppression is probably not likely to life longer than 15 -12years.

3.3.1 Preservation Requirements

It is relatively insignificant specimen if it is to be retained a preservation zone of no less than 2.5 metres will be required as it is an insignificant species.

The tree is occurring near the gas meter, which may require modification with re-development of the site.

3.4 Tree No 4: *Lophostemon confertus* - Brush Box

This is a semi-matured specimen of approximately 12 metres in height with a crown diameter of 10 metres and a stem diameter at chest height of 500mm.

The tree has a good form for the species producing a broad spreading dome. Its structure is good free of any defects or structural weaknesses at the time of assessment it was displaying near full terminal growth and an absence of any persistent pests and diseases suggesting good vigour.

Some scarring has occurred around its base from a cause unknown possibly past trenching on the site many years ago although all these wounds are fully healed.

3.4.1 Preservation Requirements:

If the tree is to be retained it will require a preservation zone of no less than 4.5 metres.

The tree has a safe and useful life expectancy well in excess of 40 years and is generally considered a hardy species. The tree's proportions suggest it is probably between 40-50 years of age.

3.5 Tree No 5: *Elaeocarpus reticulatus* "Prima Donna" – Blueberry Ash.

This is a cultivated variety of the species identifiable by the smaller broader leaves in comparison to the non cultivar species. It is a young tree of some 3 metres in height with a crown diameter of 2 metres and a stem diameter at chest height of 75mm.

It is relatively insignificant probably planted within the last 15 years there is a basal scar occurring on its root crown indicating past root damage or bad planting practices. This limits the trees safe and useful life expectancy to less than 15 years although the species is not generally considered long living in an urban environment.

3.5.1 Preservation Requirements:

If the tree is to be retained it will require no less than a 2 metre radius. The preservation of this tree is not considered significant as it could be replaced with a more suitable species in the short term.

3.6 Tree No 6: *Celtis occidentalis* – Hackberry.

This is a self-seeded specimen of approximately 14 metres in height with a crown diameter of at least 6 metres and a stem diameter at chest height of 300mm. This species proliferates in the Sydney district and often self-seeds in small garden pockets it is highly unlikely this specimen was planted. It is an immature tree estimated to be between 25-30 years of age with a suppressed form, good structure and good vigour.

This tree is somewhat of a nuisance species in the Sydney area often self-seeding in more pockets of soft landscaped area available. This tree has a safe and useful life expectancy of 15-25 years. It is occurring less than 1 metre from the existing building envelope and less than 300mm from a paved area.

3.6.1 Preservation Requirements:

The preservation of this tree is not recommended with the replacement of more suitable plantings with re-development of the site.

3.7 Tree No 7: *Jacaranda mimosaeifolia* – Jacaranda.

This is a semi-matured specimen of approximately 12 metres in height with a crown diameter of 14 metres its structure comprises of two stems emerging from a compacted junction near ground level with stem diameters of 250 and 200mm in diameter at chest height.

The secondary stem is highly suppressed and reaching over the driveway some wounding has occurred to this stem possibly as a consequence of vehicle damage. The tree has been suppressed by the adjacent building line has been planted in a confined soil environment.

At the time of assessment it was displaying full terminal growth and a fair form despite this suppression its structure is poor with basal defects occurring near ground level and compacting stems. The removal of the secondary stem will improve the structure of the tree however and the tree is retainable for an excess of 40 years given remedial works.

3.7.1 Preservation Requirements:

If the tree is to be retained then the hard structures around its base need to be preserved for at least a 4.5 metre radius likewise the soil profile that will be dominated by its root system. It is not a specimen of high value considering its form and structure.

3.8 Tree No 8: *Ficus lyrata* – Fiddle-leaved Fig.

This is likely to be an indoor plant that was planted into the garden. It has a height of approximately 6 metres with a crown diameter of at least 6 metres and a stem diameter at chest height of 250mm.

The tree has a good form and structure for the species growing in a sheltered environment it is proliferated and displaying full terminal growth and an abundance of fruit these are all indications it has a good vigour.

The tree is not a significant specimen however it is possibly of some age greater than 30 years. It has a safe and useful life expectancy between 15 to 40 years likely to be somewhere around 30 years considering the species cultural preferences.

3.8.1 Preservation Requirements:

If the tree is to be preserved the soft landscape around it needs to be conserved for at least a 3-2.5 metre radius including the hard structures. Its preservation is not recommended or only given a low priority.

The tree is occurring some 2.5 metres from the building line and less than 1 metre from an existing curb line that appears to have constrained its root system.

3.9 Tree No 9: *Cephalocereus sp* - Cactus

This is a matured specimen of approximately 8-10 metres in height with a crown diameter of 4 metres and a stem diameter near ground level of some 500mm. Such a plant takes many years to produce such a stem and it is anticipated to be one of the original plantings on the site.

This cacti It is growing in a very confined soil environment an environment suited to the species cultural preferences. It was displaying full terminal growth at the time of assessment with some internal conflicting growth. It is a matured plant of at least 80 years of age with a safe and useful life expectancy in excess of 40 years given routine maintenance.

3.9.1 Preservation Requirements:

To conserve the plant there should be no disturbance to the exterior of the building in its vicinity any disturbance or removal of the driveway curb could de-stabilise the plant as it has developed dependency on the surrounding structures for stability and soil cohesion.

3.10 Tree No 10: *Erythrina crista galli* – Cockscomb Coral Tree.

This is a fully matured specimen of approximately 15 metres in height with an average crown diameter of close to 18 metres. The plant is of some age and maturity and was probably planted when the building was constructed.

Its basal structure comprises of two trunks with diameters of 1000mm for the dominant stem and 750mm for the secondary stem. It has good branch attachment, free of any visible growth faults or inherent structural weaknesses. Minor deadwood is occurring throughout the crown however it is maintaining full terminal growth an absence of any pests and diseases also indicative of a good vigour. Some terminal loading is becoming apparent on the reaching stems, which can be remedied with General pruning or Crown thinning.

One problem with the species is that they do not produce a true woody tissue and although the branches are flexible they have propensity to drop during inclement weather conditions. Some branch failure has occurred where terminal loading is apparent minor crossing branches are also occurring throughout its structure.

With routine maintenance it has a safe and useful life expectancy of up to 40 years and is a significant tree.

3.10.1 Preservation Requirements:

If the tree is to be preserved the soil profile around it should be conserved for at least a 6-metre radius of undisturbed soil profile. There is evidence the root system has breached the pavement car-parking area and external patio indicated by cracking in the patio and pavement.

Preservation is recommended largely based on the trees maturity pruning is also advised crown thinning by 15% to remove dead and diseased wood crossing and conflicting branches. Crown raise to reduce the terminal loading and afford greater clearances for vehicle access.

3.11 Tree No 11: *Melaleuca quinquenervia* – Broad Leaved Paperbark.

This is a specimen of approximately 12 metres in height with a crown diameter of 14-15 metres and a trunk diameter of 800mm. The tree has a form typical of the species growing in an open urban environment. Its structure is good free of any major growth faults or inherent structural weaknesses. A minor bark inclusion is occurring at 2 metres above ground level and the co-dominant branch is relatively insignificant.

The tree has had some fire damage but the damage is only external and does not appear to have affected the vascular tissue. It was displaying thinning terminal growth at the time of assessment a symptom of drought stress given this specimen naturally occurs in swamps and has fairly high water requirements and is pre-disposed to dehydration in shallow soils and hot dry conditions.

Given improved soil conditioning and mulching it would have a safe useful life expectancy in excess of 40 years. It is a fully matured specimen of some age estimated between 60-80 years possibly older considering potential for stunting.

3.11.1 Preservation Requirements:

As a mature tree it will require protection for a 6 metre radius during development of the site it is a specimen worthy of preservation. Its preservation is recommended.

3.12 Tree No 12: *Lophostemon confertus* - Brush Box.

This is a stunted specimen of 10 metres in height with a crown diameter of 12 metres and a trunk diameter just below chest height of 600mm.

It is a fully matured tree estimated to be some 80 years of age but is not in good condition tip dieback is apparent throughout its crown with diminutive foliage and epicormic shoots. The tree has been undergoing periods of prolonged stress. Its structure is good its form is fair and its vigour is fair and declining.

Based on these features it is likely to slowly decline with a useful life expectancy of not much more than 15 years or SULE 2a (15-40) years in accordance with Barrell classification methodology. (1996)

3.12.1 Preservation Requirements:

Based on its poor vigour and maturity it requires a fairly large preservation zone, 10 metres in accordance with BS 5837. The tree is not a significant species as far as the species is concerned there is evidence it has been lopped and it has been stunted by dehydration and the confined soil profile.

Its stunted form and diminutive leaf formation suggest it has been severely disturbed in the past. Considering this it is a specimen is not worthy of preservation during redevelopment of the site.

3.13 Tree No 13: *Corymbia citriodora* – Lemon Scented Gum.

This is a specimen of approximately 16 metres in height with a crown diameter of some 18 metres and a stem diameter at chest height of 500mm.

This is a more recently planted specimen probably between 30-40 years of age. For the species growing in an urban environment it has a fair form producing an open spreading habit. Structural tissue is occurring on the stems as a consequence of wind stress. It is displaying full but slightly diminutive terminal growth at the time of inspection and evidence of some longicorn borer attack in the form of kino exudation on the stems.

Staining of the branches also indicate that it has been predisposed to sap-sucking insects for a period of time. It has a good vigour, with near full terminal growth, fair form and fair structure. It is not a significant specimen tree with a safe useful life expectancy possibly not exceeding 40 years given current condition. The species is renowned for producing a brittle wood and often dropping branches and is not a significant tree due to these reasons.

3.13.1 Preservation Requirements:

If the tree is to be preserved it would require a 4.5 metre radius. It is not a tree that should reduce the development potential considering its location and SULE.

3.14 Tree No 14: *Platanus x hybrida* – London Plane Tree

This is a mature specimen of approximately 20 metres in height with a crown diameter close to 25 metres and a trunk diameter at chest height of close to 900mm. The tree has an excellent form for the species and good structure free of any visible growth defects or inherent structural weaknesses some incorrect pruning has been undertaken on the tree that could be repaired.

The tree has a Mistletoe infestation in the higher crown indicated by the evergreen foliage emerging on its eastern side this will cause some stem dieback as time progresses.

Some staining was apparent near the base of the tree on its western side and although no fruiting bodies of fungal disease were manifest it is not unusual for a mature species such as this to be in some form of root decline at this stage of maturity.

Its root system has caused a shifting in surrounding structures surrounding the root crown up to a 7- metre radius from its base. The tree does provide high amenity value to the site due to its proportions Based on the trees maturity it has not got a safe useful life expectancy of not greater than 40 (SULE 2a) years it is probably somewhere between 15-30 years.

3.14.1 Preservation Requirements:

The tree is growing in an extremely confined soil environment occurring 3 metres from a building with pavement and concrete curb nears its base. Its roots can be seen breaching and entwined in these structures. Should these structures require repair or demolition then it would be difficult to preserve this specimen and avoid debilitating root impacts.

Its preservation should not be considered a priority during re-development of the site because of this its maturity and limited life expectancy and difficulties involved in demolition.

3.15 Tree No 15: *Platanus x hybrida* – London Plane Tree

This is the second mature species occurring in the site it has a height of approximately 22 metres with a crown diameter close to 25 metres its structure comprises of two stems the largest of 900mm in diameter the secondary stem at 500mm in diameter.

The tree has a good form but fair but declining structure with some bark inclusions apparent and evidence the tree has been lopped in the past resulting in adventitious regrowth. Much of this regrowth is poorly attached and prone to failure with some dead and decaying stubs apparent. The tree it has a good vigour and good form but is poorly structured. Considering these features it has a safe useful life expectancy up to but not exceeding 15 years with the potential to shed significant branches in the short term.

3.15.1 Preservation Requirements:

The tree is growing in a confined soil environment and there is evidence it has caused damage to surrounding structures including the external wall that is bowing out. Its root system will be confined and concentrated behind this retaining wall, which comprises of double brick. The wall occurs approximately 1.5 metres away from the tree's base on its northern side. If the wall is to be removed or repaired there is a high probability the tree will be adversely affected.

3.15.3 Preservation Requirements:

If the tree is to be retained any structures within a 8-metre radius from the tree will need to be conserved. Considering the tree's life expectancy and poor structure its preservation should not be given a priority.

There are no immediate grounds to recommend its removal the tree would be in need of significant remedial car to prevent branch failure and is not worthy of preservation through redevelopment of the site.

3.16 Tree No 16: *Fraxinus pennsylvanica* – Red Ash

This is a matured specimen of approximately 8 metres in height with a crown diameter of 6-8 meters the tree comprises of two dominant stems emerging from a common junction of 200mm in diameter each.

The tree has a poor form, stunted and clearly over-matured maintaining a high degree of static mass with a minimal amount of dynamic mass. It is a tree of some age its life expectancy is limited to between 15-20 years possibly less this is a very hardy species and has suffered a number of impacts in the past possibly over-pruning as well as poor environmental conditions.

3.16.1 Preservation Requirements:

If the tree is to be retained It would require a radius of 5 metres. Its preservation is not recommended given its poor condition and more suitable replacement planting.

3.17 Tree No 17: *F. pennsylvanica* – Red Ash

This is another over mature specimen of some 4-5 metres in height with a crown diameter of 5 metres and a stem diameter comprising of two stems of 200mm and 100mm diameter. The tree is in very poor condition and has clearly been stressed for a number of years it has been both over-pruned and its poorly formed with a poor form poor structure and declining vigour.

3.17.1 Preservation Requirements:

Its preservation is not recommended given its poor condition and more suitable replacement planting.

3.18 Tree No 18: *F. pennsylvanica* – Red Ash

This is another matured specimen of about 5 metres in height with a crown diameter of 6 metres and stem diameters at chest height of 200mm and 150mm.

It is stunted specimen with a poor form, fair structure but declining vigour. It is an over- matured specimen perhaps and provides limited amenity considering re-development of the site and more suitable replacement plantings.

3.18.1 Preservation Requirements:

Its preservation is not recommended given its poor condition and more suitable replacement planting.

3.18.2 General Notes Trees 16-18

The three specimens discussed above have been growing in a confined soil environment although they are possibly between 40-50 years of age they are severely stunted due to confined environment and none of them achieve a high amenity function and all are poorly formed.

Their preservation is not recommended through the site's redevelopment as replacement plantings could provide greater amenity in the short term.

4.0 Tree Preservation Recommendations:

- 4.1 Trees numbered and identified on Plans as Tree No.1*, 2*, 4, 9*, 10*, & 11 should all be retained as a part of the proposed Master-Plan for the site. They are all in good condition and mostly of a maturity as they could have been part of the original* planting for the site.
- 4.2 Trees numbered 3, 7, 8, 13 & 14 are in a condition that will provide for medium term amenity assuming a reasonable level of appropriated maintenance. Tree no.14 may prove difficult to preserve because of the existing ground conditions and the interaction of its root system on the existing structures. Their preservation should be given second consideration only and not influence the design layout for the site.
- 4.3 Trees numbered 5, 6, 12, 15, 16, 17, 18 are in relatively poor condition or nuisance species and not worthy of preservation. They should be removed and replaced as a part of the redevelopment on the site.

5.0 Tree Preservation Requirements:

5.1 Tree Protection

- 5.1.1 The greatest risk that construction presents to the trees is through damaging the root systems of the trees through soil compaction, excavation, soil inversion, reduction or raising, trenching and soil degradation-physical or chemical. Many trees die on construction site as a consequence of these impacts.
- 5.1.2 In principle the Tree Management Plan prescribes methods for avoidance of damage to the trees by the creation of Tree Protection Zones (TPZ). These zones are prescribed in accordance with BS 5837:1991 – Guide for Trees in Relation to Construction.
- 5.1.3 It is important that the soil profiles are not be disturbed within the TPZ during construction. The building and utility layout must be designed in accordance with and providing for the TPZ to the prescribed radii.
- 5.1.4 All trees being retained on site should be protected through redevelopment of the site. The protection involves the isolation of the trees from construction activities by erecting of 1.8 metre chainmesh fences to the radius prescribed TPZ to prevent construction impacts. Working areas should be provided around the TPZ.
- 5.1.5 The Tree Protection Zones should be established prior to the commencement of any works, demolition or excavation commencing on the site. At no time should any works occur within the TPZ, other than specifically prescribed and supervised by an arborist.
- 5.1.6 Where structures such as significant retaining walls or boundary walls occur, excavation or works can occur closer but with the limit determined by the wall. Such walls as identified in Section 3 of the report, will deflect and or constrain root development any may also require conservation.
- 5.1.7 In some circumstances where the walls have created raised garden beds, the conservation of the wall and raised bed will be required if the tree is to be retained.
- 5.1.8 Trees being retained must be clearly identified on site plans and protective fences should be sign posted (Tree Protection Zone) to alert contractors.

6.0 Re-Zoning Assessment:

8.0 Tables & SULE Tables

9.0 Material Cited & Reference Sources

Annexure 1 Plates

Annexure 2 Tree Location Plan

Annexure 3 Masterplan-

Table 1 Tree Characteristics Summary – Caritas

Tree No	Genus species Common Name	Condition				Trees Dimensions		Observations & Recommendations	TPZ Radius metres
		F	S	V	SULE	DBH mm	H X CD metres		
1	<i>Magnolia grandiflora</i> * Bull Bay Magnolia.	G	G	G	1a	500	10 x 8	Preservation is recommended it is probably one of the original plantings for the site.	4.5-6*
2	<i>Prunus serrulata</i> * Japanese Cherry.	G	F	G	2b	500 (gl)	4 x 5	Preservation is recommended it is probably one of the original plantings for the site.	6
3	<i>Acer palmatum</i> Japanese Maple.	F	G	G	2d	250 (gl)	2.5 x 3	Immature Tree with limited future.	2.5
4	<i>Lophostemon confertus</i> Brush Box	G	G	G	1a	500	12 x 10	Preservation is recommended	4.5
5	<i>Elaeocarpus reticulatus</i> Blueberry Ash.	G	G	G	1d	70	3 x 2	Immature Tree with limited future.	2.5
6	<i>Celtis occidentalis</i> Hackberry.	F	G	G	2d	300	14 x 6	Removal recommended – nuisance species.	3*

General Notes:

Preservation recommended with a low priority Indicates that its preservation should be considered in context with preservation requirements, site access, excavation or construction required.

An asterix * adjacent botanical name indicates it is a significant tree possibly part of the original planting.

An asterix * adjacent TPZ indicates works can occur closer but must be confined by nor extend beyond the adjacent structures that influence root distribution

Table 1 Tree Characteristics Summary – Caritas

Tree No	Genus species Common Name	Condition				Trees Dimensions		Observations & Recommendations	TPZ Radius metres
		F	S	V	SULE	DBH mm	H X CD metres		
7	<i>Jacaranda mimosaeifolia</i> Jacaranda.	F	P/F	G	1b	250 200	12 x 14	Preservation is recommended- Low priority	4.5 *
8	<i>Ficus lyrata</i> Fiddle-leaved Fig.	G	G	G	1a	250	6 x 6	Its preservation is not recommended or only given a low priority.	3-2.5
9	<i>Cephalocereus sp*</i> Cactus	G	G	G	1b	Multi	10 x 4	Preservation is recommended	1.5 *
10	<i>Erythrina crista galli*</i> Cockscomb Coral Tree.	G	G/F	G	2b	1000 750	15 x 18	Preservation is recommended It is probably one of the original plantings for the site. General Pruning as per AS 43 73 is also recommended to reduce weight on reaching braches.	6
11	<i>Metaleuca quinquenervia*</i> Broad Leaved Paperbark	G	G	F	2a /1b	800	12 x 14	Preservation is recommended It is probably one of the original plantings for the site.	6

General Notes:

Preservation recommended with a low priority indicates that its preservation should be considered in context with preservation requirements, site access, excavation or construction required.

An asterix * adjacent botanical name indicates it is a significant tree possibly part of the original planting.

An asterix * adjacent TPZ indicates works can occur closer but must be confined by nor extend beyond the adjacent structures that influence root distribution

Table 1 Tree Characteristics Summary – Caritas

Tree No	Genus species Common Name	Condition				Trees Dimensions		Observations & Recommendations	TPZ Radius metres
		F	S	V	SULE	DBH mm	H X CD metres		
12	<i>Lophoslemon confertus</i> Brush Box	P	G	P	2a	600	10 x 12	The tree is a poor example of the species and growing under stress for a prolonged period. Its preservation is not recommended.	10
13	<i>Corymbia citriodora</i> Lemon Scented Gum.	F	F	G	2a	500	16 x 18	Preservation is recommended but with a low priority. It is not a tree that should reduce the development potential considering its location and SULE.	4.5
14	<i>Platinus x hybrida</i> London Plane Tree	G	G	G	2a	900	25 x 20	Preservation will be difficult. Removal of surrounding structures entwined with roots likely to adversely affect tree.	8
15	<i>Platinus x hybrida</i> London Plane Tree	G	P	F	3b	900 500	25 x 20	Preservation will be difficult. Removal of surrounding structures entwined with roots will adversely affect tree. Removal recommended poorly structured.	8

General Notes:

Preservation recommended with a low priority indicates that its preservation should be considered in context with preservation requirements, site access, excavation or construction required.

An asterix * adjacent botanical name indicates it is a significant tree possibly part of the original planting.

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Table 1 Tree Characteristics Summary – Caritas

Tree No	Genus species Common Name	Condition				Trees Dimensions		Observations & Recommendations	TPZ Radius metres
		F	S	V	SULE	DBH mm	H X CD metres		
16	<i>Fraxinus pennsylvanica</i> Red Ash	P	F	P	3c	250 100	3 x 3	Over mature – removal recommended	5
17	<i>Fraxinus pennsylvanica</i> Red Ash	P	F	P	3c	200x2 100	3 x 3	Over mature – removal recommended	5
18	<i>Fraxinus pennsylvanica</i> Red Ash	P	F	P	3c	250 100	3 x 3	Over mature – removal recommended	5

General Notes:

Preservation recommended with a low priority indicates that its preservation should be considered in context with preservation requirements, site access, excavation or construction required.

An asterix * adjacent botanical name indicates it is a significant tree possibly part of the original planting.

An asterix * adjacent TPZ indicates works can occur closer but must be confined by nor extend beyond the adjacent structures that influence root distribution

Key To Table:

DBH -The trees trunk diameter at chest height, measured and or estimated to the nearest 50mm.

H x CD - The estimated height and average crown diameter of the tree.

Structure (S) - pertains to the nature of branch attachment.

Good - Free of Growth Faults.

Fair - Minor Growth defects apparent, could be alleviated with pruning.

Poor - Major growth defect, bark inclusion, or split trunk.

Form (F) - pertains to the growth characteristics, or growth habit of the crown. Many species have a wide distribution and a can vary in form without detriment, depending on the nature of the environment they occur in.

Good - the tree is free of any suppression, forcing reaching, or leaning habit, or limiting its growth area.

Fair - Tree is growing with some conflict with another tree or structure, can be alleviated.

Poor - Tree has been suppressed to a point where its Safe and Useful Life Expectancy has been compromised.

Vigour (V) - the health of the tree and its ability to resist disease, usually indicated by the succession of pests, or diseases.

Good - Tree is displaying full terminal growth, absence of stress indicators i.e. successful borer attack etc

Fair - Perennial pest or diseases, leading to reduced starch reserves can be alleviated.

Poor - Terminal pest or diseases that limit trees Safe and Useful Life Expectancy.

Note: In relation to these features F/D means fair but declining in condition.

Key To Table:

SULE - Safe and Useful Life Expectancy in accordance with J. Barrell Planning assessment methodology. Basically a snap shot of the tree's overall condition and value, based on a visual examination of all the other health factors and species cultural preferences. Trees with 1a Sule are worthy of preservation Trees with 2a Sule ratings are less worthy, Trees with 3a Sule ratings should be removed

TPZ - The radius around the tree where the soil profile is dominated by the tree's primary root system. The minimal area required insuring the tree's root system is not damaged through the processes of construction, based on The British Standards Guide For Trees on Construction Sites B.S.5837: 1991 The soil profile in this radius should be conserved avoiding trenching for utilities, underground services an bulk excavation. Pier and Beam types of construction

are acceptable within that radius however a reduction of that radius by any more than 30% for pier and beam should be avoided.* The asterix after the number 6,* indicates construction can occur closer however, only within the nearby building envelope, or existing structure wall, or driveway.

Recommendations:

The recommendations for retention applies where the tree is considered to have a reasonably long and Safe Useful Life Expectancy, without any Horticultural, or Arboricultural requirements to remove the tree, other that to accommodate the development. Only trees with long and Safe Useful Life Expectancies, are recommended for preservation.

Annexure 2 Safe and Useful Life Expectancy: SULE

The following table has been included to assist in the assessment of the trees on the site of the proposed development. It endeavours to illustrate those trees best retained and preserved, against those with a short life expectancy, or problematic species.

The Author considers all of the tree's characteristics before assigning a SULE value and considers both their existing condition, as well as their future condition, based on the tree's cultural preferences, site suitability, specific growth habits and characteristics.

Table II: SULE Categories (after Barrell 1996)

	1	2	3
	Long: appeared to be retainable at the time of assessment, for over 25 years.	Medium: appeared to be retainable at the time of assessment, for 15 to 25 years	Short: appeared to be retainable at the time of assessment, for 5 to 15 years.
A	Structurally sound trees, site suited and located in positions that can accommodate future growth.	Matured trees, site suited, may only live from 15 to 25 years.	Short lived species, or trees that may only live between 5 and 15 years, due to natural constraints.
B	Trees that could be made suitable for long-term retention by remedial care.	Trees that could be made suitable for retention in the medium term, up to 25 years with remedial care.	Poorly structured, diseased, or short lived species, declining through natural attrition or suppression.
C	Significant, rare, or endangered trees that require substantial treatment. Suitable for retention. SULE greater than 25 years.	Trees that may live for up to 25 years, but not culturally suited to site conditions, or require a high level of maintenance	Over matured trees, or declining trees.
D	Young and small trees with long Safe and Useful Life Expectancies, replaceable with replanting.	Problematic species and weed species, or trees that in the future, will dominate sites and will live in excess of 25 years.	Trees that are immediately hazardous.

CARITAS

Landscape Design Concept Report

Prepared for:
Aurora Project Planning

Prepared by:
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Document Status

Revision	Issue	Signature	Date
A	Preliminary Issue for Comment - DRAFT	RE	8 Sept 06
B	Final Issue	RE	21 Sept 06

SUMMARY AND KEY FINDINGS

The landscape proposals for Caritas have been informed from the assessment of existing site vegetation and features leading to establishment of landscape objectives, principles and landscape concept for the site

Key features of the landscape concept include the retention of a range site trees which are likely to be remnants of the original Caritas plantings. The trees will combine with enhanced existing lawn terraces to create an inviting ambience to the Forbes Street frontage. Publicly accessible terraces will create courtyards to Caritas and the surrounding proposed buildings and offer a range of spatial qualities and microclimates. All ground floor areas will have mixed uses which will energise the permeable courtyard spaces.

Changes of level across the site will be emphasised with dramatic effect and incorporate walling and viewing terraces. Linkage with surrounding urban context will be enhanced with new in - fill street trees and improved boundary edges and corners treatments to the site

1.0 INTRODUCTION

CONTEXT Landscape Design, in conjunction with Architectus, Graham Brooks and Associates, and Arboriculture Planning Survey have been commissioned by Aurora Project Planning to prepare a Concept Plan for the proposed development of the property known as Caritas at 299 Forbes Street Darlinghurst. The following report includes assessment of site and landscape conditions to establish site objectives and principles leading to the formulation of a landscape concept for the site.

2.0 LANDSCAPE VISION AND OBJECTIVES

The vision for Caritas Site is:

To create an appealing and valued mixed use development with a strong sense of place that optimizes the site's unique urban setting and heritage qualities to create a variety of spaces and landscapes for use by residents workers , visitors and guests .

The landscape concept plan will address the following design objectives:

- Ensure a safe and legible public domain with permeable through-site links and active ground floor edges offering passive surveillance from cafes / restaurants / commercial and upper level residential
- Incorporate existing specimen trees and level lawn areas to create inviting outdoor settings for the development
- Capitalise on the dramatic changes of level across the site to create a variety of spatial experiences that exploit view opportunities from and within the site.
- assimilate the development into the surrounding urban context through the development of integrated fully accessible landscape settings

- Enhanced the streetscape elements with new street trees, fencing and walling
Develop strong pedestrian connections and networks within and beyond the site, linking to surrounding path networks and public transport systems.
- Incorporate water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape.
- ensure nighttime activation of the outdoor spaces with extensive ambient and feature lighting
- Maximise the range of microclimates site wide with various seating ,gathering and meeting spaces

3.0 EXISTING SITE VEGETATION

Existing site vegetation has been assessed by Arboricultural Planning Services in their report dated July 2006. The key findings have been shown in the Vegetation Assessment Plan (refer drawing No LSK 06589 - 001). Two categories (retain or remove) have been applied to the site vegetation and follow recommendations as supplied by the arborists.

Significantly key vegetation to remain is associated with the Forbes Street frontage of Caritas. The majority of vegetation to be retained is likely to represent the original plantings of the site including particularly the Bull Bay Magnolia, Cockspur Coral Tree, Jacaranda, Cactus and Prunus trees. The specimens provide interesting seasonality and texture contrast and contribute a positive enframing elements to the Forbes Street frontage.



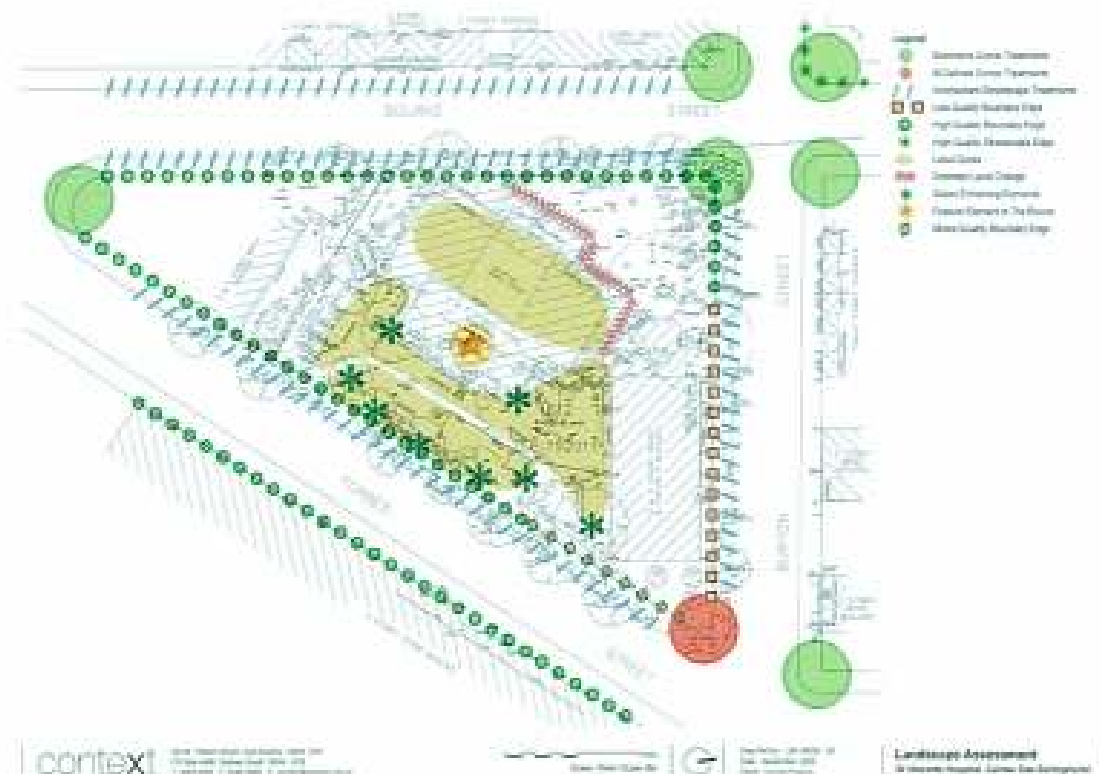
4.0 LANDSCAPE ASSESSMENT

Key site features (refer drawing LSK 06589-002), which inform the identity and address of the site include positive features such as

- the dramatic 7m level change in the north west corner of the site
- level terraces around the Caritas Building at RL 47
- The lawn terrace along Forbes Street at RL 48 with enframing existing trees
- Caritas building itself as a site focus
- distinctive corner treatment to Bourke and Burton Street
- palisade fencing with stone plinths on Forbes Street frontage

Site Features which of mixed quality include:

- streetscape trees of inconsistent health, vigour and spacing
- discordant boundary treatments to Burton Street with a non active edge
- and corner treatment to Forbes and Burton Street



5.0 LANDSCAPE PRINCIPLES

Synthesis of the landscape assessment (refer to LSK 06589 -003) establishes the following landscape principles for the site :

- a level area of publicly accessible terraces at RL 48, RL 47 and RL40
- four main site entries including two on Forbes Street one each on Bourke Street and at the intersection of Bourke and Burton Street .
- Key site thresholds at dramatic changes of level including from the lower RL 40 level on Burton and Bourke Street to the upper Forbes Street level, RL 47 in the north western corner of the site. The second threshold occurs on the Bourke Street pedestrian entry to the site at the mid block
- The terraces at RL 47 surrounding Caritas Building will be energised by the active edges of the ground floors of proposed new and retained buildings
- Visual links across the site with a key vista north west from Forbes Street to the intersection of Bourke and Burton St
- Five distinct courtyard spaces with a range of microclimates and spatial qualities site wide including the lower Burton Street, Forbes Street lawn, Caritas frontage, south facing court of Burton Street buildings and the north facing central court between Caritas and the Bourke Street buildings



6.0 LANDSCAPE CONCEPT

Key features of the concept plan (refer to LSK06589 -004) are:

- creating the Forbes Street lawn terrace with stepped and ramped access to the Caritas front paved terraces
- creating two palm courtyards to the north and west of the Caritas Building as outdoor rooms with active edges
- Reinforcing landscape settings of the with foundation planting garden beds to Caritas Building and Bangalow Palms to the palm courts with ground covers and small shrubs under .
- introduction of sandstone as a highlight material on retaining walls to reinforce the natural change of level of the site
- utilizing to maximum effect existing retained trees which are likely to represent the original planting of the Caritas gardens in the Forbes Street frontage
- use of high quality pavement finishes which are uniform site wide to develop a cohesive site image
- Bring a consistent streetscape edge to the site with new street tree planting and boundary treatments



LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



O'Brien Site

Statement of Environmental Effects

PUBLIC DOMAIN and LANDSCAPE PLAN REPORT

Prepared for:

Aurora Projects

Prepared by:

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Document Status

Revision	Issue	Signature	Date
A	DA submission	RE	21 09 06

SUMMARY AND KEY FINDINGS

The landscape proposals for The O'Brien's Site aim to complement the creation of high quality health facility and enhance the site's urban location. The proposals include the development of a new Burton Street frontage and the creation of two outdoor courtyards for use by patients.

The Burton Street frontage will create a new address for the O'Brien Building and include access provision for all, a north facing terrace and new welcoming entry. The frontage will enhance the public domain and urban backcloth of a pivotal corner of Darlington with high quality, generously scaled and fully accessible level urban space. The finely articulated northern façade of the adjoining Delacy Building will be made prominent at this key intersection of Burton and Victoria Street once again.

The courtyards on Level 2 and 5 aims to encourage patients to experience outdoor passive activities in a welcoming space with a soothing ambience. The courtyards will be open to the weather and aim to heighten sensory perception with scented planting, seating, level changes at level 2 courtyard and a water basin with jet pergola, seating and window slots with views to the city skyline on the level 5 courtyard. All detailing is robust to reduce the ability of disturbance or breakage.

LANDSCAPE VISION

The Landscape vision of the O'Brien Site is to create a high quality health facility which will complement the site's urban location. A range of appealing and valued landscape settings will be formed to deliver a distinctive sense of place, memorable aesthetic qualities, community identity and a shared community and patient / staff ownership.

The intent is to create a positive addition to the public domain frontages whilst creating inviting and useable outdoor space for patients in a secure environment. The landscape proposals are intended to create a positive change of image and forge a new community identity for the site in Darlington.

LANDSCAPE OBJECTIVES / PRINCIPLES

The landscape master plan will address the following design objectives:

- **Enhance** the appearance and amenity of the proposed health facility development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- **Create** an identifiable public domain with a range of inviting, safe and accessible open spaces and linkages.
- **Ensure** CPTED (Crime Prevention through Environmental Design) principles are upheld with planting structure allowing clear visibility between and within spaces and to ensure sightlines across outdoor spaces are maintained.
- **Capitalise** on the views, lines and vistas to create a range of spatial and visual experiences.

- **Assimilate** the development into the surrounding urban fabric through the development of an integrated and permeable landscape and open space environment, giving direct pedestrian access through and across the sections of site and adjoining street network.
- **Incorporate** water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape
- **Create** a large variety of high quality public open spaces which can accommodate a range of recreational and social activities.
- **Reuse** and incorporate existing site materials wherever possible.

EXISTING CONDITIONS - LANDSCAPE SETTING AND CHARACTER

The prominent feature of the site is the north facing frontage to Burton Street. The frontage moderately falls 3.5 m in a west to east direction. Existing trees on site are limited to a single *Schefflera actinophylla* (Old Umbrella Tree) in a semi cleared garden bed to the Rotunda at a mid terrace on Burton Street. A small (less than 3 m ht) Umbrella Tree is located on the lower level access from Burton Street. The extent of the proposed building works warrants the removal of all site vegetation.

Two existing *Populus* trees on Burton Street are in poor health and have misshapen form. Above ground power lines and poles form a dominant wirescape to the frontage. A bus shelter is created in the recess of the Rotunda terrace to the mid section of the site whilst Delacy building façade to Burton Street forms a positive backdrop the streetscape. All other frontages abut existing buildings or the fully concreted internal service yard to the Delacy building

DESIGN PROPOSAL – LANDSCAPE SETTING AND CHARACTER

The landscape design (refer Dwg LSK 06589 – 100 “A”) comprise the following key integrated elements:

The Burton Street Frontage

The Burton Street Frontage will include the provision of a new fully accessible terrace to the main western entry of the New O'Brien Building. The Terrace will incorporate elements of the existing Rotunda terrace including the existing Bus Stop recess and brick retaining wall. The terrace will be at the existing terrace level of RL 38.9. A generous stepped access and ramp will provide a legible link from the Burton and Victoria Streets. The new works will form a positive enhancement to this pivotal corner of Darlinghurst. The finely articulated northern facade of the adjoining Delacy Building will be revelled once again further enriching to urban backcloth of Burton Street

A raised planter with scented, trailing Star Jasmine, *Trachelospermum jasminoides*, will run full length of the terrace and have maximum provision for seating. The vine will cascade thought the palisade railings atop the planter and provide seasonal and/or colour highlights from the Burton Street and the terrace. The north facing terrace will be attractive for meeting, greeting, and relaxing. A canopy will project from the building to the stairs of the terrace to signify entry whilst providing sun and rain protection.

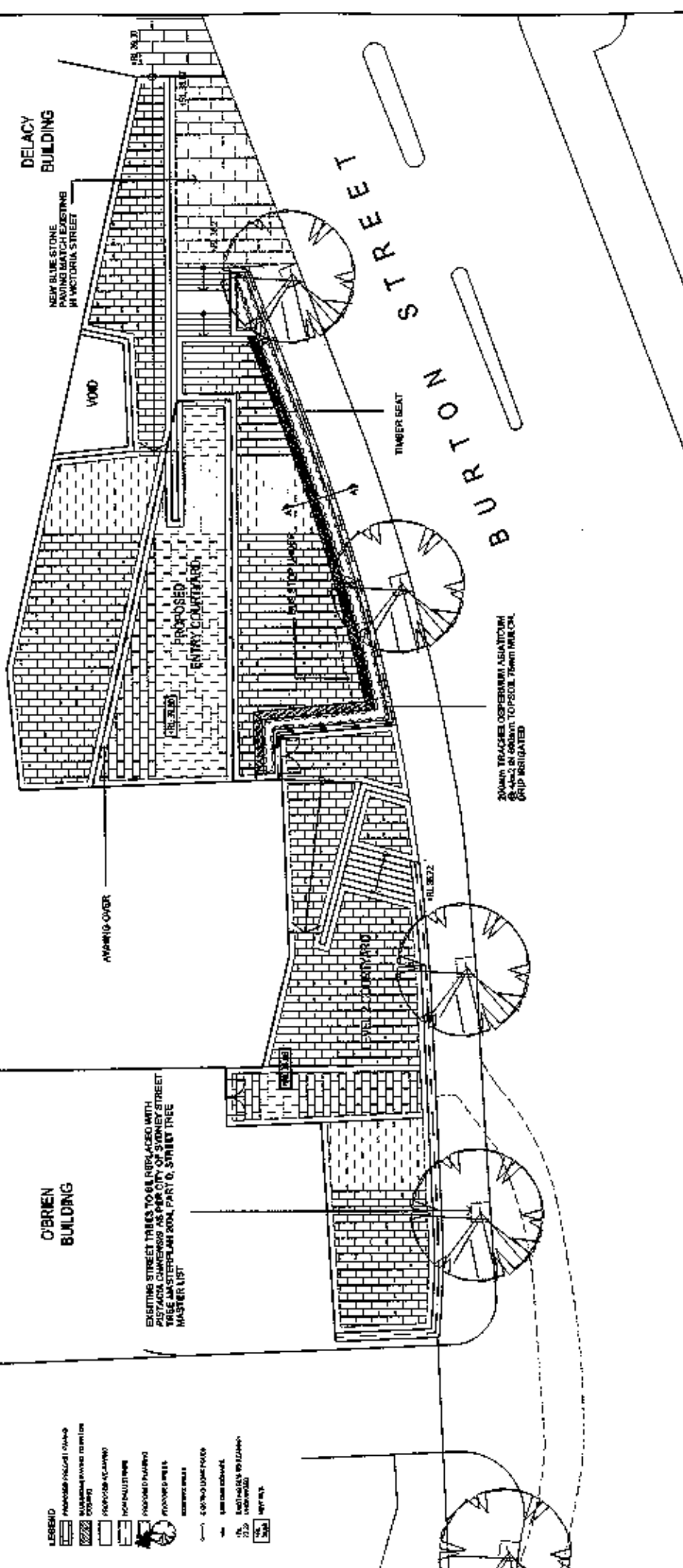
Granite paving will extend around from Victoria Street frontage to the new steps on Burton Street. Four new street trees are proposed for the Burton Street frontage to replace the existing trees which are in poor health. The existing asphaltic concrete finishes to the footpath of Burton Street will remain as will the existing refurbished bus stop shelter in the recess of the terrace. Mid way along the Burton Street frontage a pedestrian entry will be created to access the level two of the O'Brien Building at RL36.88. The stepped and ramp access will link to building entry and a north facing terrace overlooking Burton Street.

The Courtyards

The two secure outdoor courtyards will be created with the O'Brien Development. The will aim of the landscape settings will be to heighten sensory perception for patients in an outdoor "room". The Level 2 courtyard is located on the south west corner of the O'Brien Building at the Delacy Building service court level and the Level 5 terrace will be in southwest corner of the O'Brien Building at the upper level 5

The Level 2 courtyard will be a split level space with the upper level linking flush with the entry to the adjoining dining facility. The lower space will be accessed by a ramp or steps and include planting of shade tolerant species including Bangalow and Chamaedorea palms and ferns under. Scented vines will be trailed up the enclosing screen walls. Ample seating will be provide and from a range of intermittent spaces for eating, seating and gathering

The level 5 courtyard will include timber and steel frame arbour to provide shade and wind protection, numerous timber seats and free flowing paving design. A series of slotted openings in the high enclosing walls will allow views out from the terrace to the city skyline. A key focal element on the northern larger courtyard will be a small water basin and jet surrounded by flush seating plinth to create soothing and welcoming ambience to the courtyard.



- LEGEND**
- PROPOSED PAVING (HATCH)
 - PROPOSED TREES (CIRCLE)
 - PROPOSED PLANT (SQUARE)
 - PROPOSED FENCE (DASHED LINE)
 - PROPOSED WALL (THICK LINE)
 - PROPOSED POLE (CIRCLE WITH CROSS)
 - PROPOSED COLUMN (CIRCLE WITH DOT)
 - PROPOSED SIGN (RECTANGLE WITH TEXT)
 - PROPOSED LIGHT (CIRCLE WITH STAR)
 - PROPOSED FURNITURE (RECTANGLE WITH DOT)
 - PROPOSED OTHER (VARIOUS SYMBOLS)

context

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LANDSCAPE CONCEPT PLAN

DATE: 10/10/14
PROJECT: O'BRIEN SITE
SCALE: 1:500

PROJECT INFORMATION

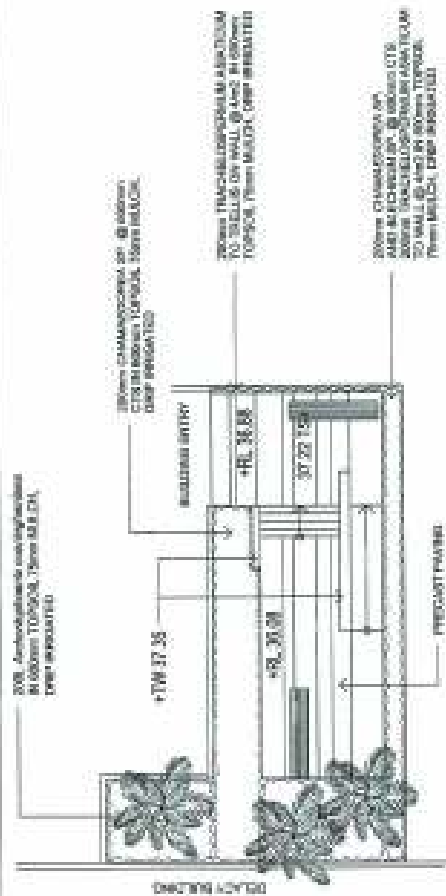
CLIENT: O'BRIEN PROJECTS
ARCHITECT: O'BRIEN PROJECTS
LANDSCAPE ARCHITECT: O'BRIEN PROJECTS
DATE: 10/10/14

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/14	ISSUED FOR PERMIT

NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SYDNEY STREET TREE MASTERPLAN 2014, PART 6, STREET TREE MASTER LIST.



Appendix E – Heritage Impact Statement (Caritas)
Graham Brooks & Associates



GRAHAM BROOKS
AND ASSOCIATES

ARCHITECTS
HERITAGE
CONSULTANTS

St. Vincent's Hospital
Caritas Site

299 Forbes Street, Darlinghurst, NSW



Heritage Impact Statement

August, 2006

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Due Diligence Report Summary

The Due Diligence Report aims to identify items of heritage value that are contained within that site. The identification of such items, known and probable, points toward the vigilance that will need to be observed in any redevelopment proposal for the site.

The land title is **DP 752011**. At the time of this writing the site is registered in perpetual lease to the Trustees of St. Vincent's Hospital with transfer to freehold pending. At the north end of the site the boundary between the DP land parcel and the Crown Land appears to intersect the roof-line of the Caritas Cottage, gate house (the Former Superintendents Residence). The site is located within the Local Government Area of the City of Sydney. It forms part of a sensitive heritage precinct within a Conservation Area, and it includes a number of specifically listed heritage items. The whole of the subject site is included in the City of Sydney Heritage Conservation Areas Map as a significant site, which also '*includes*' a number of individually listed heritage items. The three listed items being:

1. **Caritas Main House:** The oldest item, having been constructed in 1867
2. **Caritas Cottage:** (by the entrance gate), in its current external form appears to have been constructed in the early decades of the 20th century. It is likely that there are earlier footings and remnant items beneath the Cottage from the original watch-house area.
3. The *perimeter fencing and walls* which comprises stone, metal and brickwork components.

Other Items Include:

4. **Old Kitchen Building:** At the northwest corner of the site. The kitchen facility has been substantially altered over time, however some measure of diligence is required in recording possible findings of *remnant items*
5. **Old Ward remnants:** (1907) The area of land on the northeast corner of the site will require some more specific evaluation on remnant footings etc. Construction early 1900s and adapted in 1927.
6. **Well :** The probable location of which is in the courtyard area.
7. **Established trees:** A number of well established trees are present on the grounds and some are clearly recorded in older site plans.
8. **The Overall Contribution to the Conservation area:** streetscape, including lines of vision, height, guttering, trees, stone, brick and metal fencing.
9. **Historic Markers:** eg. St. Vincent's Hospital hand-over sign and the stone engraving work.

Introduction

1.1 Context of the Report

This *Heritage Impact Statement* has been prepared for *Aurora Projects Pty Ltd*. It aims to state the likely impact that proposed redevelopment would have on the heritage value of the Caritas site, which is situated in Forbes Street, Darlinghurst, the front entrance way of which is listed as number 299 Forbes Street. The site contains a number of significant built elements, of varying ages, as well as established landscape items. Three of these; the Main House, the Gate House and the Perimeter Fencing, have specific heritage listing at the local level.

The whole site has exhibited historical development in phases, including a constantly changing footprint. Significant aspects of the life of the institution (originally known as the *Darlinghurst Reception House*, and in recent decades as *Caritas*) reflect changing responses to both regulation and social need. This has had a marked impact upon the general integrity of all remaining buildings on the site. Thus the developing concept and purpose of this institution, as well as its connection with a great number of lives, must be seen as the key factors in the interpretation the site as it currently presents. These are also the most important considerations for appraising re-development proposals.

The proximity of the site to the major intersection of Taylor Square has made this contained city block a prominent component of precinct legibility for the past 130 years. The whole of the subject site is included in the City of Sydney Heritage Conservation Areas Map as a significant site, which also 'includes' a number of individually listed heritage items. The site is also part of a larger heritage sensitive precinct including in particular the significant old Darlinghurst Police Station, the Court House and the former Darlinghurst Goal – now the East Sydney Technical College. Therefore contributions to this precinct, including streetscape; lines of vision; guttering and paving; trees; fences and walls of stone, brick and metal; will also need to be incorporated into the considerations of any proposed redevelopment.

Graham Brooks and Associates Pty Ltd has provided independent advice on this matter, having been commissioned to prepare a Heritage Impact Statement.



Figure 1:
Showing Forbes Street from the north, which lies along the front of the Caritas Centre and is its principal address. The Centre is on the right.
(Source: Graham Brooks & Associates, July 2006)



Figure 2:
Showing Forbes Street from the south, with the rear of the Caritas Centre lying along the right.
(Source: Graham Brooks & Associates, July 2006)



Figure 3:
Showing Forbes Street from the west, with the new (1985) ward contained within the perimeter fencing.
(Source: Graham Brooks & Associates, July 2006)

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1.2 Site Identification

The study area for this *Heritage Impact Statement* is the site known as Caritas, which forms part of the St. Vincent's Hospital institution, for its mental health care facilities. It is located on the north side of Oxford Street, near to Taylor Square. The land title is DP 752011. At the time of this writing the site is registered in perpetual lease to the Trustees of St. Vincent's Hospital with transfer to freehold pending. At the north end of the site, the boundary between the DP land parcel and the Crown Land appears to intersect the current roof line of the Caritas Cottage, gate house (the Former Superintendents Residence). The site is located within the Local Government Area of the City of Sydney. It forms part of a sensitive heritage precinct within a Conservation Area, and it includes a number of specifically listed heritage items.



Figure 3:
Map showing the location of the subject property, indicated by the arrow. The property is sited on the north side of Oxford Street. The Eastern Distributor underground tunnel complex runs beneath its west perimeter.

(Source: <http://www.wheris.com> May 2006)

The directional references of this Report refer generally to the Forbes Street side of the property as east, the Bourke Street side of the property as west, Burton Street side of the property as north and Taylor Square as being at the south side.

1.3 Authorship

This Report has been written by Graham Brooks and Associates Pty. Ltd. All contemporary photographs included in this Report were taken by Graham Brooks and Associates in July 2006 specifically for the preparation of this Report.



Figure 4:
Simple diagram showing the relationship of the site to the east Sydney Technical College and the Court House.
(Source: Graham Brooks & Associates, July 2006)



Figure 5:
City of Sydney Heritage Conservation map, shows the site fully shaded as an area of group significance.
(Source: City of Sydney, July 2006)



Figure 6:
Showing the brick and stone perimeter wall along Bourke Street at the rear of the compound. The Bourke Street wall is intersected by two entrance-ways
(Source: Graham Brooks & Associates, July 2006)

1.4 Heritage Management Framework

The subject property for the years between 1867 and 1961 served as the *Darlinghurst Reception Centre* for the Insane. For a brief time between 1959 and 1961 it became a Central Admissions Centre. From 1962 until the present time it has been the mental health facility of St. Vincent's Hospital operating under the name *Caritas*.

The current set of buildings are of mixed age, with the oldest, the **Caritas Main House** having been constructed in 1867. It has undergone many modifications and additions, both externally and internally, up to the present time, including substantially, a third floor addition, building extensions at the rear of the courtyard and ground floor wings. The **Caritas Cottage** by the entrance gate, in its current external form appears to have been constructed in the early 20th century. Its internal form and footings, as well as the associated attached rooms at the rear seem to have been part of an original police residence and watch house. There is a current associated garage, constructed in the mid 1930s, which replaced an earlier garage in approximately the same position. At the northwest corner of the site is the **Old Kitchen Building**. It appears by style to have been constructed some time between 1910 and 1915, and again has undergone some modifications. In 1965 the St. Vincent's hospital longer term *accommodation facility* was constructed, which lies along the north side of the property parallel to Burton street. Prior to 1960 part of this same area, towards the corner of Burton and Forbes streets, was the site of another ward building, which was probably constructed in 1907. It had additions in 1927 and demolished in 1961 to make way for the new building.

The **perimeter walls and fencing** also have local listing as a heritage item. They comprise stone, metal and brickwork elements with perhaps the most significant components being the stone columns, sandstone bases and the iron-work.

There are some smaller ancillary buildings within the complex and a substantial amount of concrete paving, retaining walls, stairways and some garden areas, including a number of well established trees, some of which are evident in the 1935 ground plans (2924). It is a complex *tableau* which has undergone considerable internal and external changes over time. Its key features could well benefit from a grading of significance: principal spaces; distinctive elements; surviving architectural character; relationship to garden setting; the general form and scale; relationship between public and private spaces, the streetscape and the curtilage.



Figure 8:
Central portion of the front facade of the main building, clearly displays the third floor addition and etched Caritas signage.
(Source: Graham Brooks & Associates, July 2006)



Figure 9:
The gate-house, Caritas cottage, early 20th century construction, exhibiting combinations of rustic features.
(Source: Graham Brooks & Associates, July 2006)



Figure 10:
The old kitchen block at the northwest corner of the site and lying longitudinally along Burton Street.
(Source: Graham Brooks & Associates, July 2006)

History

2.1 The Darlinghurst Reception Centre Brief History

The Reception House at Darlinghurst, sited at 299 Forbes Street, was generally known under the names of the *Darlinghurst Reception House* or the Lunatic Reception House. It operated under the control of the NSW Government from its opening in 1868 until its closure in 1961. It had been established to remove the stigma of criminality from the care of the insane, and it represented a significant step forward in removing insanity from the criminal justice system. For most of its life, between 1868 and 1961 it operated as the sole portal of entry into metropolitan psychiatric hospitals in Sydney. It played a vital role in the mental health care system of the State with almost every patient in NSW having spent some time there during that era. It often allowed a breathing space for better assessment of a range of acute behaviours such as incidental depression, social disorder and alcoholism. During the 1940s the Reception House would become associated with the introduction of Alcoholics Anonymous into Australia.

The institution was essentially an 'observation ward' and its statutory function was the assessment of male and female persons who were suspected of being mentally ill, rather than the treatment of confirmed cases. The closure of the Reception House was a direct result of a Committee of Review established in the later 1950s by the NSW Minister for Health to report on all matters pertaining to the treatment of the mentally ill. This resulted in the Mental Health Act of 1958. From 1959 until 1961 the facility was known as the Darlinghurst Admissions Centre.

In 1961 the *Sisters of Charity* accepted an offer from the NSW Department of Public Health to establish a community Psychiatric Centre at St. Vincent's Hospital. The site provided, was the Darlinghurst Reception House, which under the agreement of the time was established in Perpetual Lease. It is situated only about 200 metres and two city blocks from the main part of the hospital. During 1961/62 the Reception House was renovated, extended, and a new block was added by 1965. It was reopened in 1962 under the name *Caritas*, as the St. Vincent's Hospital Psychiatric Unit. It has been operating in that capacity up till the present time, under the general auspices of St. Vincent's Hospital.

For the 90 years previous to that time, and for over 40 years since, the facilities on this site provided for the needs of many thousands of Australians on a short term basis.



Figure 11:
From a newspaper clipping in the early 1960s soon after the hand over of the site. Note the closed-in verandah spaces. Up until this time the etched stone work at the centre front of the building appears to have read as Darlinghurst Reception Centre. It seems that the same stones were etched on their reverse sides.
(Source: St. Vincent's Archives, July 2006)

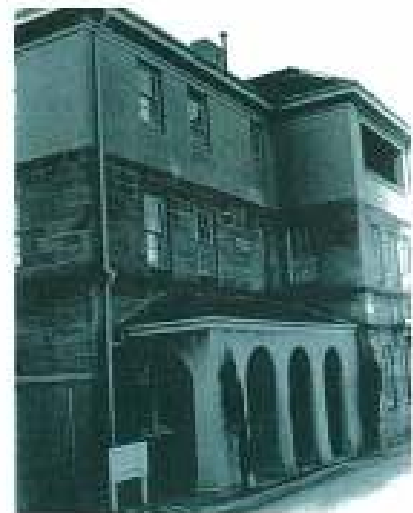


Figure 12:
Photo taken at hand-over. The stone engraving work in photos taken at this time reads as Darlinghurst Reception House. The verandahs were placed in the later 1930s.
(Source: St. Vincent's Archives, July 2006)



Figure 13:
Stone engraving work has been changed in this photo taken soon after hand-over, probably effected on the reverse side. Note the older appearance of the establishment signs, which was probably placed in the later 1930s.
(Source: St. Vincent's Archives, July 2006)

Caritas Site
Forbes Street, Darlinghurst
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Before the opening of the first asylum in NSW in 1811, at Castle Hill, 'lunatics' were confined to the goals. This asylum was subsequently closed in the late 1825 due to overcrowding, dilapidation and poor standards of care. From 1825 until 1838 patients were housed at the Old Courthouse in Liverpool until the opening of a new asylum at Tarban Creek (Gladesville) in that year. Even at its opening the new asylum was grossly undersized, catering for only 60 of the then 100 patients in accommodation at Liverpool. By 1868 the available provision of 405 places in NSW was seriously strained by the actual patient number, at 664. And this in turn placed an un-sustainable burden on the goals as a *de facto* component of the system. In practice a person deemed a 'lunatic' could often stay in gaol for unspecified periods of time before being sent to asylum. It was this undesirable association between lunacy and criminality that led to the establishment of the Reception House in 1868.

For more than ten years previous to this, formal complaints from a number of professional officers at some of the state's institutions were made to the Leader of the opposition **Henry Parkes**. They detailed neglect, violent mistreatment and indeterminate incarcerations. Parkes raised the matters both in Parliament and in the Press. Although a Commission of Enquiry reported on the matters in 1855 and a new asylum was established at Parramatta, public controversy continued. In 1863 **Dr Robert Wilson**, the Catholic Bishop of Hobart, a close friend of **A.W. Pugin**, a keen proponent of the aesthetics movement and a widely recognised humanitarian visited the Lunatic Asylums of NSW. Wilson had a British license for the treatment of the mentally ill. In a letter to the Governor of NSW he was strongly critical of inadequate buildings, poor administration, lack of occupation, recreation and religious facilities. Within three weeks of his letter the Legislative Assembly established a Select Committee on Lunatic Asylums. It was in view of the evidence presented to this Committee over the next year that the decision was made for both changes to the laws of incarceration and the establishment of a '**Lunatic Receiving House**'. In June 1868 the Colonial Secretary, Henry Parkes, approved plans for such a house, to be situated at Darlinghurst. Parkes gave a number of specific directions for the work, which he ordered to *begin immediately and be completed as soon as possible*.

'The building is to be erected on the piece of land adjoining Bourke Street on the site marked 'Police Sergeant' or the accompanying piece of ground, space being left for a flower garden in front. It is desirable that the Receiving House in all its outside arrangements should have a neat and cheerful appearance, and this must be kept in view in its erection.'



Figure 14:
The Reception House as it originally appeared. It was divided into two equal sections: male and female. Later alterations (about 1907) demolished the central bay, re-configured the windows and added the third floor.
(Source: Kerr, J. Out of Sight Out of Mind)



Figure 15:
Bishop Robert Wilson and Sir Henry Parkes. Two men of different religious persuasions, but who held a common vision about the betterment of society through humanitarian ideas. Wilson held a British License for the treatment of mental illness and his NSW report precipitated the changes that led to the establishment of the Reception House.
(Source: www.cowlesmail.com and www.hobart.catholic.org.au July 2008)

The Provisions of the Lunacy (Amendment) Act 1867 approved the appointment of the Reception Centre on 3 July 1868, and the House began receiving patients on 24 July, 1868. Over the following nine decades of its operation many physical changes to the Reception house itself, and the provisions of other buildings on the site followed upon changing legislation and changing social needs. Two of these in particular were changes in the perceptions and treatment of alcoholism and traumatic stress related to war. The intended use of the Reception House was for the temporary detention of persons believed to be insane, pending a determination of the nature of their illness. This aimed to avoid either the wrongful admission of persons to hospitals for the insane on the one hand or, on the other, persons remaining at large who were a danger to themselves or others. This proved particularly helpful in cases of confusion about "acute alcoholic insanity", and related behaviours, where the institution intercepted a large number of cases where people may have been sent to hospitals for the insane. The Lunacy Act of 1898 specified that patients could not be detained in a reception house for more than 14 days without written certification and reasons from a medical officer. In 1906 however the Reception Centre opened a ward for male patients who may require a more extended stay for those considered curable and not to be certified. This ward, which was by nature for voluntary presentation, functioned until 1922, when the processes of its intermediate care were assumed by other facilities.

2.2 Significant People and Notable Contributions

Dr Frederick Norton Manning, as a visiting naval surgeon was invited by Henry Parkes in 1867 to stay in NSW and assume the governance of new mental health care institutions. He travelled internationally to assess best-practice was appointed firstly as Director of Tarban Creek in 1868 and then Inspector of the Insane on 1 January 1876. His first annual report in that capacity was delivered in March 1877. It noted that the Reception House presented as being in a very pleasing state, with accommodation for 8 male and 8 female patients, a superintendent and staff. An inspection of the records kept at the Kingswood State Records Centre, shows that good regular records were kept until 1899 on the general state of repair of the House and the number patients. For the period 1879 to 1900, the indicated number of temporary residents was less than 15 at any one time. Turnover was high, with the majority at the house for between two and four days.

Manning's records for 1879 note with some disappointment that there was supposed to be work undertaken on additional buildings, but it had been delayed. (Series 5020 Inspector's Books Reception House Darlinghurst 1879 –1935) It is evident from his records that Manning tended to implement the more enlightened and moderate policies of the day particularly with respect to: benefits of early intervention/treatment; general conditions, presentation and good order of the House; quality of meals; addressing of the complaints of both staff and patients; proper chain of command (it is noted that the Superintendent was directly responsible to him); and occupational/recreational therapies. It is noted that the records of the institution include recipes for Oilman's Sundries and How to Make Them. (e.g. *Shoe polishes, leather dressings* etc.) It is clear that Manning regarded the Reception House as having a key role in establishing the tone of a more general philosophy in the care of insanity. He traveled extensively throughout NSW and campaigned vigorously to diffuse the stigma of criminality attached to the insane.



Figure 16:
Frederick Norton Manning, whom Henry Parkes invited to assume
responsibilities for the care of mental illness.
(Source: www.minddoctor.info, July 2009)

In 1908 a voluntary mental health care facility was opened in the grounds of the Reception Centre. It was a facility to which no legal conditions attached and from which patients were free to leave whenever they desired. This building, which could house about 20 male patients was apparently sited in the northeast corner of the property was staffed separately from the Reception Centre. It had a focus on alcohol related problems. It was as a result of experience in this early work that *Alcoholics Anonymous* was initiated at the Centre in February 1945. One year previous to that the only second copy of the text had been purchased and brought into Australia by a member of the administration, *McKinnon*, after reading a review of the new treatment in the American Journal of Psychiatry. Sydney Psychiatrist *Dr. J.S. Minogue* had purchased the text in 1943 and along with *McKinnon* and *Rev T.V Dunlea* began to organize and develop the organisation in Sydney and more widely. The first unofficial AA group took place at the Reception House in the later 1940s.

In its first year of operation in 1868, a total of 48 patients had been in residence. By the time of its closure as a residential facility, the Darlinghurst Reception Centre was catering to over 3,000 per year. It is estimated that over 100,000 men and women were in residence there for brief periods. More than a few are notably colourful characters: New Guard members surrounded the Reception Centre determined to rescue **Captain de Groot** after he cut the ribbon at the opening of the Harbour Bridge and was arrested under the 1898 Lunacy Act with *'being found wandering at large and deemed to be insane'*. **Sister Mary Ligouri**, (*Bridget Partridge*) the focus of intense sectarian bitterness fuelled by the Sydney Paper *The Rock* was arrested and brought before a Lunacy Court, which at one stage was situated within the facility. The show trial that followed over the fiasco of a seemingly wrongful arrest stimulated intense national interest. **Bea Miles**, one of Sydney's most colourful intellectual vagrants was a frequent guest between her renowned recitations of Shakespeare for the public.

One of the most famous occasional guests was the poet **Henry Lawson** who was at various times in respite care for depression and alcoholism. Lawson wrote some of his most notable works in this section of the city, between his time at the Darlinghurst Goal and the Reception House. It was the Matron in charge of the Reception House who ascertained that Lawson was primarily suffering depression.



Figure 17:
Captain de Groot, a short term resident of the Centre after the opening of the Bridge
(Source: www.library.usyd.edu.au, July 2006)



Figure 18:
Henry Lawson was a guest at the Centre on various occasions.
(Source: www.gesaffex.com, July 2006)



Figure 19:
Bea Miles, Sydney vagabond was often in the Centre
(Source: www.wilsonatman.com, July 2006)

2.3 St. Vincent's Hospital Mental Health

In 1962 the Centre re-opened under the name *Caritas*, as the St. Vincent's Hospital Psychiatric Unit. The Hospital had been dealing with issues of mental health, in a formal capacity since at least 1914. For some decades it had progressed what it termed an 'outdoor' clinic, which pioneered a number of new approaches to mental health care. Two such initiatives were firstly the way in which it worked in close collaboration with other units of the Hospital and secondly the 'as needed' more free approach to the access of services by clientele. This facility had grown considerably by the late 1950s.

In early 1962 St. Vincent's was approached by the Department of Health for the development of a psychiatric day hospital, attached to the general hospital, together with an eventual 36 bed block for psychiatric in-patients. That new ward was subsequently opened in 1965. Dr John Woodford was appointed as the director of the new facility which was opened in October 1962 and which commenced to immediately receive patients. The new venture also provided trainee nursing courses medical student teaching and associated facilities. The approach which emphasised a voluntary 'open door' policy was in advance of most other treatment facilities.

Expanded operations included a community health facility, operating from the premises of the former Darlinghurst Police Station. Caritas accepted a greater responsibility for the general mental health of the local area, with a catchment base of over 90,000 people. Its operations have been characterised by long-term involvement; the current Director of the Facility, Professor Gavin Andrews having been in association with the Caritas operations for more than 40 years.

New Psychiatric Unit –

Caritas Centre

A Psychiatric Unit, to be known as Caritas Centre will shortly be opened by St. Vincent's Hospital.

Dr. John Woodford, of Ballarat (on right) has been appointed first Director of the Unit, the first of its kind in New South Wales to be attached to a General Hospital.

The psychiatric unit was formerly the Rehabilitation Centre at Darlinghurst and has been handed over to St. Vincent's by the New South Wales Department of Public Health.

Initially the unit will provide out-patient clinic accommodation and day hospital facilities for patients.

The unit will be developed to include a thirty-bed ward and nurses' accommodation, to serve a new and resident psychiatric service for Sydney.



Figure 22:
The regular reports of the St. Vincent's Hospital magazine, kept people informed of all aspects of the life and philosophy of the new Caritas initiative.
(Source: St. Vincent's Archives, July 2006)



Figure 20:
Newly renovated courtyard area, after opening in 1962. The glassed-in ambulances were added at that time.
(Source: St. Vincent's Archives, July 2006)



Figure 21:
The newly opened 36 bed ward at the northeast corner of the site, which was completed in April 1965.
(Source: St. Vincent's Archives, July 2006)



Figure 23:
Therapist and patients at a group session conducted in the open courtyard in 1963, a new more open manner of treatment.
(Source: St. Vincent's Archives, July 2006)

Caritas Site
Fortes Street, Darlinghurst
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3.0

Historical Development of Site

1865 Trig Survey Sheet K2-1 NRS 9929
Not to scale

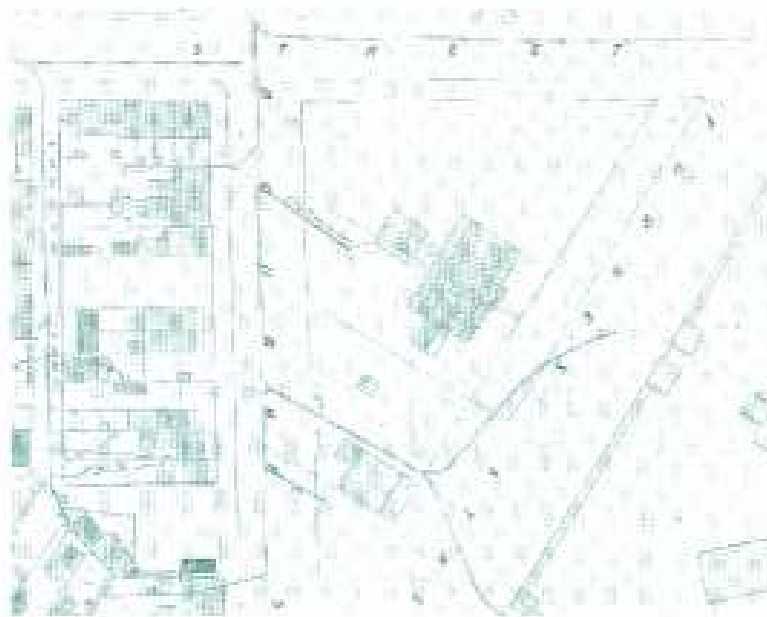


Figure 24:
This 1865 Trig Survey Sheet, held by the Sydney Water Board is the earliest site map to hand. It was probably drawn up prior to 1865, and though it proposes the presence of the Reception Centre and the Police Station, these were likely drawn-in in later years, i.e. after 1870. The weight of evidence for the construction of the Reception Centre suggests that it was purpose built and did not directly relate to the Gaol. It is noted that the front facade and entrance of the Reception Centre are not aligned to the gates of the Gaol. Nevertheless this site plan indicates the earliest footprint on the land parcel. It probably represents the arrangement of buildings on the land prior to 1920.
(Source: Sydney Water Archives, July 2006)



Figure 25:
Historic photo – probably 1990s, showing the south corner of the precinct (at the gas lamp post) looking across and down Forbes Street, towards the Darlinghurst Court House and the Gaol. In photographs from this era the site is characterised by such gas lamps and picket fencing.
(Source: St Vincent's Archives, July 2006)

3.1 Site Footprint

The parcel of land, which is roughly triangular in shape, is bounded by Forbes, Burton and Bourke Streets. The land had originally been set aside in 1841 for Police purposes by Governor Brisbane. John B. Hickie in his volume *The Thinkers – A history of the Physicians and the Development of Scientific Medicine at St Vincent's Hospital 1857 – 1997* proposes that the site had originally been sought by the Governor the Gaol, Henry Keck, for construction of a residence, and he may have begun to build there. The St Vincent's Report of April 1965 also notes that Henry Keck may have begun to build there after 1841, but was displaced from the site in 1849 by Captain John McLerie, who later became the first New South Wales Commissioner of Police.

If the original building was not purpose built then it was at least a very substantial adaptation since it appears from the beginning to have been institutional in character, and specifically divided into its male and female halves.

The first 20 years of operations in the Reception Centre indicate comparatively small numbers; generally less than 20 patients at time. Frederick N. Manning kept good records of numbers and operations. These records do not indicate that anything substantial would have happened to the footprint until towards the end of the nineteenth century when numbers became greater and service provision changed.



Figure 26:
Historic photo – probably 1890s, of the Darlington Police Station at the south corner of the precinct, and taken from a considerable height. The Reception House front gardens are shown; the House itself would be situated towards the top left of the photograph (arrow indicating the entrance). Gas lines and picket fences are in evidence. There is a sign hanging outside the main entrance to the Police Station; an officer stands on duty at the front doorway, with posters in evidence behind. The police station complex is, by this time of considerable size, probably incorporating some of what would later become the Caritas Cottage site. The wall of the gaol is seen on the opposite side of Forbes Street.
(Source: PICMM/ Mitchell Library, sourced July 2000)

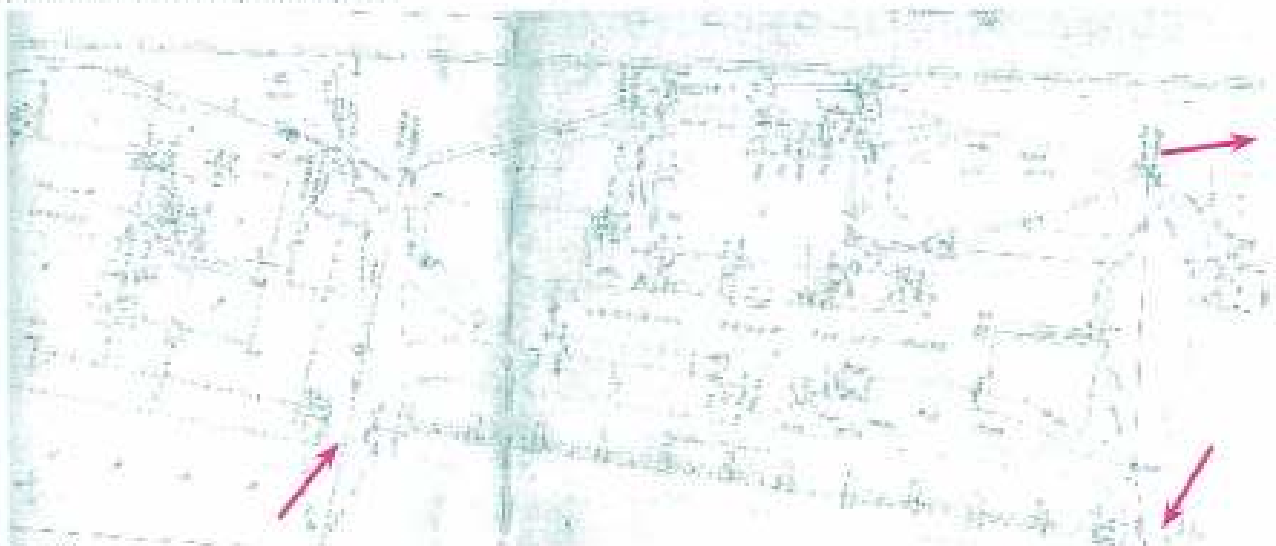


Figure 27:
Water board map, probably representing the same era, 1880s. While it is not to scale, it does indicate a number of interesting features. It shows a large Police complex. The Reception House site shows – outbuildings at the rear and the north end. It also shows the substantial fencing at the Forbes Street side of the property and the main three gateways (as indicated by arrows). As may be the case with such drawings, they can be overlaid by new building indications for some years after original construction.
(Source: Sydney Water Archives, sourced July 2000)

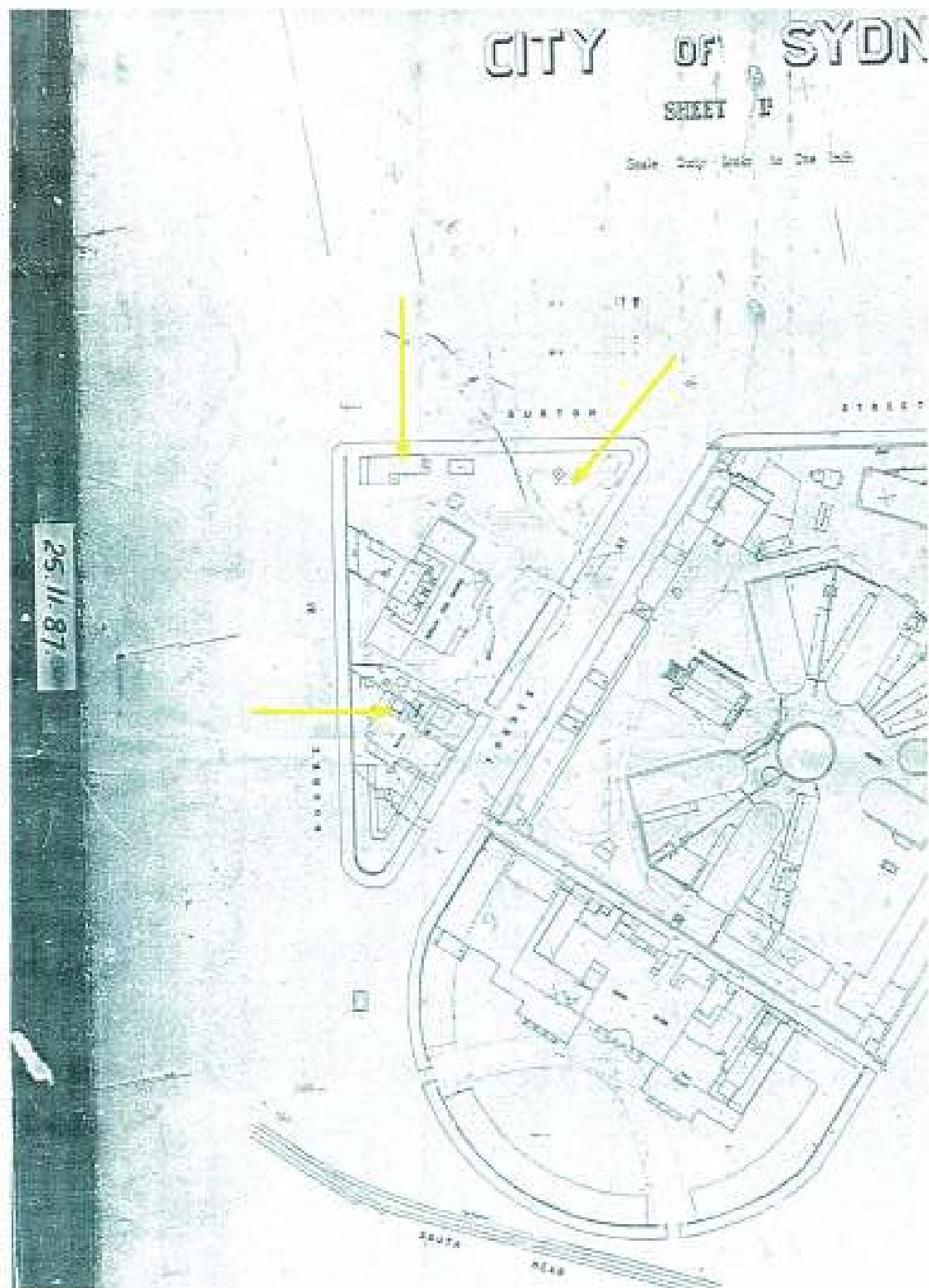


Figure 28:
This 1887 map from Sydney Water has been overwritten a number of times by additional buildings. While it shows the current Police Station and the Superintendent's Cottage, it also refers to a collection of buildings which still appear on the map as the 'Watch House' (arrow). Part of this area appears on later site plans as a proposed 'Lunacy Court' which it would seem was never built as a separate building, but incorporated into the Police Station. At the top right corner of the site (northeast) a ward block is marked (arrow). 1907 Council records of an addition refer to this block, which was probably constructed in about 1907/08 when a separate facility was opened for alcoholic related insanity. This facility was in operation from 1908 till 1922. The building was probably converted after that to a female ward. The Watch block is also in evidence (arrow).
(Source: Sydney Water, accessed July 2008)

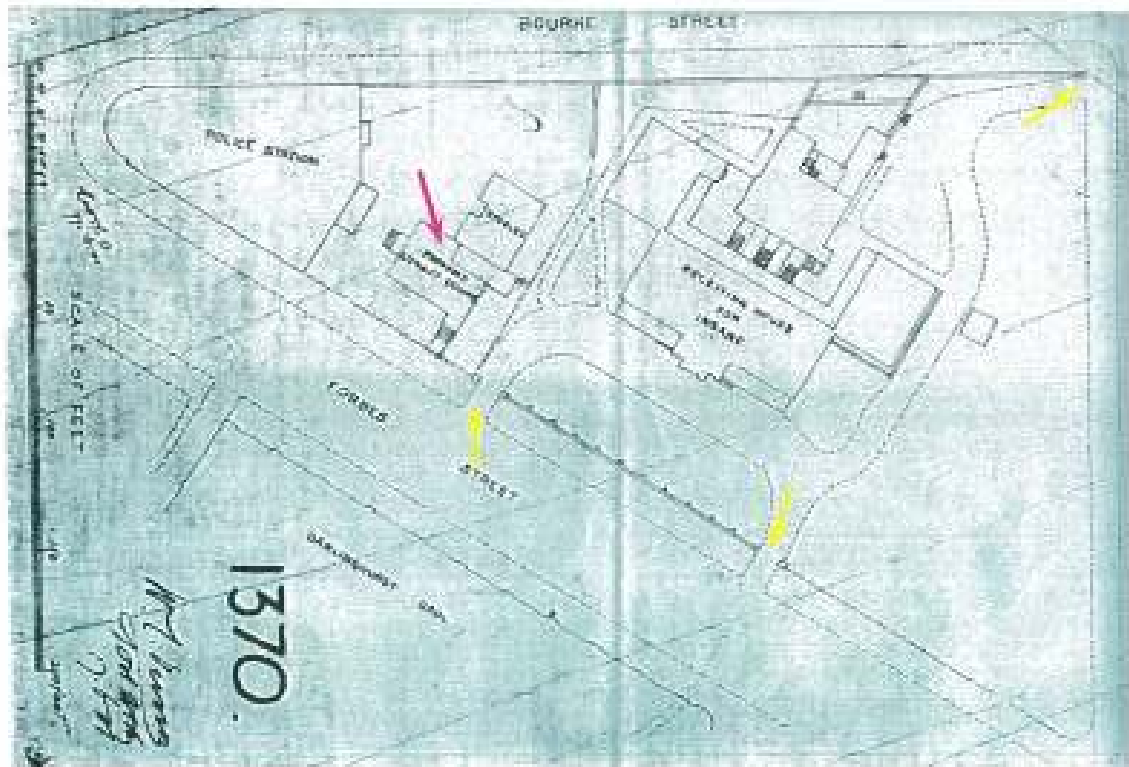


Figure 29:
This 1901 site plan probably represents the site during the first five years or so of the twentieth century. It clearly shows the then new Daringhurst Police Station in its original configuration. It also indicates a proposed 'Lunacy Court' on a site otherwise known as the 'Watch House'. This area covers the land on which the Carfax Cottage is presently sited. It also shows wing buildings around the courtyard and outbuildings at the rear. It is noted that the whole site is otherwise quite clear and the separate ward at the northeast corner is not at this stage indicated, nor is the kitchen block. These were probably constructed after 1907. The three gateways, with their evidently substantial gate posts are also indicated (Yellow arrows). (Source: City of Sydney Archives, sourced 2006)

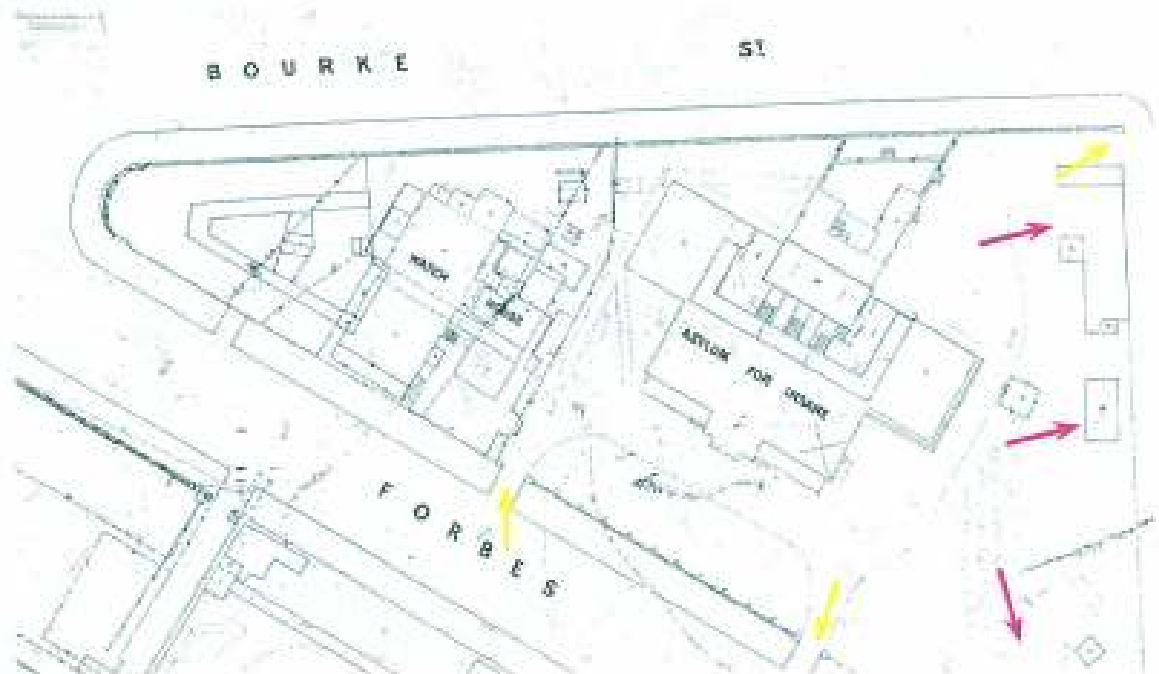


Figure 30:
This site map from Sydney Water probably represents the site in the late 1920s (likely 1928). Note that it still refers to the area between Daringhurst Police Station and the Reception House as the 'Watch House', and the area seems to include part of what is now the Carfax Cottage site. As the bottom right and top right of the plan the separate ward block and the kitchen block are in evidence, as is the work shed (red arrow). The three principal gateways, with their gate posts are also in evidence (yellow arrows). (Source: Sydney Water Archives, sourced 2006)





Figure 33:

This contemporary aerial photograph shows the triangular shaped site, bounded by Bourke, Burton and Forbes Streets, with the former Darlinghurst Gaol (now East Sydney Technical College) and Darlinghurst Court House in the foreground. It clearly shows the density of the surrounding residential area, the current composition of the site, and also the mixture of construction eras and styles. As noted, the various component structures are tightly fitted within the self-contained footprint of the site. The hypotenuse of the triangular site displays a relative openness towards Forbes Street, which boasts of well established midbush of mature trees. It also serves to focus attention on the sandstone Caritas House Main Building as being at the centre of the site, and the Caritas Cottage (as indicated by the yellow arrows). The roadways on each of the three sides are quite wide, as well as providing good pedestrian circulation space. The former Darlinghurst Police Station situated toward the south corner is on Crown land (indicated by the red arrow). The 1965 ward block at the north end of the site is indicated by the green arrow.

(Source: Architectus, 2008)

Physical Assessment

4.1 The Main Building (*Caritas House*)

Original plans seem to have been mislaid from the Colonial Secretary's correspondence file and neither the proceedings of the Legislative Assembly or the NSW Government Gazette give any indication of the tendering, costs and contract details of the construction. It is presumed however that James Barnet the NSW Colonial Architect of the day was most likely responsible for the design of the building, this being in line with some correspondence between himself and Henry Parkes about feasibility of extra rooms "for persons in better walks of life", and other design considerations. James Kerr in his work *Out of Sight, Out of Mind* accepts that at least the office of Barnet is most probable (P128).

The land had originally been set aside in 1841 for Police purposes by Governor Brisbane. While some have contended that Henry Keck (the Governor of the Gaol) may have begun to build there, the original Reception House does not seem to be an adaptation. The attendant correspondence and the design layout suggest that it was purpose built. This is attested in the division of the house into two equal parts (male and female) with an obvious ward configuration and central reception/administration area.

The engraved date on the centre top *cartouche-stone* of the original building notes completion at 1867. This engraved stone does not appear in the early photograph of the building however. It is believed that it was placed in 1935 during significant alterations which in part involved the removal of the bay section of the building at the centre front. Other stone engravings which currently indicate *St. Vincent's Hospital* and *Caritas Centre* appear to be reversals of these earlier engraved stones which in early photographs appear to read *Darlinghurst Reception Centre*.

It seems that the substantial alterations and additions undertaken in the later 1930s probably involved the addition of the third floor. The consistency of windows and wall finishes would attest to this. A Voluntary Mental Hospital Facility, probably sited at the north east corner of the property, had operated from 1908 to 1922 when its services were transferred elsewhere. It was subsequently given over to women's accommodation and it is listed in 1935 plans as such. The City of Sydney Street Cards (Folder 798) record for September 1927 an application for additions at this corner of Burton and Forbes streets for the Inspector of Mental Hospitals.



Figure 34:
The Darlinghurst Reception House as it originally appeared as a handsome, purpose built facility in pleasant grounds
(Source: Kerr, J. *Out of Sight, Out of Mind*, July 2006)



Figure 35:
A view of the precinct taken from a high vantage point, possibly on the other side of Oxford Street. Note that the view is over the wall of the Prison. Probably taken in the 1890s the complex arrangements of police buildings adjacent to the Reception House site.
(Source: PICSAAN, Mitchell Library, Sourced July 2006)



Figure 36:
Image of the Centre taken at the time of hand over in 1982
(Source: St Vincent's Archives, Sourced July 2006)



Figure 37:
Showing the re-configured centre front face, undertaken in the mid 1930s. This is probably when the 1870s stone was placed
(Source: Graham Brookes & Associates, July 2006)

4.2 The Main Building (Caritas House) as Found

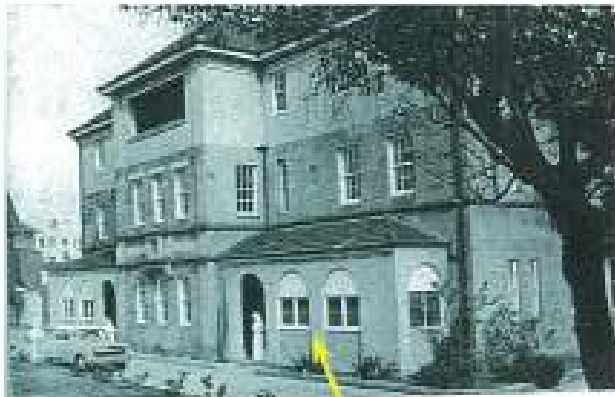


Figure 38:
Image taken about 1983 of the front facade of the Centre, showing closed-in verandahs. These verandahs have since been removed and functional skillion style arrangements put in their place. Both the former and current re-presentations are a compromise which is distinctly out of character.
(Source: St. Vincent's Archives, sourced July 2006)



Figure 39:
Image taken in the 1980s, showing the re-opened verandahs with their skillion roofs.
(Source: St. Vincent's archives, sourced July 2006)

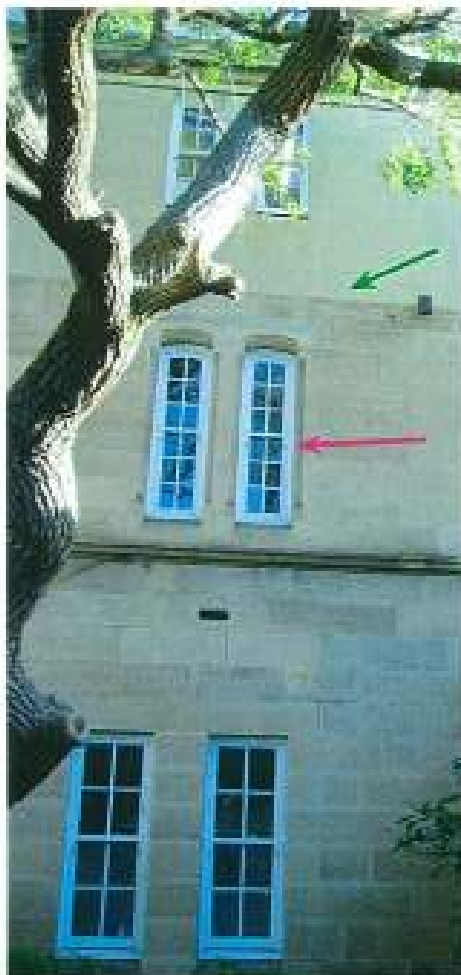


Figure 40:
Image of the north side of the main building, showing (green arrow) the distinct difference in the concrete lintel-stone work for the third floor and showing (red arrow) a remnant, the original Regency windows, which are in evidence here and there throughout the building.
Source: Graham Brooks & Associates, July 2006



Figure 41:
Front of the building taken at the entrance, showing the top of original lanlight, the re-configured, poor quality verandah (showing the line of the original gradient) and one of the original regency windows, being for a former bathroom (red arrow).
(Source: Graham Brooks & Associates, July 2006)



Figure 42:
Front entrance-way, showing original door and fanlight elements, under a more recently constructed verandah. The green door on the right is a recent addition, serving as a fire escape. The stone work on the two lower levels presents with a good degree of intactness and condition. It is complemented in the wing areas by rendered concrete in 'flax' stone finish. A number of individually elegant features have survived various phases of change.
(Source: Graham Brooks & Associates, July 2006)



Figure 44:
Passage-ways around the internal courtyard are a mixture of design and construction ones. Original elements include the fanlight, the timber ceiling and the stone walls. Most of the courtyard perimeter was sealed in during the reconstructions of the early 1990s. It is a mixture of aluminium framed windows and large skillion style roofing. Many of the interior arrangements have been re-configured in an ad hoc manner according to need during different eras. They thus show a considerable mixture of aesthetic presentation and sympathy with original components.
(Source: Graham Brooks & Associates, July 2006)



Figure 46:
Ground floor wings were added in the later 1930s, being shown in the 1935 plan as a proposal. The external walls are in large part an imitation (faux) stonework, being constructed in rendered concrete, but with some stone elements incorporated, such as levels and footings. While the current presentation of the buildings is highly utilitarian, they have been maintained in a good state of repair.
(Source: Graham Brooks & Associates, July 2006)



Figure 43:
Detail of front verandah showing various modifications, including door and window replacements, floor tiling, posts and roofing.
(Source: Graham Brooks & Associates, July 2006)



Figure 45:
Central facade was substantially modified in the mid 1950s, including removal of original bay and placement of various stone engravings, including the Cartouche Stone noting 1867.
(Source: Graham Brooks & Associates, July 2006)



Figure 47:
Exterior wall of the wing additions are rendered in a concrete faux stone finish. They were probably constructed in the 1930s and generally present in good order.
(Source: Graham Brooks & Associates, July 2006)



Figure 48:
Showing office space on the current third floor. Throughout the entire building the interior spatial arrangements have been substantially re-configured a number of times over the past decades to suit particular needs. This includes passage ways and stairways, fire exits, room sizes and uses. Many of the original windows were replaced, probably in the mid 1930s when substantial work was undertaken on the complex.
(Source: Graham Brooks & Associates, July 2006)



Figure 49:
Interior view of the south wing area, showing the general adaptations made over time for utility in operations, including interventions for doorways, installation of various facilities, plumbing and so forth.
(Source: Graham Brooks & Associates, July 2006)



Figure 50:
The lecture theatre is a good example of the many interior re-configurations that have taken place. Note removal of wall, new ceilings, tiered flooring, installation of other services such as air-conditioning, fire safety devices and so forth. The original windows were replaced in the 1930s.
(Source: Graham Brooks & Associates, July 2006)



Figure 51:
Current main central stairway, also serving as a fire rated, fire escape. This is probably the third or fourth stairway complex that was built within the building. The one it replaced was an exceptionally narrow security stairway.
(Source: Graham Brooks & Associates, July 2006)



Figure 52:
Typical example of interior modifications. Note doorways, ceilings and modern electrical services.
(Source: Graham Brooks & Associates, July 2006)



Figure 53:
Basement areas are a mixture of functional and storage space and contain some remnants of earlier plumbing services.
(Source: Graham Brooks & Associates, July 2006)



Figure 54:
Interior courtyard looking towards main building. The view shows the messy composite materials and adaptations of the complex. The third floor addition is seen, roofing configurations, modern masonry work, aluminium window components and plumbing installations.
(Source: Graham Brooks & Associates, July 2006)



Figure 55:
Interior courtyard looking towards main building. The original 1930s windows have been retained at the rear and the sides of the building. The third floor was probably added in the 1930s reconstruction. The top floor windows appear to be of that era. The board-in courtyard walkway is of mixed materials: handpainted, aluminium, glass, and face brick. Plumbing and other services are highly visible.
(Source: Graham Brooks & Associates, July 2006)



Figure 56:
Interior courtyard view, again showing the mix of building components and roofing arrangements and extensive paving.
(Source: Graham Brooks & Associates, July 2006)



Figure 57:
Remnant lanlight contained within the main building, as it leads through to the courtyard. Note original window at right and interventions such as the doorway.
(Source: Graham Brooks & Associates, July 2006)



Figure 58:
Interior courtyard. The single story component at rear was an early addition. It is now a bathroom facility.
(Source: Graham Brooks & Associates, July 2006)



Figure 59:
Modern windows and masonry work around the central courtyard, probably dating from the building works of the early 1960s. Some evidence of the original verandah remains in the timber ceiling, stonework walls and fanlights.
(Source: Graham Brooks & Associates, July 2006)



Figure 60:
Front entrance-way, with old main building to the right. Paved areas are extensive, however the tree and garden area fronting Forbes Street has been retained, behind substantial security fencing.
(Source: Graham Brooks & Associates, July 2006)



Figure 62:
View from the first floor over the garden area and towards Forbes Street. A number of well established trees are obvious along this section of the site.
(Source: Graham Brooks & Associates, July 2006)



Figure 64:
Side view of the main house with the Carfax Cottage and garage. Note further extensions to the wing area. Garage is used for records storage.
(Source: Graham Brooks & Associates, July 2006)



Figure 61:
Example of large well established trees on the compound. This view taken at the rear, near to the old kitchen building at left.
(Source: Graham Brooks & Associates, July 2006)



Figure 63:
Two story building at the rear of the main building, constructed in the late 1930s. It is surrounded by extensive concrete paving.
(Source: Graham Brooks & Associates, July 2006)



Figure 65:
View from the rear of the compound with kitchen block to the left, the 1965 block towards the centre and two story part of older complex to the right. Apart from the garden area inside the front entrance-way and some smaller garden facilities, the whole compound presents with substantial concrete paving.
(Source: Graham Brooks & Associates, July 2006)

4.3 The Gate-house (*Caritas Cottage*)

The Caritas Gate-house (the cottage) presents in a style and with a number of features that were typical of the work of architect Jeaffreson Jackson. This is evident in particular the stairway design, the window treatment and the roofing arrangement. Jackson's architectural inspiration probably came from the English work of Edwin Lutyens in the late 19th century. This represented a variation on the *Arts and Crafts* style which is characterized by a particular look achieved through such features as: landscape and built combinations; the informality of the *English Free School*; historic references within a local context both in terms of materials and building traditions; some neo-gothic influences; rustic and "cottagey" surfaces; repeating designs, vertical and elongated forms. In order to express the beauty inherent in craft, some products were deliberately left slightly unfinished, resulting in a certain rustic and robust effect. The style had strong promotion through the lifestyle magazine *Country Life* the creator and owner of which, Edward Hudson, was a huge fan of the Lutyens style.

What is most unusual about this particular cottage is that the currently presenting building seems to have been designed and constructed around a previously existing wall plan and footings. It is quite likely that these remnants were part of an earlier Georgian style building which in turn was part of the old Police Watch-house. That part of the current building, which unusually presents as storage, has obviously been deployed for various uses over time, perhaps as stables or even as a lockup. A plan dated 5 January 1910 (State archives Plan No. 60450), proposed alteration and addition work on what were termed the *Darlinghurst Police Station Stables*. It is likely that parts of this building at one time formed part of a Police residence. It is particularly noted that even in the 1898 design for the new Police Station, there is not an appropriate domestic component for the Sergeant in charge. Moreover, there is clearly a walk-through area from the Police station to the cottage indicated in the 1910 plan.

It seems that part of this space was later incorporated into a double fireplace arrangement when the new building was constructed. Professor Andrews indicated that during the 1962 alterations and additions, earlier footings and materials were found under this cottage, including an exceptionally large cedar beam (approximately 5.5 m in length and 350mm sq.)

It seems that since the early 20th century the dwelling served as the residence for the Superintendent of the Reception Centre.



Figure 66:
Front facade of the Caritas Cottage, which was the former superintendent's residence.
(Source: Graham Brooks & Associates, July 2006)



Figure 67:
The cottage comprises a mixture of building materials, including sandstone, face brick, slate and timber.
(Source: Graham Brooks & Associates, July 2006)



Figure 68:
Cottage stairway shows typical Jeaffreson Jackson features including joinery components in triple section.
(Source: Graham Brooks & Associates, July 2006)



Figure 69:
Stairway return with bay.
(Source: Graham Brooks & Associates, July 2006)



Figures 70 and 71: The floor plan above is dated 5 January 1910 and proposes alterations to what it terms Police Stables, next to proposed residences, Reception House. Note the double wall arrangement through the centre of the building and the entrance-way through from the police grounds. This floor plan below is the public works sketch for works to be undertaken in 1903 and shows the residence as it was at that time, and as it probably had been since its reconstruction in current external form in the early 20th century. What is particularly noteworthy is that the re-built dwelling mirrors almost exactly the configuration of the one above, which it seems was partly oriented towards police use. It is an unusual arrangement for a plan which presents under the one roof as a self-contained dwelling. The garage at the top right corner has since been demolished. The double fireplace arrangement replaces part of the entrance-way void, the stairway is in a reverse position with a bay added to the front. The current building has fireplaces in approximately the same locations. It would seem that at least the original footings, and perhaps other parts of the original building were re-deployed in the construction of the current dwelling. Again the terrazzo work in the entrance porch is another puzzle. It would not have been likely that such work could have been undertaken before the First World War and more likely that it belongs to the mid 1920s. It could well be a replacement for an earlier surface.

(Sources: State Records archives, St. Vincent's Hospital archives, sourced July 2005)



Figure 72:
South side (rear) of the Caritas Cottage presents with a 'sheared-off appearance' which corresponds with the land boundary. Additional storage areas were at one time situated along this building, at the red painted area where the cars are parked.
(Source: Graham Brooks & Associates, July 2006)



Figure 74:
Terrazzo work on first porch is a typical Art Deco motif. It suggests that further work may have been undertaken on this dwelling during the 1930s. This may account for the relatively large modern window on the first floor immediately above this porch area.
(Source: Graham Brooks & Associates, July 2006)



Figure 76:
The interior of the Caritas Cottage has undergone substantial modification and re-configuration and introduction of various services. Note supportive beam above wall removal.
(Source: Graham Brooks & Associates, July 2006)



Figure 73:
Detail components such as timber joinery, slings, breaking form gables, bay windows, and other mixed components are typical of early twentieth century Arts and Crafts style.
(Source: Graham Brooks & Associates, July 2006)



Figure 75:
Bay construction around stairway shows attractive detail in sandstone cappings, slate roofing over smaller gable, quality copper gutters and detail joinery.
(Source: Graham Brooks & Associates, July 2006)



Figure 77:
Reception area exemplifies extensive re-configuration of interior spaces for utilitarian purposes.
(Source: Graham Brooks & Associates, July 2006)

4.4 The Perimeter Fencing



Figure 78:
View from top floor of Main House towards Forbes Street, showing external perimeter fence, consolidated by the current security arrangements, and evidencing typical stone columns.
(Source: Graham Brooks & Associates, July 2006)



Figure 80:
The state of repair on the perimeter walls is at some points quite poor.
(Source: Graham Brooks & Associates, July 2006)



Figure 81:
Typical stone corner column at intersection of Bourke and Burton Streets, indicated by arrow.
(Source: Graham Brooks & Associates, July 2006)



Figure 83:
Face brick and stone wall along Bourke Street with existing openings.
(Source: Graham Brooks & Associates, July 2006)



Figure 79:
Example of prominent stone column work which intersects the stone, face brick and iron fencing around the perimeter of the compound. The fencing/walls have local listing as a heritage item under City of Sydney Council.
(Source: Graham Brooks & Associates, July 2006)

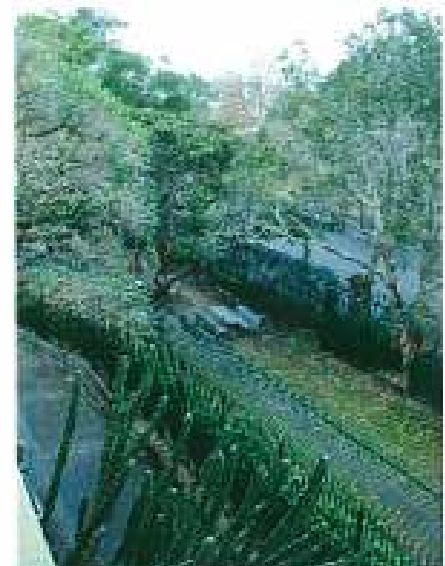


Figure 82:
Along the east face of the compound (Forbes Street) established trees are a prominent feature, providing important contribution to streetscape and public amenity.
(Source: Graham Brooks & Associates, July 2006)

4.5 Grounds and Other Archeological Considerations

The triangular shaped site, bounded by Bourke, Burton and Forbes Streets provides a self-contained footprint which presents with a tightly fitted composition of built elements from various eras, and constructed for various purposes. The hypotenuse of this triangle displays a potential openness towards Forbes Street, which boasts of a well established mixture of mature trees. It also serves to focus attention on the sandstone Caritas House Main Building as being at the centre of the site. Likewise the Caritas Cottage adds a positive aesthetic element to the *tableaux*.

Much of the compound is now concrete paved, however there are some remaining areas of lawn and garden. Established trees are marked on the 1935 plans and it is noted that while they are not listed as a specific item their contribution to amenity of precinct is currently a consideration of Council as a contributive factor to the specific heritage character of the compound, as well to general precinct amenity.

A number of archeological considerations will be subject to a further Archeological Report. These factors, as well as some specific elements which contribute to the history and interpretation of the site also need to be addressed in the conservation strategy. Some are as follows:

- The location of the well within the courtyard;
- The determination of any existing foundations of the old ward in the northeast corner of the site;
- The recording of footings and remnant items beneath the Caritas Cottage (old watch-house area) eg verification of large cedar beam;
- The documentation of any Old Kitchen area remnant items.
- Documentation and interpretation of basement areas.
- Conservation strategy for established trees needs to be outlined.
- Conservation strategy for historic markers, such as the engraved stone work, *cartouche* establishment stone and other historic plaques or markers.

DAILY TELEGRAPH DECEMBER 3, 1961

WELL FOUND UNDER YARD

Workmen have found a well under the courtyard of Darlinghurst Admission Centre.

Thirty workmen have found a well under the courtyard of Darlinghurst Admission Centre. The well was found by accident when the men were digging for a gas main. The well is 20 feet deep and nearly six feet wide. It is in good repair and contains a few feet of water. A foreman at the site said workmen would leave over the well. The Department of Public Works is removing the Admission Centre as a modern penitentiary was planned in St. Vincent's Hospital. Covering the centre in to Australia's first wholly voluntary day hospital for psychiatric patients will cost about \$100,000. The well will have facilities for drug storage and other necessities. Workmen already have dug out the iron grates at the bottom. They will have to remove the masonry, prison-like walls. And in what was formerly a cold, bare courtyard, the Department of Public Works will place paths, trees and playgrounds.

Figure 64: Newspaper clipping from December 1961 documents the finding of an old well under the courtyard area. (Source: St. Vincent's Hospital Archives, sourced July 2006)



Figure 65: Arrow indicates the northeast corner of the site, where the old ward (1907) was once situated. (Source: Graham Brooks & Associates, July 2006)



Figure 66: Old kitchen block, which was later modified for professional accommodation and other purposes. (Source: Graham Brooks & Associates, July 2006)



Figure 87:
This section of the Caritas Cottage once formed part of the Police Station Compound for storage and stable purposes. The visible section immediately to the left is situated on Crown land, but under the same roof line as the northern part of the Cottage.
(Source: Graham Brooks & Associates, July 2008)



Figure 88:
View along the front (east side) of the Main Building, looking north towards the new (1985) block, now situated on an area that once contained the 1907 block. The green space is currently complicated by diverse security fencing arrangements, but presents with a potential openness towards Forbes Street. It is characterised by a blend of well established trees and stone work.
(Source: Graham Brooks & Associates, July 2008)



Figure 91:
View towards Forbes Street in the same area of the site, showing current extensive concrete paving and security fencing, but revealing the possibility of a pleasant open ambience.
(Source: Graham Brooks & Associates, July 2008)



Figure 89:
The engraved Carlouche stone, proposed 1887 as the construction year for the Caritas Main House. This stone however, seems to have been placed during the extensive building works which took place soon after 1935.
(Source: Graham Brooks & Associates, July 2008)

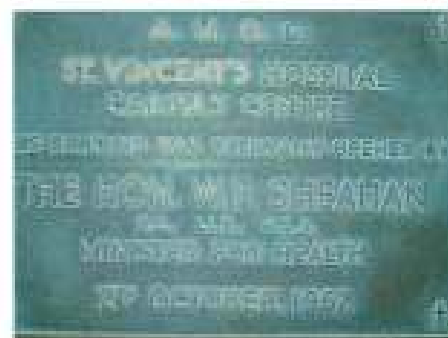


Figure 90:
The hand-over plaque from the NSW Department of Health to St. Vincent's Hospital, is placed on the Main House and notes October 1961.
(Source: Graham Brooks & Associates, July 2008)

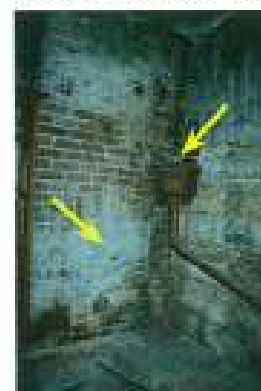


Figure 92:
Basement areas under the Main House have undergone substantial changes over time with evidence of both additions and closures as well as many plumbing re-configurations.
(Source: Graham Brooks & Associates, July 2008)

Assessment of Cultural Significance

5.0

5.1 Heritage Listing

The following authorities were consulted in order to ascertain whether the subject site is heritage listed:

- Australian Heritage Council – Commonwealth listing;
- NSW Heritage Office – State listing;
- National Trust of Australia (NSW Chapter); and
- Sydney City Council and South Sydney LEP – Local listing.

The Australian Heritage Council

The the subject site, known as *Caritas* **is not listed** on the Register of the National Estate (RNE) as an item of national significance.

The NSW Heritage Office

The the subject property, known as *Caritas* **is not listed** on the State Heritage Register (SHR) as an item of state heritage significance.

National Trust of Australia (NSW)

The the subject property, known as *Caritas* **is not listed** on the heritage register of the National Trust of Australia.

Sydney City Council

The subject property (DP 752011), known as *Caritas*, **is listed** by the City of Sydney as a locally significant heritage item in the South Sydney Council LEP Heritage Schedule 2000 (amending). It is listed as item number 461, gazetted on 28 July 2000 (Gazette No. 97, p. 7003). The site is situated adjacent to the former Darlinghurst Police Station (designed by WL Vernon), which is also listed under the South Sydney Council LEP Heritage Schedule 2000 (amending), as item number 80, (gazetted 28 July, 2000 as No. 97 P. 7003). It is proximate to a number of other specifically listed heritage items in what is deemed as a heritage sensitive precinct. Council lists the entire site as being within its conservation area. While it specifically lists three items (*Caritas* Main House, *Caritas* Cottage and the Perimeter Fencing) it regards the site *de facto* as a group item which warrants attention in some detail to its various constituent elements.



Caritas Site
Forbes Street, Darlinghurst
Graham Brooks & Associates Pty Ltd

5.2 Assessment of Significance

In order to ascertain whether or not the subject site at 299 Forbes Street, Darlinghurst possesses that degree of heritage significance which has implications for the proposed re-development work, the following assessment has been carried out. The assessment is based upon the criteria set by the *NSW Heritage Office* for ascertaining whether or not an item possesses heritage significance and if so, what the nature of this significance is.

Criterion (A) – Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

The subject property, known for the past 44 years (since 1962) as *Caritas*, was known for the previous 95 years (since 1868) as the Darlinghurst Reception Centre. It has therefore played a long and virtually uninterrupted role in services to the mentally ill for the whole State of NSW. The establishment of such a facility marked a turning point in moving mental illness away from the criminal justice system and towards the health care system. It has had a symbolic and practical role in the fostering of new modes of mental health care operation, particularly by way of assessment procedures, voluntary presentation, and in the treatment of alcoholism. For many years it was the sole portal of entry into the mental health care system in the State and therefore had practical association with the lives of thousands of Australians. The subject site therefore, particularly in its conceptual expression would therefore have a high significance under this category.



Criterion (B) – Associational Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR it has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

The subject has been directly and indirectly associated with the vision and works of a number of people. The early proponents of such a facility included Henry Parkes, and the first Director of mental health care, Frederic N. Manning. During the 1940s, it was associated with those who set up *Alcoholics Anonymous* in Australia. Since 1962 it has been associated with various innovative persons in mental health care within the St. Vincent's Hospital system, including the Directors, Professors John Woodforde and Gavin Andrews. It also has a measure of association with a number of prominent individuals who spent some time there as patients, including Henry Lawson, Bea Miles and Captain de Groot. At the same time, the extant buildings themselves are not the principal focus of work or association with any of these people. It is deemed therefore to have an incidental and moderate level of significance under this category.

Criterion (C) – Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.



Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

The subject site contains some building fabric which commands a strong aesthetic presence, particularly in its masonry components. Yet, over the decades of its operations, it has undergone substantial changes to the interior and the exterior of extant buildings, as well as to the footprint of the overall site. There have been substantial accretions, new buildings and demolitions. These changes have been in response to changing legislation, social need and utility. Very little is identifiable in a form which would have presented before the mid 1930s. Some elements have added positively to presentation, such as the established trees, while others, such as the extensive concrete paving and the security fencing are intrusive. The site therefore shows a moderate degree of significance under this category.

Criterion (D) – Social Significance

An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

The subject site has contained a facility which has provided a continuity of important service to the community for many decades. Those who have been directly associated with its operations as professionals or patients would no doubt have strong emotional resonance with the facility. While the buildings and precinct have constantly changed in response to community needs and legislative policies, the site in its overall presentation has been an important part of precinct legibility for the local community. It has moderate significance under this category.



Criterion (E) – Technical/Research Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

The subject site has had such substantial changes both externally and internally over time that there are few conceivable areas within the compound that would yield valuable technical and research information. This kind of information is more likely to be found in the records of operation rather than in any conceptual reconstructions of the building fabric. The site has little significance under this category.

Criterion (F) – Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.



Almost all of the spatial arrangements of the older components of the site are now given over to contemporary services and administration. Since the building fabric itself does not present with the kind of integrity which would portray the range of its services over time and the depth of its history, it has little or no significance under this category.

Criterion (G) – Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

The subject is representative of the changing philosophies, modes of care and processes of administration that relate to mental health care in the state of NSW. It is also representative, as the current name suggests, of the outreach and style of care of the St. Vincent's health facilities, which have extended by volume and style into a range of services for the wider community catchment. Therefore site may be deemed to have a moderate to high significance under this category.



5.3 Statement of Significance

The subject site, known for over nine decades as the *Darlinghurst Reception Centre*, and for the past four decades as *Caritas*, has served as a 'gateway' and an 'outreach' for the disadvantaged. Many thousands of Australian lives have had some contact with the facility.

Nevertheless, because of constant change, the physical site of this facility is more properly seen as representing an evolving social response to mental health care over many decades. For some decades the principal older buildings have largely been given over to administrative and education services, and they have been substantially re-configured for that purpose. This included such total remodelling and extension of the original Main House in the later 1930s that, apart from some particular features as noted, its integrity is almost entirely lost. To a lesser extent, similar observations apply to the Caritas Cottage and the old Kitchen Block. The 1907 ward facility at the northeast corner of the site was demolished in 1961. Apart from the modern 1965 ward therefore, little is left on the site which constitutes a contained physical expression of mental health care at any particular point in time. These observation however, should be read in context with the proposed archeological report.

The site does have a strong presence for legibility in the local precinct, some strong aesthetic potential and has some connection with the two adjacent facilities of the former Gaol and former Police Station. The latter at one stage contained a Lunacy Court, and seemed to share some facilities with the Reception House. The site could well benefit therefore from strategies which enhanced its aesthetic potential (including aspects of the perimeter walls and fencing) as well as highlighted its 140 year history in terms of 'gateway' and 'outreach' for many disadvantaged lives.

The continued evolving process of mental health care urges a further integration of the *Caritas* facility into the main stream facilities on the principal St. Vincent's hospital site. The sale and re-development of the *Caritas* site will progress such a move in a manner which represents for contemporary and future circumstances, a continuation of a wholistic approach to the disadvantaged.



5.4 Grading of Significance

Grading of different elements of the built elements within the site is a useful tool for establishing a management framework for the buildings within their site, allowing redevelopment proposals to concentrate on the areas or features of least significance while protecting the features of highest significance. Aspects of High significance need to be treated with great care. Those of Medium significance can be altered, renewed or removed if necessary, while aspects of little significance can be changed as required.

Items of High Significance

Local listing for the City Of Sydney Council (South Sydney LEP 2000 amending) includes for the site three particular listed components: the Caritas Main House, the Caritas Cottage, (Gate-house) and the perimeter fencing. The distinctive architectural presence therefore of these buildings is to be retained and enhanced. This consideration should also extend to the non-listed, but significant old kitchen block building at the northwest corner of the site. A number of particular features are an integral part of these buildings, including the windows (with particular respect to the extant earliest Regency windows), the doors, (with particular respect to the Georgian fanlight arrangements at the front and rear of the building). The symmetrical division of the Main Building into its two halves should be evident and this symmetry should be enhanced if possible in the overall scheme with respect to both removal of accretions and any proposed modifications. Likewise, the courtyard orientation is important. Engraved stone-work signage and other plaques should be retained for interpretation of site and further possible opportunities for its interpretation be examined with a particular view to noting the volume and diversity of human stories that have been associated with the site. (e.g. *earliest images, years of operation, quotes from records and number of people*)

The perimeter fencing, which comprises stonework, ironwork and brick elements (and exhibits a number of fine stone columns should be carefully repaired and enhanced. There is also a particular foreground presence of the site in its Forbes Street aspect which combines a range of quality built elements, trees and gardens in a manner which has a potential public and welcoming aspect. This setting serves as substantial basis for enhancement. Similarly, the established trees form an integral feature of the site and are considered to have high significance.

Some items of archeological importance have also been identified, including the old well in the courtyard.



Figure 93:
Original Georgian fanlight doorway, main entrance
(Source: Graham Brooks & Associates, July 2006)



Figure 94:
Original Regency Style window openings and scalloped ledges
(Source: Graham Brooks & Associates, July 2006)



Figure 95:
Stone support columns which intersect the wall and fencing arrangement around the perimeter of the site
(Source: Graham Brooks & Associates, July 2006)

Items of Medium Significance

The items of lesser significance include:

The various buildings and accretions of the late 1930s, including the two level service and ablutions buildings at the rear of the site, and various wings around the Main House, which are finished in a faux stone concrete render;

The various buildings and accretions of the mid 1960s, including in particular the 1985 ward block;

The number of garages, including that associated with the Caritas Cottage;

Some random trees and disconnected gardens of lesser age and visual significance which are also scattered throughout the site.

Items that are of Low Significance, or Intrusive

These would include:

The courtyard accretions of the 1960s;

The various security fencing arrangements throughout the site;

The extensive concrete paving;

Added and temporary walls and divisions within the retained buildings;

Artificially levelled areas and retaining walls;



Figure 95:
1930s ablutions and service block at rear of site (west)
(Source: Graham Brooks & Associates, July 2008)



Figure 97:
Wing accretions of concrete render on Main Building
(Source: Graham Brooks & Associates, July 2008)



Figure 98:
Example of current security fencing arrangement
(Source: Graham Brooks & Associates, July 2008)



Figure 99:
Example of levelled area at the rear (west) of the site, with retaining wall. As indicated by the arrow, these raised areas have at various junctures interrupted the original integrity of the principal buildings.
(Source: Graham Brooks & Associates, July 2008)



Figure 100:
Mixture of building materials around the interior courtyard.
(Source: Graham Brooks & Associates, July 2008)

6.0

Current Concept Proposal

The Indicative Development Plan as proposed, aims to blend five main attributes of the Caritas Site with local precinct:

Compatibility with surrounding residential area;

Provision of increased amenity to local residents;

Enhanced presentation of site for visibility and continued legibility;

Enhanced presentation of the key heritage items within the heritage conservation site, including those that are listed, as well as other contributive items of significance; and

Increased vitality through public engagement.



Figure 101:

The Indicative Development Plan proposes a mixture of Residential, Commercial and Professional components. The principal heritage buildings and elements are retained within the proposal including the Caritas Main House, the Caritas Cottage, the perimeter walls and fencing and the Old Kitchen Block contributive building. The proposal maintains the ambience of a central courtyard area. It has a principal orientation towards Forbes Street, with an open, landscaped and treed frontage which is well suited for public engagement and enhanced visibility of the site. The proposed development blends well with the surrounding residential areas and the former Darlinghurst Police Station, by proposing a series of vertical alignments in sympathy with the alignment of the surrounding terraces. It constitutes a blend of historic and contemporary forms and finishes which are non-competitive.

(Source: Graham Brooks & Associates, July 2006)



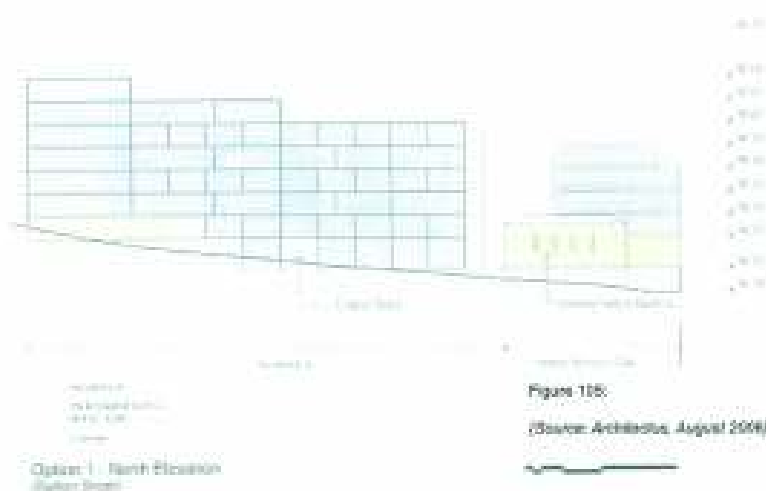
Figure 100: Aerial view of site, showing the proposed demolition and retention. The Indicative Development Plan proposes a mixture of Residential, Commercial and Professional components. The principal heritage buildings and elements will be retained within the proposal including the Gartas Main House, the Gartas Cottage, the perimeter walls and fencing and the Old Kitchen Block contributive building. The proposal maintains the ambience of a central courtyard area. It will have a principal orientation towards Forbes Street, with an open, landscaped and treed forecourt which is well suited for public engagement and enhanced visibility of the site. The proposed development blends well with the surrounding residential areas and the former Darlinghurst Police Station, by proposing a series of vertical alignments in sympathy with the alignment of the surrounding tenements. It constitutes a blend of historic and contemporary forms and finishes which are non-competitive.



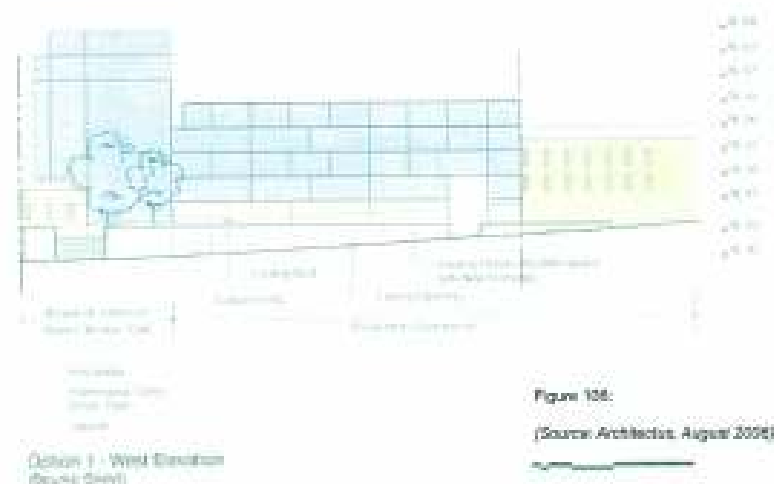
Figure 101: Architectural impression - corner Burton and Bourke Streets looking west. (Source: Architectus, August 2000)



Figure 102: Architectural impression - Bourke Street looking south. (Source: Architectus, August 2000)

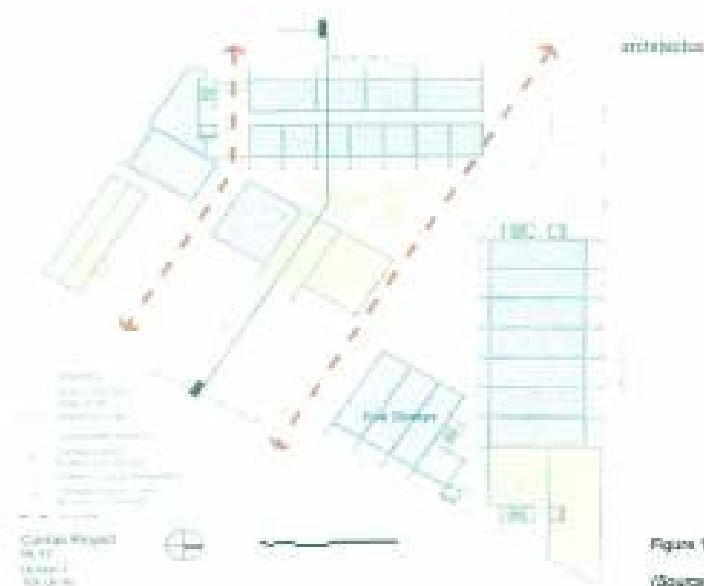


Each of the three options as presented, represent variations in height, number of units, floor space ratios and carpark accommodation. They display however a common respect for the heritage items on site and look to incorporate these in the overall concept. Such incorporation is not only functionally conceived, but is particularly displayed in orientation, spatial separations, and the general articulation of this diverse combination of buildings, such that each set and individual item complements the others.

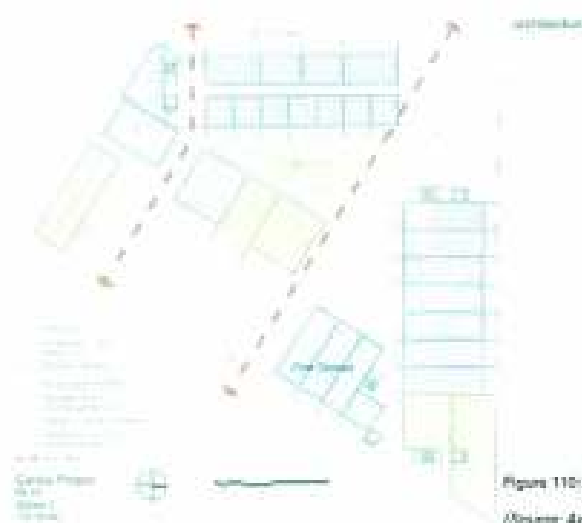
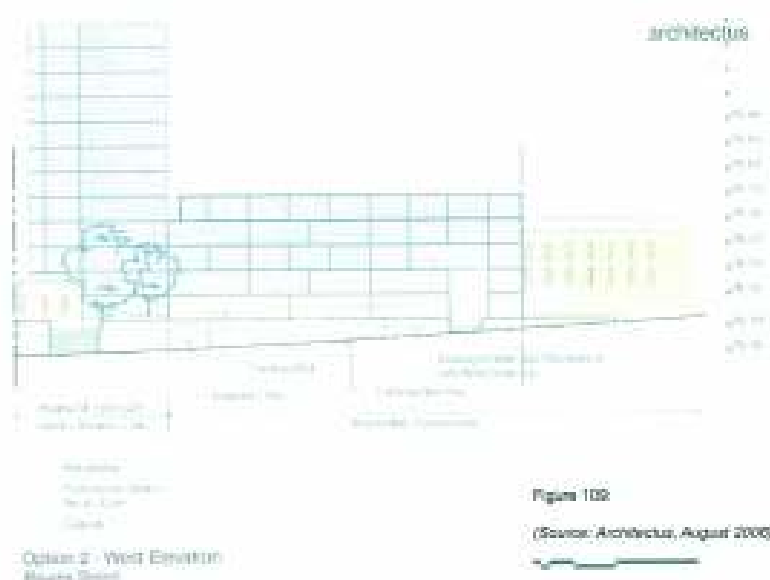
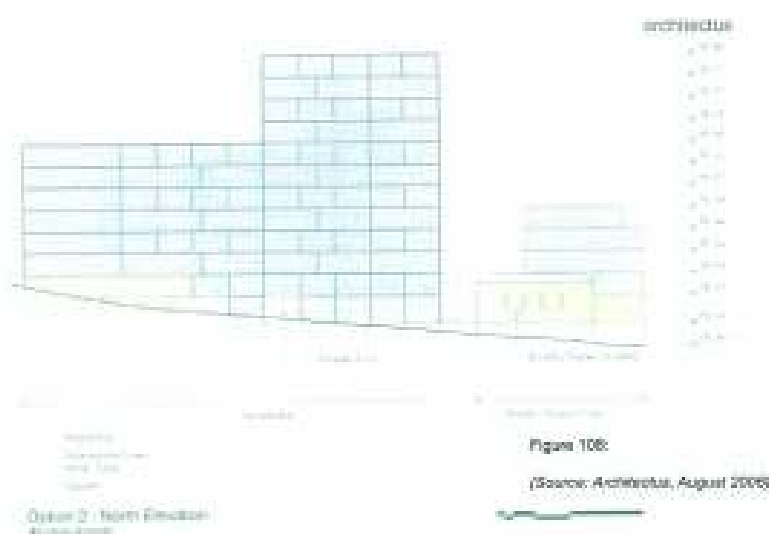


Each of the three concepts has a principal orientation towards Forbes Street, and each one presents with a sufficient degree of public space and garden area to create an ambiance of appreciation for the historic elements.

Most of the development which is of higher scale is moved away from substantial heritage items, such as the former Darlinghurst Police Station, the Caritas Cottage and the Main House, and towards the acute corner at Forbes and Burton Streets. This corner represents the appropriate area for such taller development.



Moreover in terms of heritage streetscape, there could in our opinion be some additional benefit in this. The general presentation of the immediate precinct at this corner is already eclectic in character, but with some foreboding and dull features, and it could well be enhanced by a visually focussed consolidation in the manner proposed.



Other heritage elements, such as the walls and fences have been incorporated in the proposal, as have contribute elements such as established trees.

While in general terms the three proposals substantially address a range of the principal heritage considerations, there are some issues that should be flagged at this stage and which may be raised by the consent authority as the project proceeds towards its next phases.

The consent authority may express an opinion regarding the mass and height of the corner building and its impact on the historic significance of the former Darlinghurst Gaol opposite.

This same consideration may also be applied to the historic streetscape at this intersection, and with particular regard to the comparative scale in terms of the existing dwellings.

The Authority may require an assurance that all archeological considerations have been properly incorporated, highlighted and retained where appropriate, viz. historic stonework, the well etc. and that the scheme incorporates a proper interpretation of such items. At the time of writing this Report the Archeological Report has yet to be tabled.

In phase two of the Development there will need to be more specific address of issues such as appropriate complementary cladding and other facade arrangements, including greater detail of landscaping arrangements and appropriate interpretive signage.

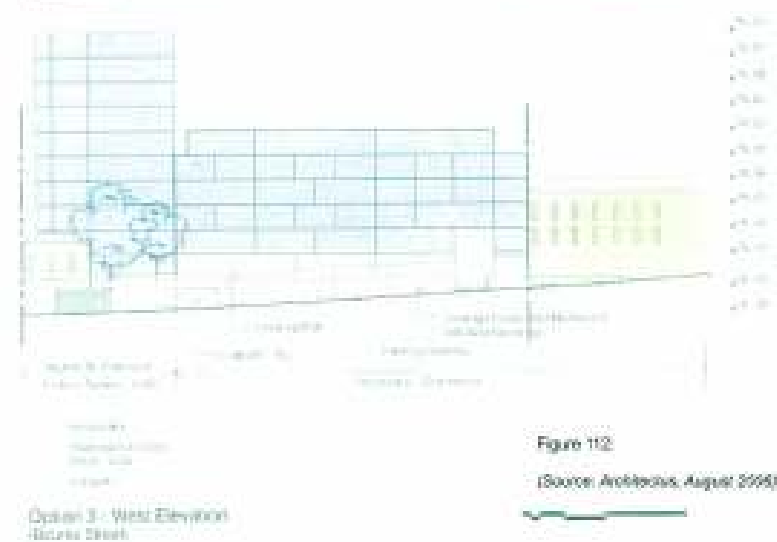
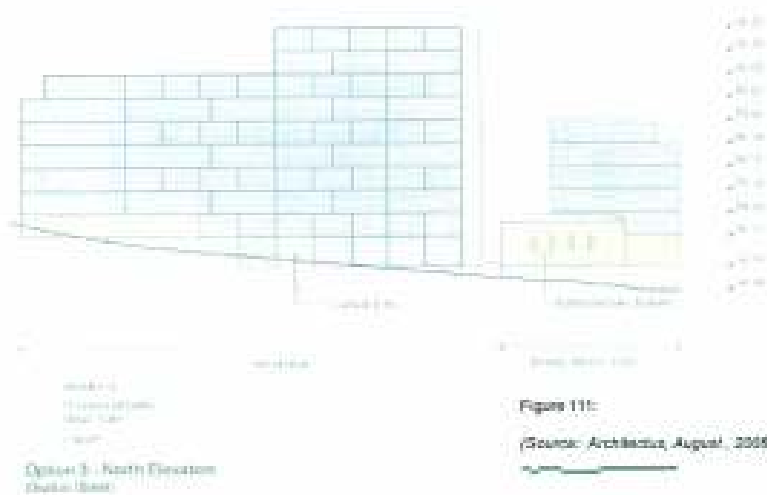






Figure 118

The City of Sydney Council proposes the Cartas Site, bounded by Forbes, Bourne and Burton Streets as part of a Conservation Area. Such an area is a piece of land, social and historic value to the community. It contains a number of elements of heritage significance, such as an historic subdivision layout, patterns of building 'footprints' within blocks, buildings of historic and architectural importance, road alignments, trees, gutters and side verges and so forth, which combine to create a sense of place that is worth keeping. It is the 'whole' that is important, not each element rather than a focus on each individual 'part'.

In such an area it is not only the heritage listed items themselves which are important but also a range of contributive elements. For such an area Council is required to consider the effect that changes might have on the amenity and privacy of neighbours, on building and site safety, on traffic, on drainage, on the site's capacity to maintain verges there as well as the effect on the area as a whole – whether the proposal might affect or destroy any of the elements which are indispensable of 'the place or thing or the pattern of development or the use of material which are characteristic of the area'.

Council will also consider whether height of any proposal, or the amount of land covered, is in scale with the rest of the houses and other buildings in the area and whether by scale, configuration, siting, landscaping and thoughtful use of materials, the proposal fits into the character of the area.

Very often in such circumstances, unobtrusive contemporary architecture is generally a preferred solution.

Source: City of Sydney Heritage Conservation Map www.cityofsydney.nsw.gov.au

7.0 PLANNING CONTROLS AFFECTING THE PROPOSED DEVELOPMENT

For the purpose of making a full assessment of the proposed development, we have included a perusal of the legislative effect of current planning instruments having a bearing on the proposed works. In accordance with the image included in Section 5 of this report, the proposed development, constitutes significant modifications to a heritage sensitive site and to a number of the immediate heritage sensitive streetscapes within a heritage conservation area.

7.1 South Sydney Local Environmental Plan

The relevant consent authority for this area is the City of Sydney Council. For heritage considerations, the relevant document is the South Sydney Local Environmental Plan 1998 (as amended 2000). Additionally South Sydney (Heritage Conservation) Development Control Plan 1998 also has bearing on this proposal for the subject site. Generally the considerations of this extensive document are commensurate with the guidelines of the NSW Heritage office as generally applied to Development Control Plans in NSW.

Part 4 – Special Provisions:

“Clause 22: In respect of heritage aims:

22 (b) to integrate heritage conservation into the planning and development control processes;

22 (e) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items, of heritage conservation areas and their setting, and of streetscapes within heritage streetscape areas and their setting, and

22 (f) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of distinctive streetscapes, landscapes and architectural styles which define the character of heritage conservation areas or streetscapes within heritage streetscape areas, and

22 (g) to enable the adaptation of existing non residential buildings or works of heritage significance in a manner which is compatible and sympathetic with the fabric and character of the building or works and the use and fabric of neighbouring land and buildings

22 (i) to require, when considered necessary, the consideration of a statement of heritage impact or a conservation management plan before consent is granted for development relating to a heritage item, or development within a heritage conservation area or a heritage streetscape area, or development relating to a building older than fifty years, and

22(j) to ensure the sympathetic use of sites containing buildings or facades of historic or streetscape importance which contribute to the character of the locality.”



Response

Taken as a whole, the aims of heritage conservation (as highlighted above) have been adequately considered in the Indicative Development Plan as so far proposed. The plan aims to be sympathetic to the aesthetic qualities of the heritage precinct, and particularly as noted above to blend five key design attributes from the perspective of the heritage items and streetscapes.

"Clause 23: In respect to protection of heritage streetscape:

23A (1) A person must not:

- (a) demolish or alter a building or work within a heritage conservation area or heritage streetscape area, or*
- (d) damage or despoil a place within any such area; or*
- (g) make structural changes to the interior of a building or work within any such area,*

23A (2) The consent authority must not grant consent to a development application required by subclause (1), being an application to erect a new building or to alter an existing building, unless it has made an assessment of:

- (a) the pitch and form of the roof, and*
- (b) the style, size, proportion and position of the openings for windows and doors, and*
- (c) whether the colour, texture, style, size and type of finish of materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area or heritage streetscape area in which the building is situated, and*
- (d) the impact on the landscape.*

(3) The consent authority may decline to grant a development application required by this clause until it has considered a statement of heritage impact or a conservation management plan, so as to enable it to fully consider the heritage significance of the heritage conservation area or streetscape within the heritage streetscape area and the impact of the proposed development on the significance of the heritage conservation area or streetscape."

Response

In our opinion, the proposed redevelopment of the Caritas site will not involve the demolition or destruction of any significant heritage fabric but rather the removal of superfluous accretions and the re-representation of the principal items in an enhanced manner.

It is noted that since the proposed development is within the vicinity of a heritage streetscape, clause 24 of the City of Sydney Local Environmental Plan LEP 2005 requires the completion of a heritage impact statement, which is the purpose of this report.



7.2 HERITAGE IMPACT STATEMENT

This assessment is based upon four separate components set out as follows:

- An assessment based upon the Statement of Cultural Significance, (refer to Section 5 of this report);
- An assessment based upon the physical inspection of the site, (refer to Section 4 of this report);
- An assessment based upon the graphic evidence, (refer to Section 6 of this report); and
- An assessment based upon the pertinent legislation, (refer to Section 7 of this report).

The subject site, the Caritas Centre at 299 Forbes Street, Darlinghurst falls within a heritage conservation area and includes a number of individually listed heritage items. It is also proximate and adjacent to a number of other individually listed items, including the former Darlinghurst gaol, the former Darlinghurst Police Station and the Darlinghurst Court House. This report has also deemed that the this assessment must measure the impact, if any, of the proposed redevelopment would have upon the surrounding precinct. Having inspected the site and examined all graphic material in detail, the development proposal, in our opinion, could be managed in such manner as to ensure that there would have no material negative impact on the heritage conservation area of Darlinghurst. Moreover, in our opinion, the proposal would not have a major impact upon the legibility, integrity and general presentation of the site itself. In addition, it lends vitality to the entire precinct through increased public engagement and improved aesthetic quality.



We are required to address the queries raised in the NSW Heritage Office guidelines for the preparation of statements of heritage impact. In respect of new development adjacent to a heritage item, we are required to address the following issues:

- *How is the impact of the proposed development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to and from the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Taking the questions together we respond as follows: In our opinion, the proposed redevelopment would not have any direct impact on the cultural significance of the heritage items in the precinct. As has been noted earlier, the redevelopment would be sympathetic to a number of design and conservation principles in terms of materials, scale, form, bulk, height and mass. As noted above, the redevelopment proposes an enhanced re-presentation of the specific heritage elements of site as well as an increased access and enjoyment of those elements through improved vitality of the precinct.

The components of the proposed redevelopment will not impinge negatively on any listed culturally significant fabric. At the same time, the visual impact of the new components will be compatible to existing heritage fabric. Given the nature of the proposed materials and scale of the redevelopment, in our opinion the proposed project would value add rather than detract from the overall cultural significance of the site.



Conclusion and Recommendation

The subject site has played a long and virtually uninterrupted role as a 'gateway' and an 'outreach' for the mentally ill in the State of NSW. Many thousands of disadvantaged Australian lives have had some contact with the facility including some notable characters. Its establishment marked a structural turning point in mental health care. And, over the decades, it has fostered innovative approaches in that field. Nevertheless, because of constant change, the physical site of this facility is more properly seen as representing an evolving social and legislative response to mental health care rather than a tangible museum. Both the interior and the exterior of the various buildings, as well as the built footprint have constantly changed in response to internal utility of space, community needs and legislative policies, such that its material integrity is almost entirely lost.

The current proposal provides an opportunity for continued evolving process of mental health care to further integrate the functions of the Caritas facility into the mainstream operations of the St. Vincent's hospital principal site. It is therefore unlikely that the Caritas site will continue to host the mental health care facility. The current proposal for the sale and re-development of the Caritas site would, in our opinion be consonant with the historical intentions of the facility, representing for contemporary and future circumstances, a continuation of a holistic approach to the disadvantaged.

Nevertheless, the subject site does contain a substantial amount of building fabric which commands a strong aesthetic presence, particularly in its masonry components, and which could well benefit from strategies which enhance this potential. It has a strong presence for legibility in the local precinct, particularly in its connection with adjacent facilities.

In our opinion, the current conceptual plan, as presented, aims to be sympathetic to the aesthetic qualities of the heritage items, the streetscapes and the general legibility of precinct. The proposal could be managed in such manner as to ensure that there would be no material negative impact on the heritage conservation area of Darlinghurst. In our opinion, the proposal would not involve the demolition or destruction of any significant heritage fabric, but rather the removal of superfluous accretions and the re-presentation of the principal items in an enhanced manner. In addition, it would lend



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Appendix

The Former Darlinghurst Police Station

The Former Darlinghurst Police Station, situated on Crown Land at the south apex of the triangular block (Forbes, Bourke and Burton Streets) is immediately adjacent to the Caritas site at the south end. It is currently used as a Community Health outreach Centre, in association with the Caritas Centre. As indicated in this Report, the two sites have had strong historical links in both origin and ongoing engagement. Therefore, this brief collage of the site is included as an appendix to the main Report.



Figure 103:
Southwest corner of the Former Police Station, with view down Bourke Street, along the west side of the Caritas complex.
(Source: Graham Brooks & Associates, July 2006)



Figure 106:
View of the main entrance of the former Darlinghurst Police Station showing fine detail work in face brick, sandstone and slate.
(Source: Graham Brooks & Associates, July 2006)



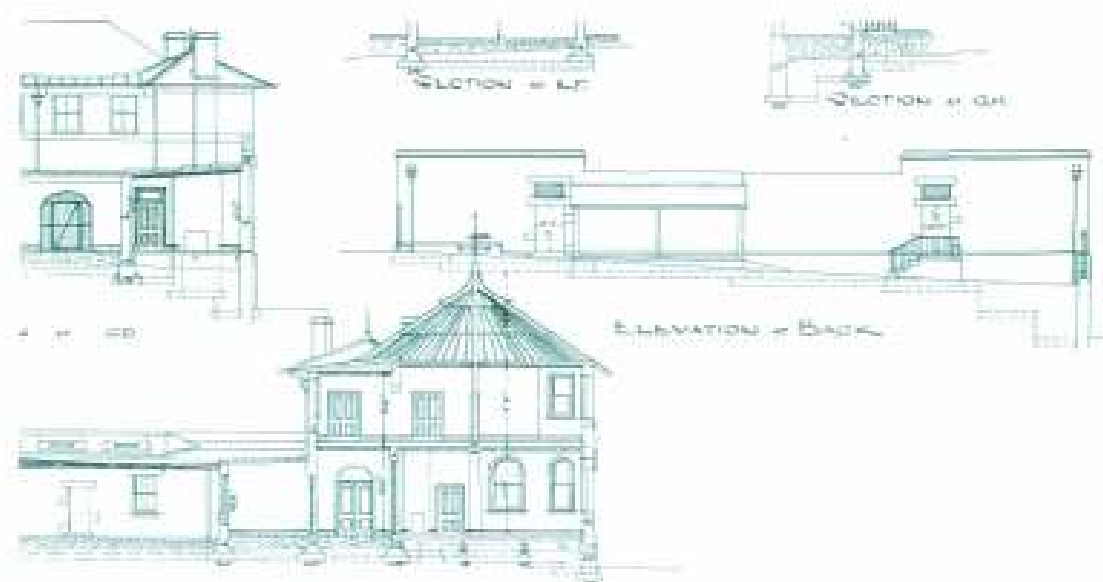
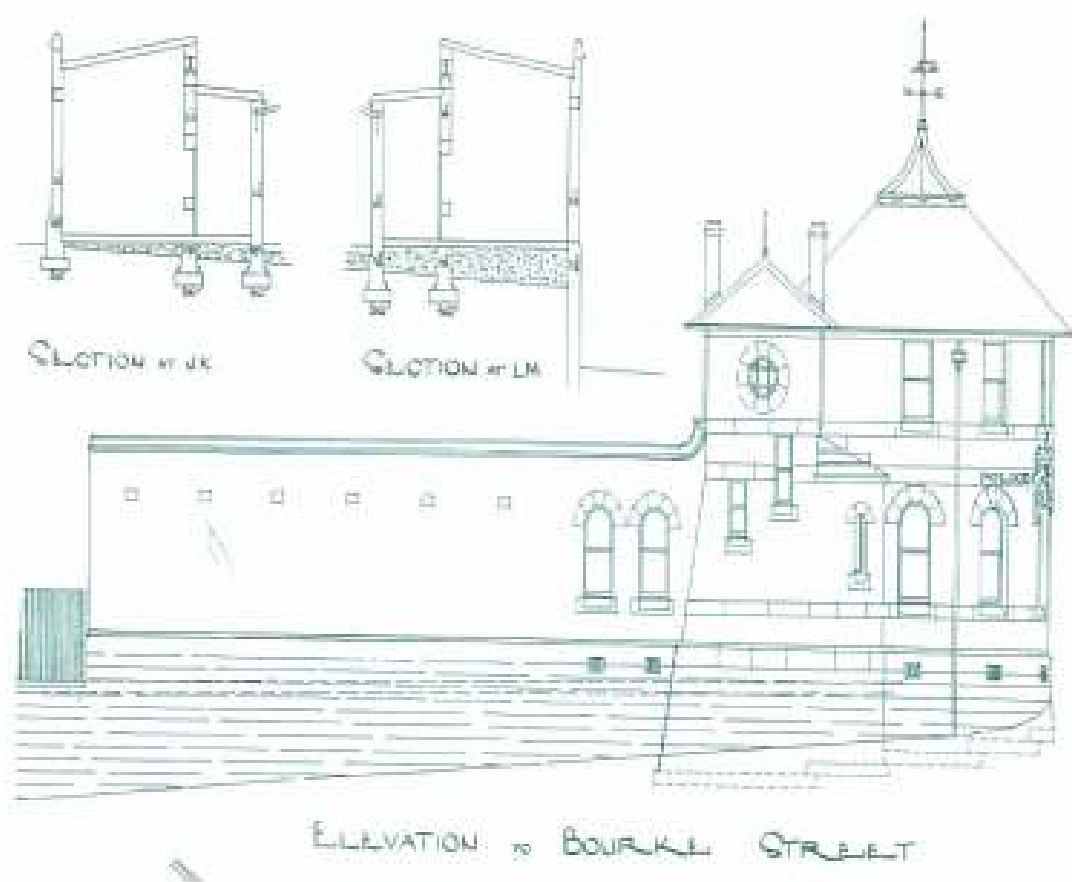
Figure 104:
View of the circular section of the Police Station at the southern apex, showing detail sandstone engraving work.
(Source: Graham Brooks & Associates, July 2006)



Figure 105:
Main entrance detail. The Station was known as Metropolitan Number Three, being one of the principal stations in the inner Sydney area.
(Source: Graham Brooks & Associates, July 2006)



Figure 107:
Typical detail work, showing sandstone roofings and face brick work.
(Source: Graham Brooks & Associates, July 2006)



Architectural Drawings, this page and following
 Copies of Original drawings held at the State Archives, evidence the fine detail work in the plans drawn up by
 W.L. Vernon, the Government Architect, and dated 18 July, 1898, it seems that the Station was constructed
 by 1901.
 (Source: State Archives, Kingswood. Sourced July 2006)

