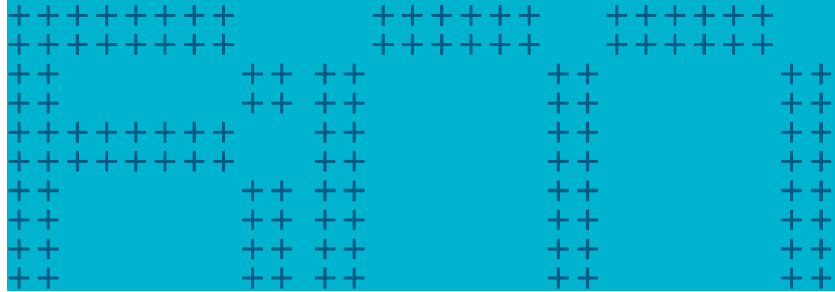
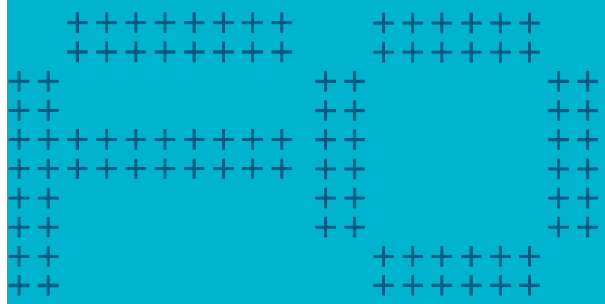
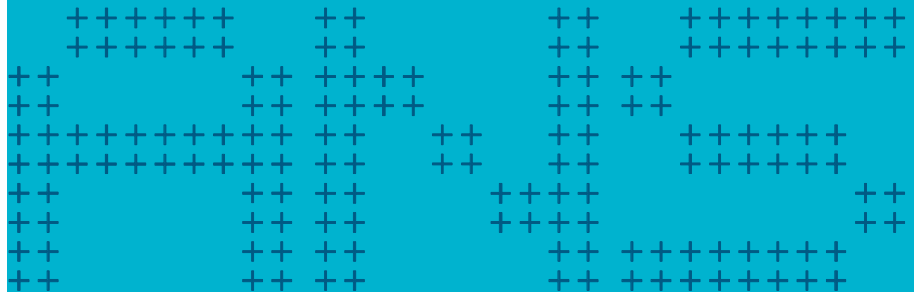
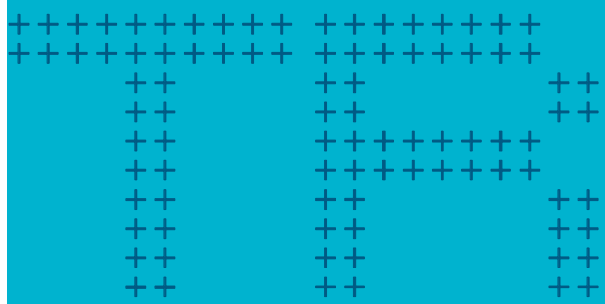


Heritage Impact Statement

St Vincent's Research Precinct
Darlinghurst NSW 2010

April 2009



Heritage Impact Statement

St Vincent's Research Precinct

Prepared for St Vincent's and Mater
Health, Sydney

Site bounded by Victoria, Burton, West and
Liverpool Streets

Darlinghurst NSW 2010

April 2009

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Associate Director	Jennifer Faddy, B Arch, M Construction Management
Consultant	Pam Lofthouse, B Sc, Dip Ed, MBA, M Herit Cons (Hons)
Research Analyst	Mark Butler, Ass. Dip. Inter. Des, Cert. Arch. Drafting, Cert. Library Practice
Job Code	SH38

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Executive Summary

The following Heritage Impact Statement was prepared to assess the heritage significance of buildings on the site of the proposed St Vincent's Research Precinct, situated on the block bounded by Victoria, Burton, West and Liverpool Streets Darlinghurst, and to assess the impact of the proposal in terms of the current legislative controls.

The site is a complex one that comprises buildings from the late nineteenth century to the 21st century. The site contains one listed heritage item, at 372 Victoria Street, and this item is considered representative of the late 19th century terraced dwelling.

Both West Street and Liverpool Streets have had much change on the site and have lost their former terraced house character. The proposal will not involve the demolition of any representative terraced houses in this regard, except for the representative terrace at No.429 Liverpool Street adjacent to the open carpark, and will involve development of a scale and envelop in accordance with the precedent of the existing buildings. These sites have not been individually surveyed in terms of heritage in any planning instrument.

The Victoria Street section of the site is located within a Heritage Streetscape classification by the City of Sydney and this has been assessed in detail. It has been concluded that the subject buildings are either not significant or have been so badly altered and added to that their contribution the significance of the area is low, except for 372 Victoria Street.

No. 372 Victoria Street 'Pomona' is a locally listed heritage item under the South Sydney LEP, and is the only listed heritage item in the Precinct. Urbis have undertaken a site inspection and an assessment of heritage significance in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual*

This assessment concluded that the building is a representative late Victorian terraced dwelling in relatively original condition both internally and externally. It is considered a representative example of a three storey terraced house that makes a contribution to the terraced house type in Darlinghurst. However, the dwelling is not rare and is no longer one of a matching pair to its neighbour at 374 Victoria Street, which has been significantly altered.

It is considered that the dwelling does not reach the threshold for individual listing. Although it is listed under the South Sydney LEP 1998, no justification has been made for the listing. It appears it was included when many individual dwellings were included as heritage items, prior to the survey work for area contributory grading.

The HIS concludes that the dwelling is a good example of its kind but is not considered to be so significant to warrant its individual listing.

In view of this assessment, the Concept Plan team considered options for retention of the building, but concluded that as it is located centrally within the proposed GSVCCC site, it would not be practicable to retain the building or any meaningful context, and develop the GSVCCC. Given the broader medical and strategic planning significance of the SGVCCC and the Darlinghurst Medical Precinct project, demolition of 372 Victoria Street is proposed.

The proposed Concept Plan will alter the pattern and form of the area and will change its existing character significantly. These changes have been dealt with elsewhere in planning and urban design terms for the overall site. The built environment implications, whilst obvious, are related to the opportunities this site provides for the consolidation of state important medical research facilities and in this regard the proposal is considered acceptable on heritage significance grounds.

1 Introduction

1.1 Background

The St Vincent's Research Precinct (the Precinct) in Darlinghurst is being developed to form a world class Research Hub. Urbis Heritage has been engaged by St Vincent's and Mater Health Sydney to prepare the following Heritage Assessment, as part of a Precinct Master Plan being developed by Urbis Planning.

The Precinct is primarily the block bounded by Victoria Street, Burton Street, West Street and Liverpool Street, with the exception of the Green Park Hotel at 360 Victoria Street, on the corner of Victoria and Liverpool Streets, and the terrace at 431 Liverpool Street (corner of West Street). It contains a variety of built forms, ranging from Victorian terraces to contemporary high-rise.

Part of the Victoria Street Heritage Streetscape (HS12, which runs between Oxford Street and Craigend Street) forms the western side of the Precinct. To the west of this section of Victoria Street, being east of Darlinghurst Road, there is an area which has not received any conservation status. To the west of Darlinghurst Road is the East Sydney and Darlinghurst Conservation Area. To the north and east of the site is the Barcom Avenue Conservation Area.

This assessment will consider the built environment within the Precinct, plus the hotel and terrace within the same block, and the nearby buildings, heritage items and conservation areas, as part of the context of the Precinct.

On 20th January 2009, the minister declared the project to be a 'Major Project', to which Part 3A of the Act applies. On 13th February 2009, a Preliminary Environmental Assessment (PEA) was submitted to the Director General in association with a request for the Director General's (DG's) Environmental Assessment requirements (EARs) for the preparation of this Concept Plan application.

On the 11 March 2009, the DG issued EARs which dictate the scope of this Environmental Assessment.

With regard to Heritage:

Demonstrate how the concept plan will not compromise the heritage significance of the retained buildings and the area as a whole;

Prepare a Heritage Management Strategy that identifies the heritage values of the precinct including its archaeological potential for Indigenous and non- Indigenous resources;

Prepare a Heritage Impact statement (HIS) considering impacts of the proposed developments on buildings and heritage items on or in the vicinity of the site, including the streetscape and justify the demolition of any listed heritage items.

1.2 Site Location

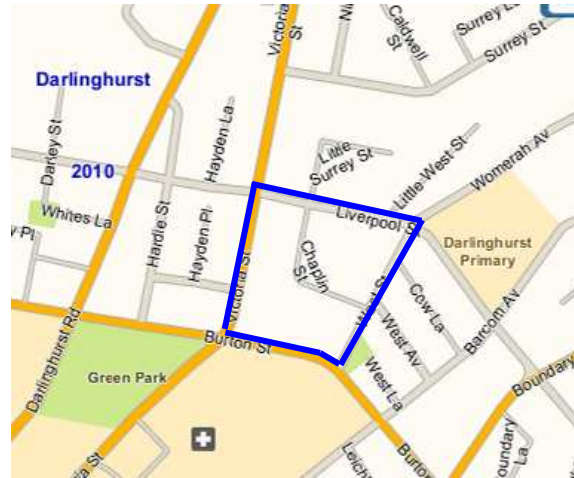
The subject site is located on the block bounded by Victoria Street, Burton Street, West Street and Liverpool Street, Darlinghurst, in the Local Government Area of the City of Sydney, approximately 1 km south east of the Sydney CBD.

Figure 1 – Location and aerial view of the subject site



(Note: the Victor Chang building was still under construction when this was taken)

Source: Google Maps



Source: whereis.com

1.3 Methodology

This Heritage Impact Assessment has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' (2001) guidelines.

The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999.

1.4 Author Identification

This report has been prepared by Stephen Davies (Director) and Jennifer Faddy (Associate Director).

Site photographs were taken by Stephen Davies.

Historical Research was compiled by Mark Butler and Pam Lofthouse.

1.5 The Proposal

The proposal involves the creation of an integrated medical research precinct comprising the existing Victor Chang Cardiac Research Institute, the existing Garvan Institute of Medical Research (GIMR) and two proposed buildings to be constructed to accommodate the Garvan St Vincents Campus Cancer Centre (GSVCCC) and the University of New South Wales Virology Centre (UNSW Virology).

The proposal comprises most of the block bounded by Liverpool, West, Burton and Victoria Streets, Darlinghurst, but excludes the Green Park Hotel on the corner of Victoria and Liverpool Streets, and No. 431 Liverpool Street, on the corner of Liverpool and West Streets.

The proposed GSVCCC building will occupy the western part of the precinct, comprising all the land fronting Victoria Street, between the GIMR and the Green Park Hotel. The building will have nil setback to Victoria Street. The northern end of the building is limited to 3 storeys in height, to reflect the roof height of the green Park Hotel, while the remainder of the proposed building is 11 storeys. An additional six levels will be provided below the level of Victoria Street.

The proposed UNSW Virology building will occupy the eastern part of the precinct, comprising all the land fronting West Street, between the GIMR and No. 431 Liverpool Street, and all the land fronting Liverpool Street between the VCCRI and No. 431 Liverpool Street. The building will have nil street

setbacks to a height of 5 storeys, with three additional setback upper levels, and basement car parking below.

Active ground level uses and principal address will be provided to both Liverpool and Victoria Streets, and vehicular access to the entire precinct will be provided by an enlargement of the existing driveways in West Street.

This report was written with reference to the following building envelope drawings prepared by Jackson Architects and the detailed description of the proposed works provided in Section 6 f the Environmental Assessment report prepared by Urbis.

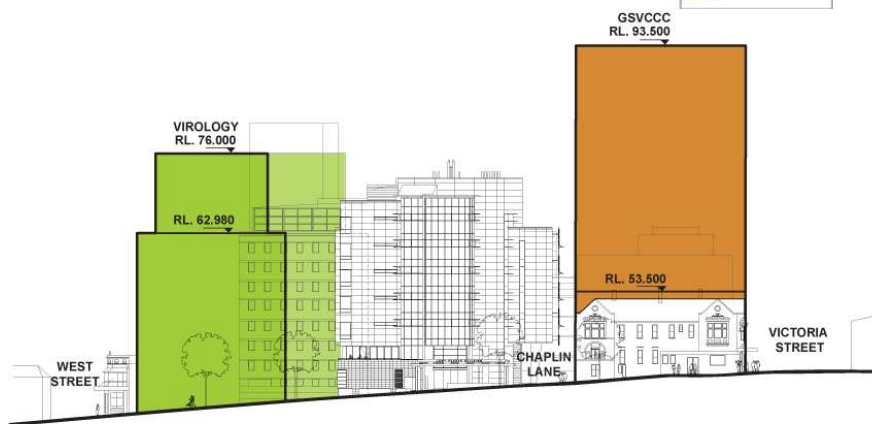




EAST ELEVATION

LEGEND

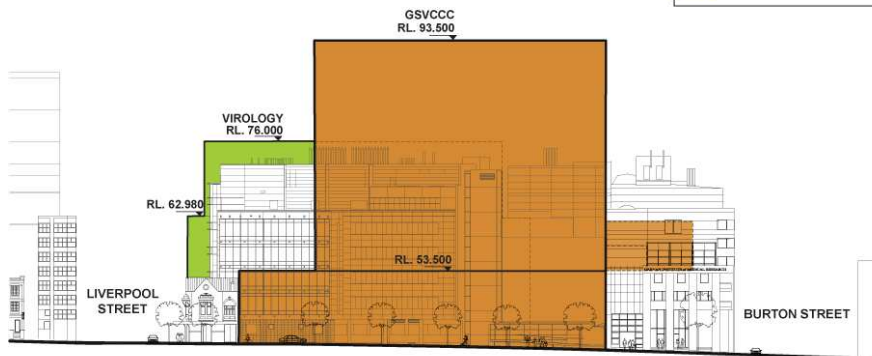
	NEW BUILDING - GSVCCC
	NEW BUILDING - VIROLOGY



NORTH ELEVATION

LEGEND

	NEW BUILDING - GSVCCC
	NEW BUILDING - VIROLOGY



WEST ELEVATION

LEGEND

	NEW BUILDING - GSVCCC
	NEW BUILDING - VIROLOGY

2 Site Description

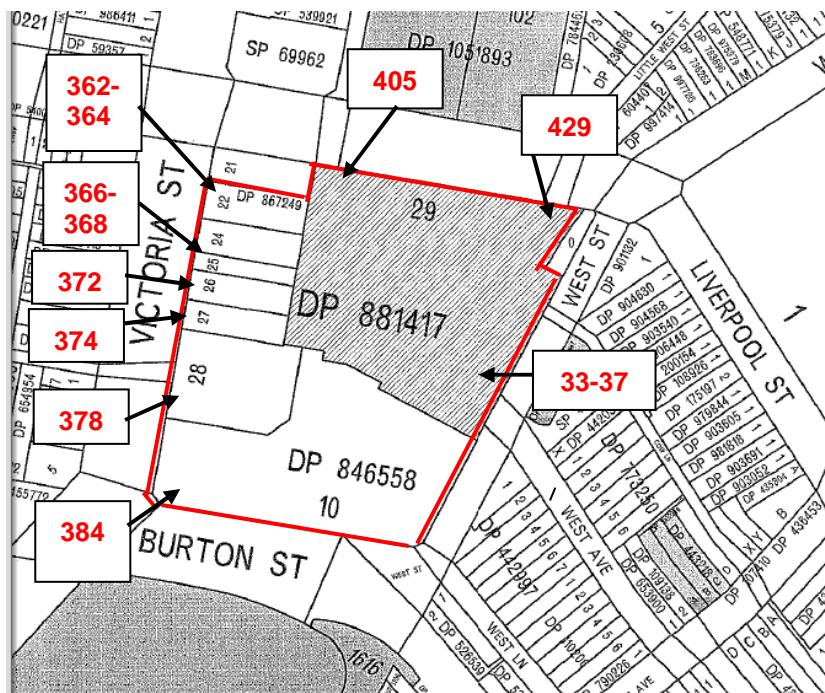
2.1 The St Vincent's Research Precinct

The Precinct comprises a variety of structures; some being original albeit significantly altered Victorian terraces and others dating from the 20th and early 21st centuries. Most have either been modified or purpose built to provide healthcare services for St Vincent's. The major components within the Precinct are:

- 362-364 Victoria Street – a vacant site containing a boundary wall with an AIDS mural, and a beer garden associated with the adjacent hotel;
- 366-368 Victoria Street – a pair of terraces which have been combined into one shopfront, with flats and offices;
- 370 Victoria Street – a terrace;
- 372 Victoria Street – a heritage listed terrace;
- 374 Victoria Street – a terrace;
- 378 Victoria Street – a medical centre;
- 384 Victoria Street - The Garvan Institute building (referred to as the Garvan building in this report), which extends along Burton Street;
- 33-37 West Street – residence for medical students;
- 429 Liverpool Street – a terrace; and
- 405 Liverpool Street - the recently completed Lowy Packer Building, housing the Victor Chang Cardiac Research Institute (referred to in this report as the Victory Chang building).

A detailed site description for each of these components is included in Section 4.

Figure 2 – Lot configuration within the Precinct



Source: Department of Lands, Land and Property Information (LPI)

Figure 3 – Site plan of the Precinct

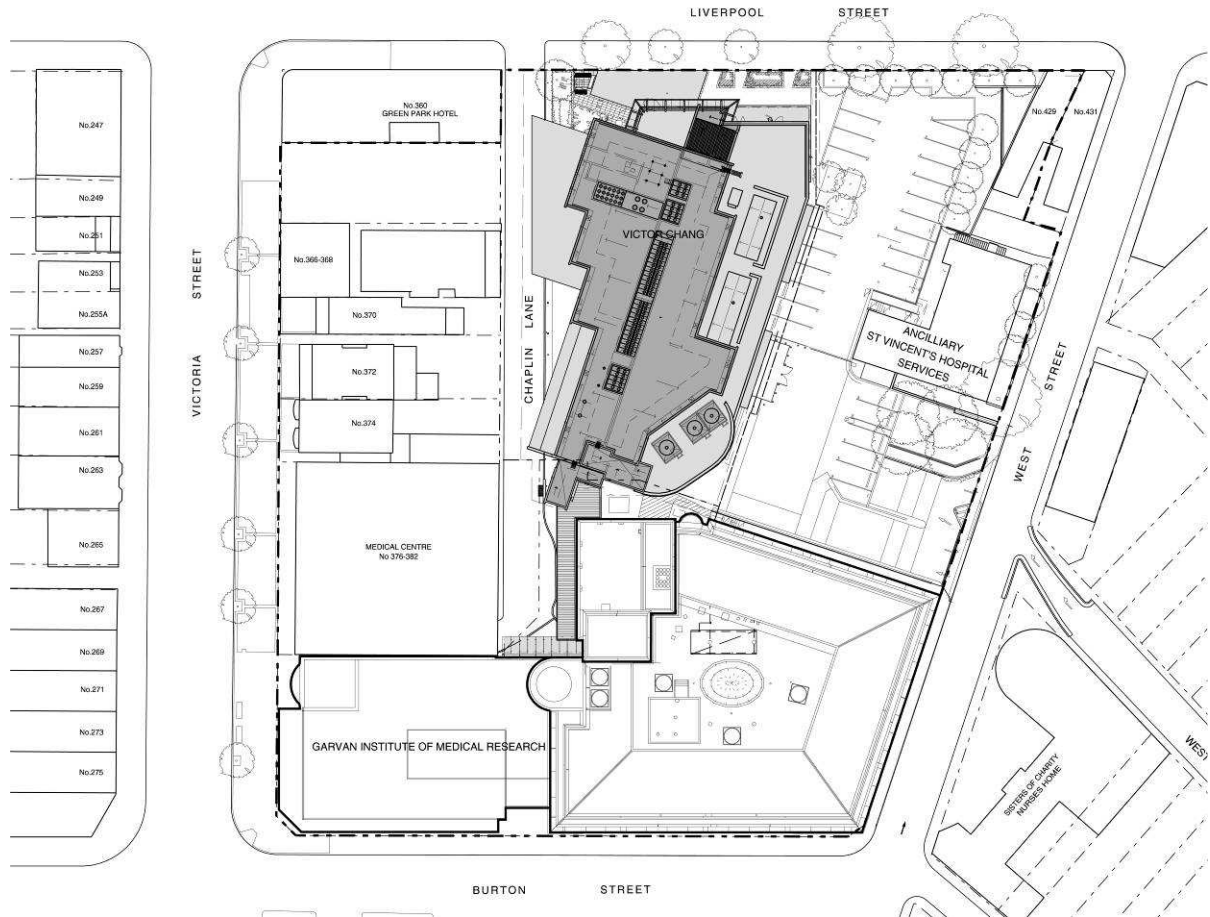


Figure 4 – Photographs of buildings within the Precinct



Green Park Hotel, 360 Victoria Street (not part of the site) with Victor Chang building (405 Liverpool Street) in the background (right).



Vacant site with AIDS mural, 362-364 Victoria Street



Rankin Court, 366-368 Victoria Street



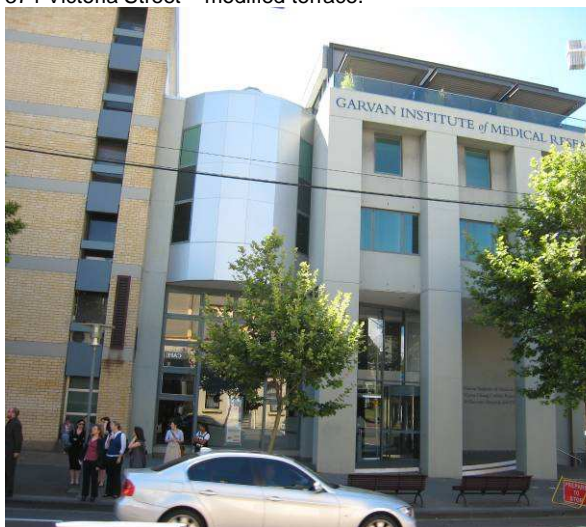
372 Victoria Street – heritage listed terrace house.



374 Victoria Street – modified terrace.



378 Victoria Street – Medical Centre



Garvan building - 384 Victoria Street (corner of Burton Street).



Garvan building in Burton Street.



33-37 West Street – residence for medical students.



431 - 429 Liverpool Street (the corner terrace is not part of the Precinct). The Garvan building is visible in the background.



Victor Chang building, 405 Liverpool Street (corner of Chaplin Street)

2.2 The surrounding area

The section of Victoria Street between Liverpool Street and Burton Street comprises a mixture of predominantly Victorian buildings with mixed residential and/ or commercial uses. Many were formerly residential but have been converted to commercial uses, with layers of refurbishments and alterations. It is now a popular restaurant strip. The streetscape, which is a listed heritage streetscape (see Section 6.8) is dominated by St Vincent’s Hospital on the southern corner of Burton Street. The hospital extends down Burton Street to West Street.

Liverpool Street is now dominated by the large Telstra Exchange Building.

The intersection of Liverpool Street, West Street and Womerah Street is still characterised by low scale Victorian mixed residential/commercial premises, with the c1883 Darlinghurst Public School on one corner. West Street opposite the Precinct has larger buildings such as the Sisters of Charity Nurses Home near the Burton Street corner. The streets off West Street are in the conservation area and have retained much of their residential character.

Figure 5 – Photographs of the surrounding area



Looking south along Victoria Street from Liverpool Street towards St Vincent’s Hospital.



Liverpool Street west of Victoria Street corner.



Victoria Street – new infill terrace at No 239, north of Liverpool Street.



Victoria Street – NW corner of Burton Street.



Burton Street looking east from Victoria Street.



West Street looking south towards St Vincent's Hospital.



West Avenue (off West Street) residential area within the conservation area.



New apartments in West Street.



Cafes and residences – corner of West Street and Liverpool Street.



West Street looking north from Liverpool Street.



Liverpool Street northern side, with the Telstra building (left) dominating the other buildings.



The Telstra Exchange Building (right) – Liverpool Street.

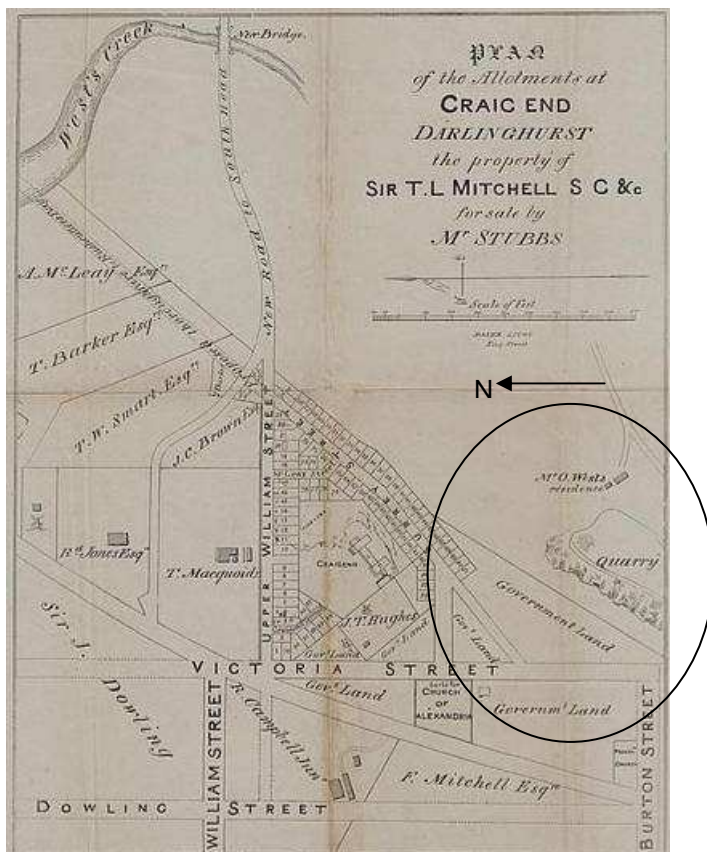
3 Historical Development of the Precinct

A comprehensive history of the site was prepared in 2005 by Noel Bell Ridley Smith & Partners, Architects, as part of the development of an earlier Master Plan for the Precinct. This section draws heavily on that work.

Prior to European settlement, the Womerah group of the Eora Aboriginal people occupied the area between Sydney Cove and Botany Bay. Thomas West was one of the first Europeans to settle between Oxford Street and Rushcutters Bay, when in 1810 he set up a sandstone watermill for the milling of grain. After being granted the land in 1812, he named his estate Barcombe Glen.

By 1841 when Sir Thomas Mitchell's nearby Craig End Estate was subdivided, there were several large residences nearby, but the Precinct area remained undeveloped "government land" apart from a quarry, where the stone was obtained for Darlinghurst Gaol. Liverpool Street had not been formed.

Figure 6 – 1841 Craig End Subdivision Plan



Source: National Library of Australia

West received a further land grant in 1844, which included the quarry site. The eastern part of the Precinct is this part of West's estate. An 1853 grant (the government land adjacent to the quarry) to William Barker was later absorbed into Edward Riley's land holdings. The western section of the Precinct contains part of Block 13 of Riley's Estate.

The 1862 *Sands Directory* contains the first listing of residences on the southern side of Liverpool Street, between Victoria Street and West Street. By 1865 most of the Precinct sites along Liverpool Street, West Street and Victoria Street were developed, with detached dwellings, rows of terraces and the Green Park Hotel on the corner. The rear boundaries of the West Street properties formed a diagonal line across the Precinct, reflecting the boundary between the West and Riley estates. Chapmans Lane (now Chaplin Lane) provided access from Liverpool Street to the properties at the

centre of the Precinct. A second lane (Wethered Lane, also known as Weathered Lane) ran across the rear of the Liverpool Street terrace houses.

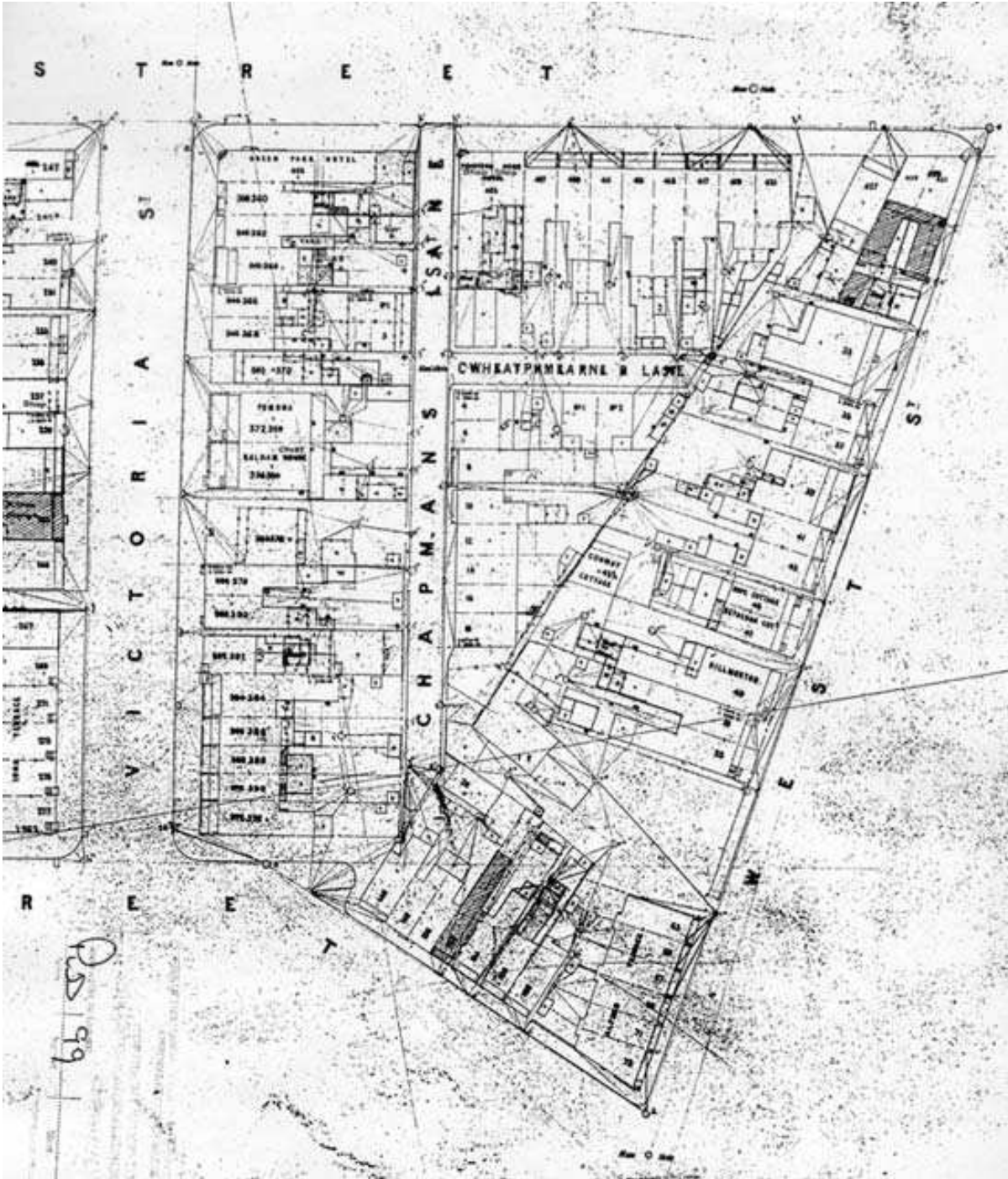
Figure 7 – 1865 Trig Survey Sheet



Source: NSW State Records, NRS9929.

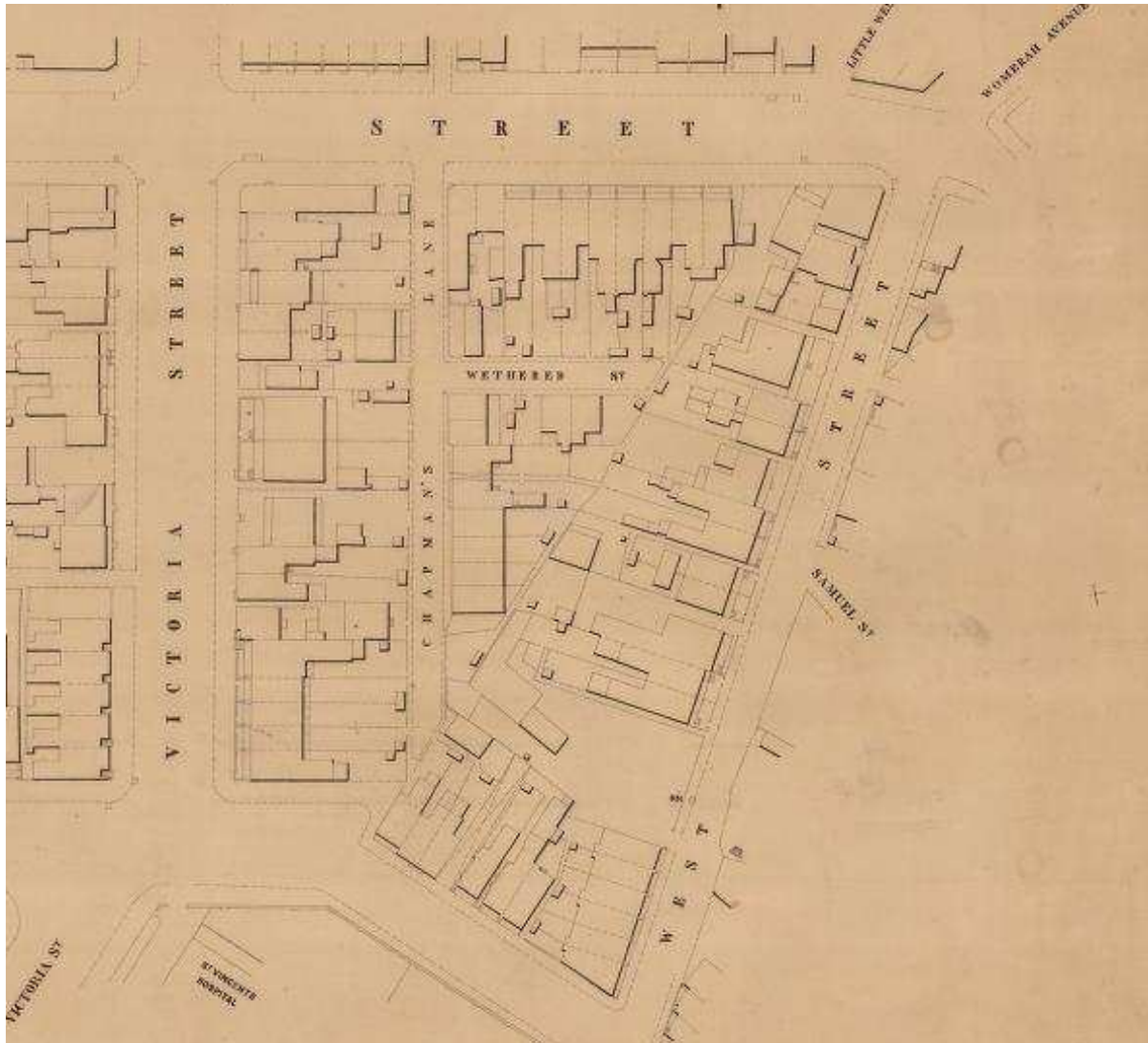
A survey completed in 1884 shows the Precinct almost fully developed, including the corner of Burton Street and West Street.

Figure 8 – 1884 Survey of the Precinct



Source: Sydney Water Archives, PWD99 1544.

Figure 9 – 1886 Survey



Source: Mitchell Library, Metropolitan Detail Series, Sheet I1.

By 1943 the corner of Burton Street and West Street had been altered by the straightening of Burton Street. This had the effect of expanding the St Vincent's Hospital site and reducing the size of the Precinct. Several rows of terraces were demolished in the south east corner of the Precinct to make way for this road realignment. This change also gave access to Chapman's Lane from Burton Street. Other than those changes, in 1943 the Precinct retained its Victorian composition.

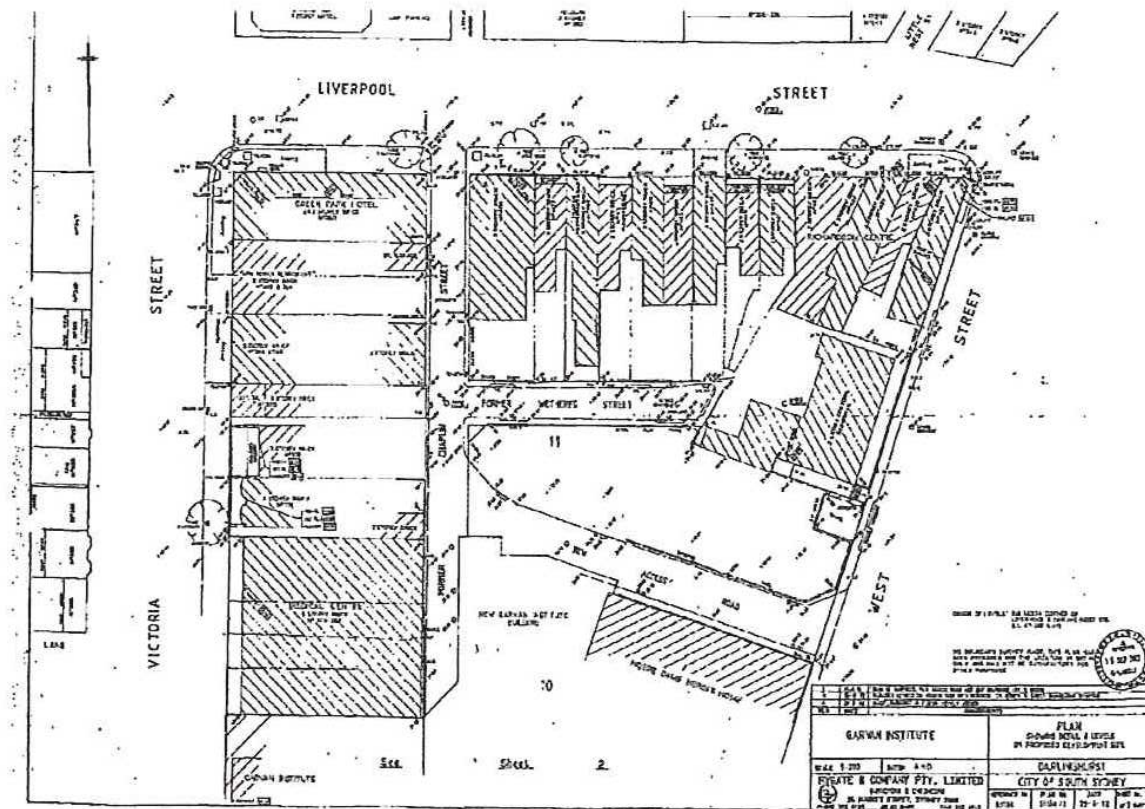
Figure 2 – RTA Aerial 1943



Source: RTA, *From the Skies, Aerial photographs of Sydney in 1943.*

During the 20th century, St Vincent’s Hospital gradually acquired the ownership of all but two of the sites in the Precinct, and many buildings (particularly in the centre of the Precinct) were demolished. In 1992 a site survey was carried out prior to the demolition of the row of terraces in Liverpool Street.

Figure 10 – 1992 site survey



Source: St Vincent’s Hospital Archives

By the early 21st century, much of the site had been cleared and redeveloped with the Garvan Institute Building, a medical centre in Victoria Street and a large car park in Liverpool Street (the site of the current Victor Chang building). The lane had been terminated in the centre of the Precinct and a new access way created into West Street.

Figure 11 – 2005 Site Plan



Source: Byrnes & Associates, *Master Plan*, 2005.

In 2008 the Victor Chang building, on the site of the northern car park, was officially opened. A more detailed history of each of the sites within the Precinct is included in Section 4, as part of the heritage assessment of each site.

4 Heritage Assessments

4.1 362-364 Victoria Street – vacant site

4.1.1 History

The vacant site originally contained Victorian period terrace houses, No 364 built prior to 1865 and No 362 built by 1884 (see Figures 7 and 8). The wall of the adjacent Green Park Hotel contains an outline of where No 362 was located.

Figure 12 – Streetscape in February 2000



The terraces (right) which have now been demolished.

Source: City of Sydney Archives, 048/048694.

The terraces had a variety of tenants and uses, and No 362 was associated for some time with the hotel.¹ In 1928 No 362 was a shop and flats (BA 0789/28) and during the 1950s No 364 was used for the manufacture of ladies clothing (BA 0679/51). In 1963 the two premises were combined for use as a restaurant (BA 428/63).

At the height of the AIDS crisis in late 1986, Australia's first needle exchange was opened (without Government approval) in the building. When it was decided by the owners to demolish the buildings, a development application was lodged in 2002 for a masonry wall and a World AIDS Recognition Mural on the Victoria Street boundary.²

On World AIDS Day, 25 March 2003, the mural was unveiled by Dr Alex Wodak, the director of drug and alcohol services at St Vincent's Hospital. The work, by artist Steven Vella, was co-sponsored by St Vincent's and South Sydney Council.³ The mural was created in consultation with people living with HIV and AIDS to challenge prejudice, stigma and discriminatory attitudes associated with the virus. The artist is well known for his mosaics and murals, for private and public clients.⁴

4.1.2 Site Description

The site now contains the World AIDS Recognition Mural wall and a rear walled 'beer garden' area which is accessed from the Green Park Hotel. The site is also used for parking.

¹ City of Sydney Archives, 45 80 1526.

² City of Sydney Archives, DA U01/00396.

³ National Association of People Living with AIDS, *Positive Living*, April 2003.

⁴ www.ngart.com.au/images/artists/vella/vella.pdf, accessed 1 April 2009.

Figure 13 – Photographs of 362-364 Victoria Street



The Aids Mural on the front boundary wall to Victoria Street.



The interpretive outline of the demolished terrace houses on the side wall of the Green Park Hotel.



Chapman Lane entry to the rear of the site adjacent to iron fence



View over the site showing the walled beer garden accessed from the Green Park Hotel.

4.1.3 Assessment Criteria

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual*.

Table 1 – Heritage Significance of 362-364 Victoria Street

Criteria	Description	Significance Assessment
A – Historical Significance	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The site once demonstrated some local significance for the historic residential subdivision patterns of the area, however it is now vacant. There is no demonstrated historical significance associated with the site.
B – Associative Significance	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The site has no known associations with important persons.
C – Aesthetic Significance	<i>An item is important in demonstrating aesthetic characteristics and/or a high</i>	The site is now vacant and has an enclosed beer garden on it. This structure has no aesthetic significance.

	<i>degree of creative or technical achievement in the local area.</i>	
D – Social Significance	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The subject site has an association with the local community in terms of the World Aids Day Mural on the front street wall.
E – Research Potential	<i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i>	The site may have remnant archaeological remains from previous terrace houses on the site, however this is not considered a significant archaeological resource.
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i>	The site is not rare.
G – Representative	<i>An item is important in demonstrating the principal characteristics of a class of NSW’s (or the local area’s):</i> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	The site is not representative.

4.1.4 Statement of Significance – 362-364 Victoria Street

Although the site has been indicated as having contributory significance in the Draft Victoria Streetscape Heritage Map the site is vacant except for a temporary beer garden screen. The site does not contribute in terms of historic, associational, aesthetic, archaeological, rare or representational, significance. The Mural has an association with the local community for AIDS awareness and is related to World AIDS Day. The Mural is not considered so significant that it may not be removed after recording.

4.2 366 - 368 Victoria Street – Rankin Court

4.2.1 History

By 1865 a pair of terraces had been built on the rear of this site, with their verandahs and main access from Chapman’s Lane. By 1884 a pair of terraces had also been built on the front of the site, facing Victoria Street.

The original use of these buildings is not clear, although they were probably residential terraces. In 1931 the Chapman’s Lane buildings were demolished for flats (BA 61/31). A two storey addition was also made to the Victoria Street frontage, replacing the original verandahs and setback. The balconies of Flats 1 and 3 were enclosed in the 1950s (BA744/57 and BA 440/58).

Mrs Kathleen Williams operated a barbers shop in No 366 from 1948 until 1968.⁵ By 1971 it was a coffee lounge (BA 99/71). No 368 was used as a deli in 1957 (BA 294/57) and as a takeaway chicken and sandwich shop in 1969 (BA 691/69).

⁵ City of Sydney Archives, 785/1/0399 and 785/2/0473.

The ground floors of the buildings on the site (Nos 366 and 368 Victoria Street and Nos 1-3 Chapman's Lane) were amalgamated in the early 1970s. Miss D Chouet operated her restaurant "Au Chabrol" in this large space (BA 1165/72).

In 1983 the buildings on the site underwent major internal alterations, and the Victoria Street ground floor shopfront facade was replaced (BA 0844/83). The premises then became a methadone clinic.⁶ It is currently used for healthcare services and offices.

4.2.2 Site Description

The amalgamation of three separate buildings, overlaid with front and rear additions, has created an interior which has corridors, different levels and an inefficient use of space. The front and rear buildings are separated by a corridor and various stairs. Most of the original internal fabric has either been removed or has been obscured by piping and other services. Some remnant internal 1931 fabric (such as decorative ceilings) remains in the rear building. The building is linked via corridors to No 370.

Figure 14 – Photographs of 366-368 Victoria Street



The original Victoria Street façade has been altered with a c1931 addition in front of the terraces. The original terrace roof is visible behind this. The ground floor facade dates from 1983.



The 1983 shopfront.



Corridor with piping along the walls.



Remnant 1931 ceilings and cornices.

⁶ City of Sydney Archives 44 83 0479.



Corridor linking the front and rear buildings.



The c1931 addition to the rear of the site.

4.2.3 Assessment Criteria

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual*.

Table 2 – Heritage Significance of 366 – 368 Victoria Street

Criteria	Description	Significance Assessment
A – Historical Significance	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The site once demonstrated the local significance of the historic residential subdivision patterns of the area. The history of the site is associated with the growth of St Vincent's health care in the area.
B – Associative Significance	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	No association has been identified.
C – Aesthetic Significance	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The four Victorian terraces on the site have been obscured and replaced by 1930s additions. The buildings have been added to and altered over the years, with several changes of use, and are not considered to reach the threshold for this criterion.
D – Social Significance	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The subject site has strong associations with St Vincent's Hospital.
E – Research Potential	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The site may have remnant archaeological remains from the verandahs of the previous terrace houses on the site, however this is not considered a significant archaeological resource.
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural</i>	The site is not rare.

	<i>history.</i>	
G – Representative	<p><i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	The site is not considered representative of Victorian terraces or an interwar residential flat building due to the amount of change that has occurred over time.

4.2.4 Statement of Significance

366-368 Victoria Street is a group of Victorian terraces, with c1931 additions. It has been extensively modified and has been adapted to offices for St Vincent's Hospital. It does not satisfy any of the criteria for listing.

4.3 370 Victoria Street

4.3.1 History

The site appears to be vacant in the 1865 Trig Survey except for an outbuilding relating to some buildings in Chapmans Lane. The 1884 survey shows a terrace structure evident on the site (see Figures 7 and 8). The parapet detail indicates a construction date later than 1884 however there is no evidence available to explain this detail.

In 1940 alterations and additions were made (BA 106/40) and the front balcony over the entrance was enclosed. Further alterations and additions were made in 1959 (BA 451/59). In 1968 a box-like brick structure was built in the front garden to provide meeting rooms for the St Vincent's Auxiliary Committee (BA 1840/68).

4.3.2 Site Description

The unusual detailing on the parapet is not consistent with a Victorian terrace, and was probably added in 1940. The building has lost much of its original fabric and is connected to the adjacent building via a c1968 structure in front of the original structure.

Figure 15 – Photograph of 370 Victoria Street



The former terrace with the new 'shopfront'.

Rear of the building.

4.3.3 Assessment Criteria

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual*.

Table 3 – Heritage Significance of 370 Victoria Street

Criteria	Description	Significance Assessment
A – Historical Significance	<i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The site does not demonstrate the threshold for listing.
B – Associative Significance	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The site has no known associations with significant persons or groups.
C – Aesthetic Significance	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The site is an altered terrace with well articulated parapet detailing. It has been significantly altered internally and externally and does not reach the threshold for listing.
D – Social Significance	<i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	Although associated with drug and alcohol treatment the site is a medical facility which does not reach the threshold for listing.
E – Research Potential	<i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	No known research potential.
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The site is not rare.
G – Representative	<i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):</i> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	The site is an altered representative terrace style building.

4.3.4 Statement of Significance

The site contains an altered late Victorian dwelling which has representative value. It does not reach the threshold for significance on any of the criteria.

4.4 372 Victoria Street – “Pomona”

4.4.1 History

A building on the site was recorded in the 1865 Trig survey (Figure 7). The 1880 Rates Book notes that it was “vacant land”. By 1884 two identical buildings were recorded, set back from the street with a basement access from Victoria Street. They were called “Pomona” (No 372) and “Balham” (No 374).

Alterations and additions were made in 1926 (BA 955/26) and the chimney breast was removed in 1929 (BA 518/29). Further alterations and additions were made in 1932 (BA 579/32) and a new bathroom and balcony were added in 1946 (BA 863/46). Renovations were carried out in 1970 (BA 789/70) and the building was converted to a diabetic clinic in 1978 (BA 452/78).

4.4.2 Site Description

The building has three storeys and a basement. Internally it is relatively intact, although some windows have been replaced by metal-framed windows.

Figure 16 – Photographs of 372 Victoria Street



The front elevation of 372 Victoria Street.



Ground floor front detail.