



4.4.3 Comparative Analysis

'Pomona' is a listed heritage item under the South Sydney LEP. On the basis of the inspection it was considered that the building was not rare but is a representative example of its type. A survey of three storey terraces was made in the subject area and a number of terraced dwellings were identified. These buildings vary in period and style however there are representative rows of late Victorian filigree three storey terraces in the immediate area, being Darlinghurst (illustrated), and there are significant numbers located in Paddington and Surry Hills, being adjacent suburbs (not illustrated).

Figure 17 – Three storey terraces in the immediate area



A. Darley Place.



B. Corner of Forbes and Liverpool Streets



C. Corner of Forbes and Liverpool Streets.



D. Liverpool and Darley Streets



E. Corner Liverpool Street and Darlinghurst Road.



F. Darlinghurst Road.



G. Darlinghurst Road.



H. 350 – 356 Victoria Street

Example A, Darley Place, is a listed group of terraces, dating from the mid Victorian period that provide an example of high quality residential terrace forms in the area. The exteriors are simple and the interiors provide high quality cedar joinery. These terraces warrant their existing heritage listing status.

Example B. This is an example of a number of terraces on Forbes street of in a Edwardian style that appear quite specific to the area. They are later than the subject terrace and are listed as heritage items as part of a listed streetscape.

Example C. This row appears earlier than the subject terrace and is probably an earlier stone/rendered row with Edwardian additions. Listed as heritage item.

Example D & E. Parts of the same late Victorian row in Liverpool Street, not listed as a heritage item. A contributory item in the Conservation Area.

Examples F&G. Both rows, located in Darlinghurst Road, are listed as heritage items in the Conservation Area.

Example H. 350-356 Victoria Street. A row of four three storey terrace houses in the same precinct, being the Victoria Street, Darlinghurst streetscape, designated as contributory on the Building Contribution Map.

The survey of the local area illustrates that three storey terraced houses are not rare but are representative of this particular area of Sydney. A review of dwellings in the area provides evidence of an inconsistent survey technique where some late Victorian terraces are designated as heritage items and similar examples in the vicinity are designated as contributory items. Whilst 372 Victoria Street is a larger and slightly more ornate example of the type it is no more significant in its contribution to the area.

It is considered that all the examples of the late Victorian period, being examples D, E, F, G and H should be designated as contributory to the area.

In the case of No 372 Victoria Street it is an isolated example in terms of the other groups of terraces and the overall Victorian streetscape and therefore it is considered less of a contributory item in streetscape terms. It is a representative example in terms of the existing stock of buildings in Darlinghurst and must be considered therefore in terms of its significance, context and the opportunities of the site.

4.4.4 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 4 – Heritage Significance of 372 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>	No known historical significance.
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 known associative significance.
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 building is a relatively intact example of a three storey terrace house in Darlinghurst.
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 dwelling does not satisfy this criterion.
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 subject dwelling does not satisfy this criterion.
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The dwelling 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> ▪ <i>cultural or natural places; or</i>	The dwelling is a representative example of the three storey Victorian terraced house found in the inner city area of Sydney. However similar examples are found in nearby streets, often in groups and consistent streetscapes, and in close proximity in East Sydney,

	<ul style="list-style-type: none"> ▪ <i>cultural or natural environments.</i> 	Paddington and Surry Hills.
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4.4.5 Statement of Significance

The heritage listing of this building is not supported by a Statement of Significance. The following is suggested:

The subject dwelling 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 and makes a contribution to the terraced house type in Darlinghurst. However, the dwelling is not rare and 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 dwelling is a good example of its kind but is not considered to be so significant to warrant its individual listing.

4.5 374 Victoria Street - "Balham"

4.5.1 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 were made in 1926 and in 1940 further alterations were made, including enclosing the front balcony (BA 106/40). By 1951 the ground floor was being used as a ladies lingerie shop (BA 679/51). In 1998 the alterations and additions included a new garage and the replacement of the balustrades to level 1 (rear and front) (BA 214/98). The rear balcony was later fully enclosed.

4.5.2 Site Description

The building has three stories and a basement and once resembled the adjoining property at 372 Victoria Street - 'Pomona'. The building has been converted to bedrooms rooms and associated services for medical and research accommodation. The building has been altered externally and internally.

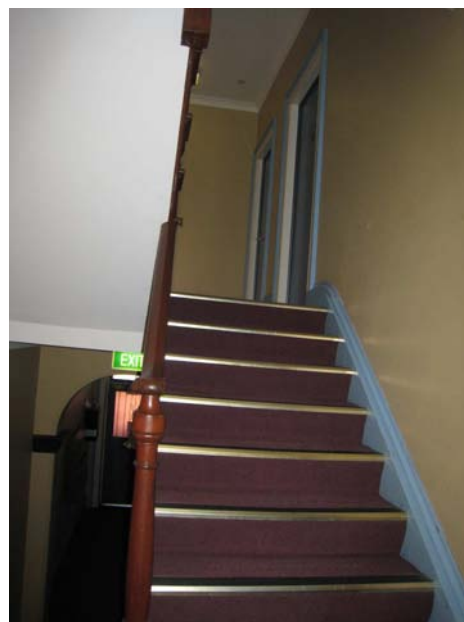
Figure 18 – Photographs of 374 Victoria Street



The modified front facade.



Front basement light-well



Internal stair. The stair newel post and balustrade appear to have been altered in comparison to the extant staircase at No. 372.



Rear lower ground floor areas

4.5.3 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 5 – Heritage Significance of 374 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>	No known historical significance.
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 known associative significance.
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 has some aesthetic significance as an altered example of a three storey terrace house in Darlinghurst. In this regard it contributes to the well developed stock of large Victorian dwellings in the area, including nearby areas of Surry Hills and Paddington. The addition of a new front in the location of the original balconies provided a well resolved addition for accommodation to the front of the building but reduces its integrity and ability to satisfy 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>	No association has been identified.
E – Research Potential	<i>An item has potential to yield information that will contribute to an understanding of the local</i>	No potential has been identified.

	<i>area's cultural or natural history.</i>	
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The dwelling is not rare in heritage significance terms, although the front addition is an unusual and well resolved adaptation of the building for individual tenancies.
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 dwelling is an altered example of the three storey Victorian terraced house found in the inner city area of Sydney. It is not representative of the Victorian terrace type in its current condition.

4.5.4 Statement of Significance

The subject dwelling is an altered example of the large late Victorian terrace house. The building does not meet the threshold for listing. It is not rare in heritage terms and is not representative.

4.6 378 Victoria Street – Medical Centre

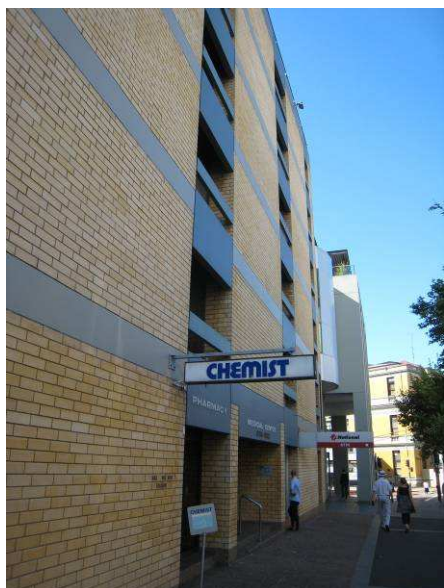
4.6.1 History

The original buildings on the site were demolished and an application for a new medical centre was lodged in 1972 (BA 0397/72).

4.6.2 Site Description

The ground floor is used for a bank and a pharmacy and the upper floors are used for medical practitioners' rooms.

Figure 19 – Photograph of 378 Victoria Street



4.7 384 Victoria Street – Garvan building

4.7.1 History

In 1961 the buildings on the site were demolished and an application lodged for a new medical research block (BA2480/61). A further application was lodged in 1968 for a three storey building with laboratories and an animal house (BA1039/68). In 1997 a new building designed by the renowned Australian architect Ken Woolley (which incorporated the old St Vincent's Hospital Nurses Home), was opened.⁷

4.7.2 Site Description

The six-storey Garvan building is a state-of-the-art research facility with a stunning helical staircase, and a dome-covered atrium that contains spacious medical research laboratories.

Figure 20 – Photographs of the Garvan building



The corner of Victoria Street and Burton Street.

4.8 33-37 West Street – Medical Students' Residence

4.8.1 History

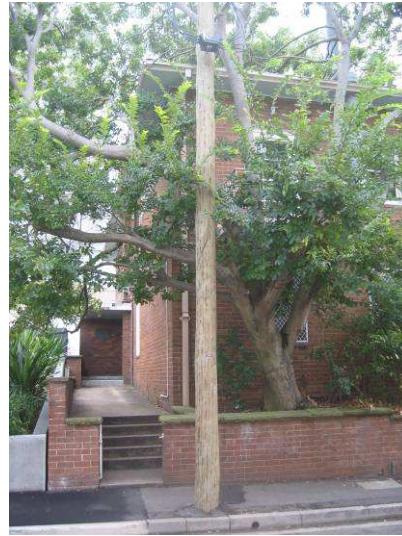
By 1962 the original buildings on the site had been demolished and the site was used for car parking (BA 682/62). An application for a new "students' hostel" was lodged in 1963 (BA46/63).

4.8.2 Site Description

The brick building currently provides accommodation for medical students.

⁷ www.garvan.org.au, accessed 2 April 2009.

Figure 21 – Photographs of 33-37 West Street



Entrance from West Street.

4.9 429 and 431 Liverpool Street – terraces

4.9.1 History

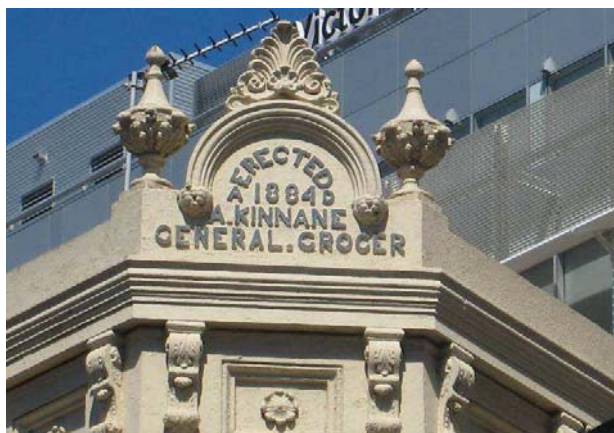
The pair of terraces at Nos 429 and 431 were constructed in 1884 (see Figure 19). The corner building was used as a grocery store, and No 431 was also owned by A Kinnane the grocer.⁸

In 1966 internal alterations and additions were carried out so that the building could be used as a coin operated laundry (BA1130/66).

4.9.2 Site Description

The demolition of the terraces along Liverpool Street has left the pair of terraces somewhat isolated on the corner within a carpark. The western wall is clad with metal sheets. The terrace has been boarded up, with a substantial loss of original fabric. It is now vacant and dilapidated.

Figure 22 – Parapet to 429 -431 Liverpool Street



The facade of 429 Liverpool Street (not in ownership).

⁸ City of Sydney Rates Book, Fitzroy Ward, 1891 and 1901.

Figure 23 – Photographs of 429 and 431 Liverpool Street



A metal wall now forms the side wall to the west where former terraces have been demolished.



The rear wings of the terraces are splayed.

4.9.3 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 6 – Heritage Significance of 431 Liverpool 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 historic residential subdivision patterns of the area, however it now demonstrates only remnants of this pattern with the isolated remaining Victorian buildings.
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 does not satisfy this criterion.
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 two terraces, one within the Precinct and the other privately owned, are of a typical late Victorian construction. They exhibit the traditional aesthetic elements for the period. They are both dilapidated.
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>	No association has been identified.
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 potential has been identified.
F – Rarity	<i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The dwellings are not rare.

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 dwellings/shops are representative of late Victorian shops and dwellings.
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4.9.4 Statement of Significance

The terraces at 431 and 429 Liverpool Street are a remnant pair which once formed part of a greater row along Liverpool Street between Chaplin Street and West Street. They are representative of the late Victorian terraces that form much of the inner city area. They do not reach the threshold for individual significance on any criteria. The buildings contribute to the character of the area, however have lost their streetscape context.

It is noted that neither building is included in a conservation area and neither is designated as a heritage item in the City of Sydney controls.

4.10 405 Liverpool Street – Victor Chang building

4.10.1 History

The site was developed by 1865 with a row of terraces along Liverpool Street. These were demolished after 1992 to form a car park to service the Precinct (see Figure 10).

The Victor Chang Cardiac Research Institute has operated since the 1990s, and by 2006 construction had begun on a new building to house them. Government and private funding, including substantial donations from the Lowy and Packer families, made the building possible. Previously occupying space in the Garvan building, the VCCRI moved into the Lowy Packer Building in 2008. It was officially opened by Princess Mary of Denmark on 3 September 2008.

Figure 24 – Car park site prior to redevelopment



The car park prior to the development of the building.
Source: www.victorchang.edu.au, accessed 2 April 2009.



Chaplin Street looking east over the building site.

4.10.2 Site Description

Figure 25 – Photographs of the Victory Chang building



The Victor Chang building viewed from West Street.



Chaplin Street looking south from Liverpool Street.

5.1 Heritage Map

The map displays the Woollahra area with various heritage designations. A legend on the right side of the map defines the symbols used:

- 279 HERITAGE ITEMS:** Represented by yellow/orange shaded areas.
- CA36 HERITAGE CONSERVATION AREAS:** Represented by blue shaded areas.
- HS14 STREETScape AREA:** Represented by pink shaded areas.
- 189 BUSBY'S BORE:** Represented by a red line.

Key features on the map include:

- Streets:** Victoria Road, Surrey Street, Womerah Street, Barcom Street, Mclachlan Avenue, Nelson Avenue, Lawson Street, Gossbell Street, Glenview Lane, Campbell Street, and Viaduct.
- Heritage Items (279):** Numerous individual buildings are highlighted in yellow/orange, including those numbered 340, 341, 342, 344, 650, 1110, 1111, 1113, 1114, 1170, 1187, 1188, 1192, 1198, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1

5.2 360 Victoria Street – Green Park Hotel

The Trig survey of 1865 (Figure 7) shows that the corner site was already developed by that time. It then encompassed a narrow building flush to the pavements on both its Victoria Street and Liverpool Street frontages. In the yard behind was a small outhouse set on the Liverpool Street frontage. By 1884 the building had been extended along Liverpool Street and had become the Green Park Hotel. It was remodelled in 1893.

Its Statement of Significance is:

Fine example of a Federation style hotel located on a prominent corner.⁹

⁹ NSW Heritage Branch, Online Database 2421362.

Figure 27 – 360 Victoria Street – Green Park Hotel



The Liverpool Street side of the hotel.



The hotel's Victoria Street side (left) showing its relationship to the other components of the Precinct.

5.3 350 Liverpool Street - Darlinghurst Public School Group

The school site is located diagonally opposite the north east corner of the Precinct. It comprises a two storey Victorian Romanesque style main building and single storey play centre, c1883, two storey Inter-War buildings, c1923, sandstone pillars, stairs and associated landscaping. Its Statement of Significance is:

Darlinghurst Public School has historical significance as one of the first large schools built as a result of the Public Instruction Act 1880 and an example of the large schools that were built in densely populated areas and designed to be an impressive expression of the status and value of government education. It has significance as being a good example of a Victorian Romanesque style School, and an example of the work of a private architect, one of three schools in the metropolitan area designed by Charles Mayes. The school has social significance for being the first school in the State to provide special education for migrants between 1939 and 1942.¹⁰

Its visual setting does not include the Precinct and there are no significant views to and from the school that would be impacted by development within the Precinct. However, the two remaining Victorian terrace buildings at the north east corner of the Precinct form part of the low scale group of buildings which form a visual transition to the school site.

¹⁰ NSW Heritage Branch, Online Database 2420933.

Figure 28 – Darlinghurst Public School



Source: www.darlinghur-p.schools.nsw.edu.au

5.4 Conservation Area

The north side of Liverpool Street and the eastern side of West Street are part of the Barcom Avenue Conservation Area (see Section 6.1). The area has a dense urban character predominantly comprising 1 - 3 storey terrace housing. There are a few small pockets of green space interspersed.¹¹

The area slopes steeply to the northeast creating diverse changing vistas. The irregular street pattern responds to the topography of the area, the alignment of Boundary Street approximates that of the former Rushcutters Creek. Royston Street in the northwest corner evidences the redevelopment of the "Craigend" site in the Interwar period.

The area is dominated by Victorian terrace housing ranging in scale from 1-3 storeys. Because of the steep topography some terraces are set high above the street on sandstone basement, others incorporate basement levels below street level and there are terraces with original dormer windows. A few face brick federation period terraces survive. The Interwar period is visibly represented in 2-4 storey flat buildings scattered throughout the area. In addition to this, extensive rows of Victorian terraces received an addition to the street facade creating a cohesive Interwar period streetscape which has the scale and rhythm of the Victorian built form. Extensive street plantings enhance the streetscapes. The school provides a community focus.

The Statement of Significance is:

The Barcom Glen Estate was a predominantly industrial and rural area until the nineteenth century, subdivided for residential development later than surrounding districts. It therefore has historical significance for its ability to evidence the industrial history of Darlinghurst. The area also has high aesthetic values for its fine coherent streetscapes representing middle class, residential development of the late Victorian period and early Federation. The topography and street plantings enhance the picturesque qualities of the highly intact streetscapes.

¹¹ The information in this section is from NSW Heritage Branch, Online Database, 2421458.

The current buildings within the Precinct, with the exception of the remnant Victorian terraces in Victoria Street, bear no relationship to the aesthetic qualities of the conservation area.

5.5 St Vincent's Hospital Group

The St Vincent's Hospital is run by The Sisters of Charity who arrived from Ireland in 1838. The St Vincent's Hospital Group includes the Main Building, a three storey Free Classical style building, known as the de Lacy Building, which was built on part of the West estate (Barcom Glen) in 1868-70. This building superseded the original hospital which was at the northern end of Victoria Street in Potts Point (where the St Vincent's Girls School is currently located). The de Lacy Building features a symmetrical classical form, rendered façade with quoins, prominent centrally located cupola and large columns to the verandahs.

At the rear is a 7 storey inter-war Functionalist Style wing, known as the O'Brien Wing, with a basement level. It features red face brick facades with slimline steel and timber framed windows. Initially it had landmark quality but in more recent times has been hemmed in on three sides by larger developments.

The Statement of Significance is:

*The St. Vincent's Hospital Group is of social and historical significance as a centre of Catholic Church, particularly of church provided health and social welfare services, since the mid-19th century.*¹²

The hospital has been added to and extensively altered in the last 130 years but it has a dominant presence within the streetscape. The Precinct relates to this Group both in terms of function and ownership.

5.6 265 Victoria Street - cottage

This building is a single storey sandstone Colonial Georgian-style cottage. There is no historical summary or Statement of Significance included in documentation to support the listing.¹³

Figure 29 – 265 Victoria Street



¹² NSW Heritage Branch, Online Database 2421364.

¹³ NSW Heritage Branch, Online Database 2421360.

5.7 271-273 Victoria Street – two terraces

The heritage listing of these two storey Victorian terrace houses is not supported by a documented historical summary or a Statement of Significance.¹⁴ The site surveys in Section 3 suggest that they were built between 1865 and 1884, when they were shown in a row of five identical terraces. The terrace on the corner of Burton Street has been replaced by the existing building (probably as part of the widening and realignment of Burton Street). Of the four remaining terraces in the row, only the two residences in the centre are heritage listed.

Figure 30 – Terraces at 267-273 Victoria Street.



5.8 Victoria Street Darlinghurst Heritage Streetscape

The heritage streetscape (HS12) extends from Craigend Street to Oxford Street. Refer Fig. 27 and Fig. 28. (7.1 Statutory Controls) It contains predominantly two to four storey late 19th and early 20th century commercial/residential buildings of mixed character, with numerous restaurants, cafes and shops, and varying degrees of intactness, with some larger buildings. The Oxford Street end of the streetscape contains a number of institutional uses associated with the Catholic Church including St Vincent's Church, Sacred Heart Hospice and Sacred Heart Church and former school.

The streetscape was further assessed as part of the 2006 Draft Heritage Streetscapes Study. The draft study contains a comprehensive analysis of the heritage streetscape including upgraded heritage inventory assessment reports including development histories, statements of significance, and policy recommendations and maps identifying contributory, neutral and detracting development. All of the Victoria Street sites within the Precinct were assessed as contributory items (except No 372 which is a heritage item and the Garvan building) and the buildings along the opposite side of Victoria Street as neutral. This information does not form part of the current LEP.

Enhancing the character of the street are number of significant heritage items including Darlinghurst Fire Station, St John's Anglican Church, Green Park Hotel and the original St Vincent's Hospital building. Green Park provides a welcome open space in the middle of the streetscape in contrast to the hard edge of buildings along the rest of the street.

Intrusive elements within the streetscape include the eighteen storey Top of Town apartments and the eight storey Camelot Apartments on the north-eastern corner of Liverpool Street and Victoria Street.

Its Statement of Significance is:

Subdivided from the 1840s, Victoria Street demonstrates the development of Darlinghurst in the second half of the nineteenth century for residential, commercial and institutional purposes. The streetscape

¹⁴ NSW Heritage Branch, Online Database 2421361.

illustrates the developmental overlays that followed the incremental subdivision of Darlinghurst's villa estates. The streetscape is associated with important colonists including Thomas Mitchell and Edward Riley. The streetscape possesses a coherent and strongly urban form deriving from the intact Victorian and Federation development on narrow lots. The streetscape possesses a number of prominent public buildings that contribute to the aesthetic and historic values. The streetscape is representative of the expansion of the Colony in the mid to late nineteenth century.¹⁵

Figure 31 –Victoria Street, opposite the Precinct.



Neutral buildings within the streetscape.

Figure 32 – Draft Building Contribution Map – Victoria Street



Source: City of Sydney, 2006.

It is considered that a streetscape survey should not automatically result in a traditional heritage conservation strategy. The subject streetscape does fall between two highly valued conservation areas and it contains some buildings which are very significant to the City of Sydney. Due to its role as a prominent ridge line thoroughfare the street has undergone extensive redevelopment over time and has

¹⁵ NSW Heritage Branch, Online Database 2421520.

infill developments of variable quality. One of the predominant aspects of Victoria Street is the contribution that is made by the medical profession, including the St Vincent's and Mater Health Sydney facilities in its hospital and research facilities, and the Catholic University, offering medical studies, on the corner of Oxford Street.

The survey of building on the draft heritage streetscape map shows a varied pattern of categories. It is important to consider these streetscapes not so much in terms of 'Contributory' and 'Detracting' but in the actual quality of the buildings in the street.

A review of the draft map shows that the block between Oxford Street and Burton Street is predominantly Detracting and Neutral, except for the Park. Even the contributing section accommodating St Vincent's Hospital has only a small section containing a heritage item, being the de Lacy building on the corner of Burton Street and Victoria Street.

The section between Burton Street and Liverpool Street is primarily detracting or neutral, except for the earlier buildings on the subject site and a small group on the west side of the street comprising early buildings for the area.

Again the street between Liverpool and Craigend Street has two highly significant sites, being the Darlinghurst Fire Station and St John's Church and Rectory. The rest of the street is actually of very mixed quality.

It is considered that the sites, as analysed above on the subject block, do not actually 'contribute' to a cohesive streetscape in heritage terms. The early terraces on the western side of the street do have heritage significance and the Green Park Hotel is definitely a heritage item. The terrace at 372 Victoria Street is a good representative example of the three storey terrace form (4 storey including the basement). The buildings on the west of the street are mostly designated as neutral and Nos 362-364 within the Precinct, although vacant, are designated as 'Contributory'. The buildings in this section of Victoria Street are of mixed quality, period and intactness.

It is considered that the streetscape survey should be reviewed to determine what these buildings in the block actually contribute in heritage terms.

It is often misleading to analyse the buildings on a streetscape survey model, without taking into account the full nature of the street. The most important aspect of the streetscape between Burton and Liverpool Street, and in contrast to the south of Burton Street, is the smaller scale nature of the frontages and the predominant height of two to three stories.

The question that may be asked in relation to the 'contributory' items is therefore - what are they contributing to? Is it a series of highly consistent and/or significant buildings or are they contributing to the street in some other way - in terms of a pattern and scale for example. They don't contribute, based on the above analysis, to a significant grouping of buildings from a heritage assessment or significant association point of view. If one takes away the 'Detracting' and 'Neutral' sites in the subject streetscape map there is little actually remaining as a coherent streetscape in significance terms. Streetscapes in the Darlinghurst and Barcom Avenue Conservation Areas often contain highly consistent and significant/contributing period groupings. This is not the case in this site situation and will require careful evaluation in terms of possible future options for the Precinct.

6 Heritage Controls for the Subject Sites

6.1 Statutory Controls

Site Address	Heritage Listing	Details
Items on the Site		
Victoria St Streetscape	Heritage Streetscape HS12 From Craigend to Oxford St Darlinghurst South Sydney Amending LEP 2000, City of Sydney	From Statement of Significance: <i>Subdivided from the 1840s, Victoria St demonstrates the development of Darlinghurst in the second half of the nineteenth century for residential, commercial and institutional purposes. The streetscape illustrates the development overlays that followed the incremental subdivision of Darlinghurst's villa estates.</i>
362-364 Victoria St Vacant Site	No individual listing Shown as 'Contributory' on Draft Streetscape Map.	
366 Victoria St "Rankin Court"	No individual Listing Shown as 'Contributory' on Draft Streetscape Map.	The building appears to be a c1920s makeover of a pair of Victorian terraces erected prior to 1884.
370 Victoria St Edwardian Terrace	No individual Listing Shown as 'Contributory' on Draft Streetscape Map.	
372 Victoria St Victorian Terrace	Individual Item South Sydney Amending LEP 2000, City of Sydney	No statement of significance The building is described as a three storey Victorian Filigree style terrace house, built as a pair with No 374 in c1880.
374 Victoria St Victorian Terrace – modified	No individual listing Shown as 'Contributory' on Draft Streetscape Map.	The building was built c1880 as a pair with No 372, and was altered c 1926
376 – 382 Victoria St Medical Centre	No individual listing	A 1960's office building .
382 – 392 Victoria St Garvan Centre	Nil	
429 and 431 Liverpool St	Nil	A pair of late Victorian terraces, with ground

		floor shops.
Items in the Vicinity		
360 Victoria St Green Park Hotel	Individual Item South Sydney Amending LEP 2000, City of Sydney	From Statement of Significance: <i>Fine example of a Federation style hotel on a prominent corner.</i>
St Vincents Hospital	Individual Item South Sydney Amending LEP 2000, City of Sydney	From Statement of Significance: <i>The St. Vincent's Hospital Group is of social and historical significance as a centre of Catholic Church, particularly of church provided health and social welfare services, since the mid-19th century.</i>
Green Park	Individual Item South Sydney Amending LEP 2000, City of Sydney	No Statement of Significance. Described as Green Park Group inc. bandstand pavilion, perimeter fence and site (with landscaping).
Barcom Ave Conservation Area CA4	Conservation Area South Sydney Amending LEP 2000, City of Sydney	From Statement of Significance: <i>Rows of highly intact terrace housing overlayed on sloping topography create coherent and picturesque streetscapes. The area incorporates a diverse range of housing types from 1850s - 1920s.</i> <i>Representative of a later wave of residential development of East Sydney, with mix of industrial sites.</i> <i>The area retains a high degree of integrity</i>
Darlinghurst Public School	Individual Item South Sydney Amending LEP 2000, City of Sydney	From Statement of Significance: <i>Darlinghurst Public School has historical significance as one of the first large schools built as a result of the Public Instruction Act 1880 and an example of the large schools that were built in densely populated areas and designed to be an impressive expression of the status and value of government education. It has significance as being a good example of a Victorian</i>

		<i>Romanesque style School, and an example of the work of a private architect, one of three schools in the metropolitan area designed by Charles Mayes. The school has social significance for being the first school in the State to provide special education for migrants between 1939 and 1942.</i>
265 Victoria Street	Individual Item South Sydney Amending LEP 2000, City of Sydney	No Statement of Significance Described as a single storey sandstone Colonial Georgian style cottage, c.1830
271-273 Victoria Street	Individual Item South Sydney Amending LEP 2000, City of Sydney	No Statement of Significance Described as two storey Victorian terrace houses

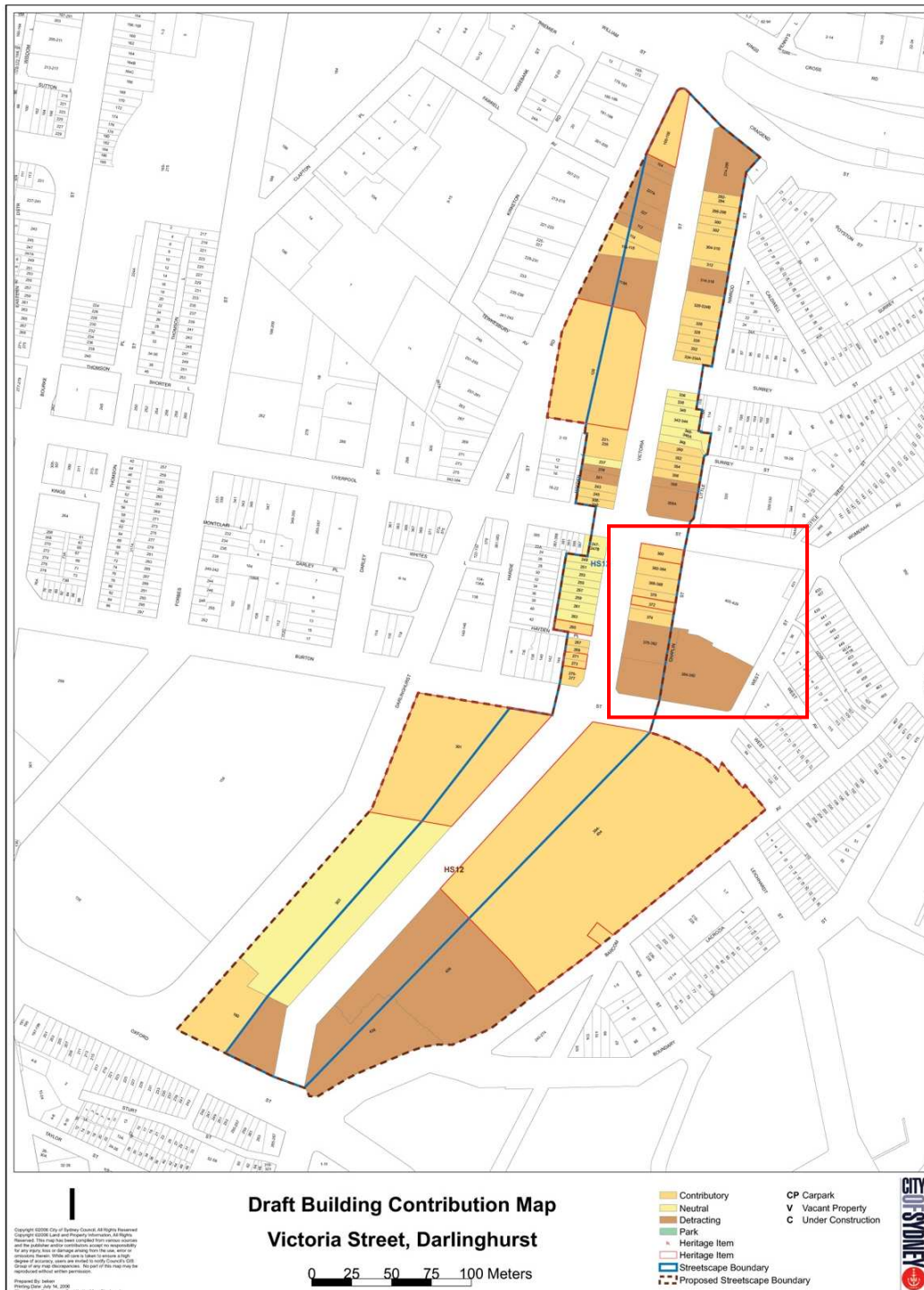
The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

7 Heritage Impact Assessment

7.1 Statutory Controls

The site is subject to the South Sydney LEP 1998, the City of Sydney Heritage LEP 2006 and the South Sydney DCP 1998. The site contains a heritage item and contributory buildings as shown on the Streetscape Study: Buildings Contribution Map- Victoria Street Darlinghurst.

Figure 28 – Draft Building Contribution Map: Victoria Street Darlinghurst and subject site



7.1.1 South Sydney Local Environmental Plan 1998

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Relevant LEP clauses

Clause	Discussion
<p>Part 4 Special Provisions</p> <p>Division 1 – Heritage Conservation</p> <p>22 Heritage aims</p> <p>The consent authority must not grant consent to the carrying out of development on the site of a heritage item, or within a heritage conservation area or heritage streetscape area, unless it is of the opinion that the proposal is consistent with the following aims and objectives:</p> <p>(a) to conserve the environmental heritage of the land to which this plan applies, and</p> <p>(b) to integrate heritage conservation into the planning and development control processes, &</p> <p>(c) to investigate and record sites which have archaeological potential, and</p> <p>(d) to provide for public involvement in matters relating to the conservation of environmental heritage, and</p> <p>(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</p> <p>(f) to ensure that any development is under-taken 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</p> <p>(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, and</p>	<ul style="list-style-type: none"> The issues affecting the conservation of the streetscape will be discussed below. The proposed concept plan addresses the context of the subject streetscape. The city has done this through the DCP and planning controls. The site may have archaeological potential. Public consultation is integral to this application process. The proposal is a contemporary addition to the area. The proposal is for an envelope control at this stage and will provide for a future detailed building design. <p>There is no architectural style that defines the particular streetscape. The area was once a Victorian suburb and then had major early twentieth century additions. The inter- and post-war changes have redefined the identity of this section of Darlinghurst with larger buildings and new housing forms being erected. The area does not display the cohesiveness of sections of the East Sydney or most of the Barcom Avenue Conservation Areas. The streetscapes of Liverpool Street, West Street and Barcom Avenue, within their respective Conservation Areas, are the most consistent in the immediate context and will not be detrimentally affected by the proposal as they form discrete areas separate in visual relationship terms to the subject streetscapes which have been significantly altered over time. The four surrounding streets to the site have all been significantly altered and added to during the second half of the 20th century.</p> <ul style="list-style-type: none"> The opportunity exists on the overall site to develop an integrated series of buildings which provide medical research services. The proposal has been designed to integrate the proposal with the existing forms and buildings within the area Except for No.372 Victoria Street (on subject site) and the Green Park Hotel (not on subject site- but forming a small section of the block and

<p>(h) to encourage the restoration or reconstruction of buildings or works which are heritage items or buildings and works that contribute to the character of heritage conservation areas or streetscapes within heritage streetscape areas, and</p> <p>(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</p> <p>(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.</p>	<p>along with) there are no buildings designated as heritage items on the subject block. Nos. 429 (on subject site) and 431 Liverpool Street (not on subject site) within the block would be considered to be contributory to the Victorian terraced character of the area if they had been designated. They relate more to the corner of the intersection of West and Liverpool Streets. Both buildings are in poor condition.</p> <p>No.431 currently is not part of this proposal and its future conservation remains uncertain.</p> <p>No. 429 will be demolished as part of this application.</p> <ul style="list-style-type: none"> No. 372 Victoria Street is to be demolished. It is concluded that the significance of the existing terrace, as discussed above, is not such that it is required to provide a facadism or 'slotted in' approach to a terrace of the subject dimension. The realisation of the larger complex would reduce the significance and context of the building and the retention of a terraced building on this site would provide functional issues. No other buildings on the site in Victoria Street have been identified or are considered worthy of retention on their own merit and therefore the relative significance of No. 372, as evaluated in the context of the local area, provides for this redevelopment opportunity. The buildings in Victoria Street on the site that are designated 'contributory' have been discussed above in the assessment of significance. The discussion at Section 5.8 above relates to the issues of contributory items in this streetscape. <p>• This Heritage Impact Statement is the appropriate document.</p> <p>• It is considered that the sympathetic use of the site is for a use that contributes to the medical nature of the precinct and a world class health facility. The heritage status of the site has been considered in light of the significance of the place and those objectives.</p>
Clause 23A Protection of heritage conservation areas and heritage streetscapes	Discussion
<p>(1) A person must not:</p> <p>(a) demolish or alter a building or work within a heritage conservation area or heritage streetscape area, or</p> <p>(b) damage a relic within any such area, or</p>	<p>The proposal is for the demolition of four buildings in a streetscape, including three designated as contributory</p>

<p>(c) excavate land for the purpose of discovering, exposing or moving a relic within any such area, or</p> <p>(d) damage or despoil a place within any such area, or</p> <p>(e) erect a building or subdivide (otherwise than by a strata plan) within any such area, or</p> <p>(f) damage any tree or land within any such area, or</p> <p>(g) make structural changes to the interior of a building or work within any such area, except with the consent of the consent authority.</p>	<p>and one listed as a heritage item. One additional site designated as contributory is currently vacant except for a front fence with a mural of local interest. There is potential archaeological significance. This development application process seeks consent for the proposal.</p>
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Clause 23A	Discussion
<p>(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:</p> <p>(a) the pitch and form of the roof, and</p> <p>(b) the style, size, proportion and position of the openings for windows and doors, and</p> <p>(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</p> <p>(d) the impact on the landscape.</p>	<ul style="list-style-type: none"> The current proposal is for a concept design. The envelope has been prepared for this design however there are no specific details provided at this stage. It is not possible to discuss the roof form, window style or colours and materials at this stage. Separate detailed development applications will be submitted for the two development sites that form part of this concept plan, being in Victoria Street and Liverpool Street.
<p>(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.</p>	<ul style="list-style-type: none"> This Heritage Impact Statement is written to satisfy this clause.
<p>23B Buildings older than fifty years</p> <p>The consent authority may decline to grant a development application that proposes building work relating to a building older than fifty years until it has</p>	<ul style="list-style-type: none"> This Heritage Impact Statement is written to satisfy this clause

<p>considered a statement of heritage impact, so as to enable it to fully consider the heritage of the building and the impact of the proposed development on the significance of the building and its setting.</p>	
<p>24 Development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites</p> <p>The consent authority must not grant consent to development on land in the vicinity of a heritage item, a heritage conservation area, a heritage streetscape area, an archaeological site or a potential archaeological site unless it has considered an assessment of the impact the proposed development will have on the heritage significance, curtilage and setting of the heritage item, on the heritage significance of buildings within the heritage conservation area, or on the heritage significance of the streetscape within the heritage streetscape area or of the actual or potential archaeological site, as well as the impact of the development on any significant views to or from the heritage item, heritage conservation area or streetscape.</p>	<ul style="list-style-type: none"> • The proposal is clearly a major addition to the area in height and mass. The proposal proposes the demolition of 'contributory' items and a 'heritage item', notwithstanding their assessed value as being low. The character of the streetscape in Victoria Street will change significantly however it is considered that with careful design that this may add value to the existing context. The existing buildings, except for 372 Victoria Street, are significantly altered and in all cases provide poor accommodation for offices and medical services. The Liverpool streetscape has been mostly demolished and is vacant. The Victor Chang building has changed the expectation of form and scale on the site and this can be recognised in new development. • The concept plan is considered satisfactory however the details will be very important for a new larger building to work within the grain of the existing townscape. The street level is very important and the shopfronts/ground floor street level must be broken down into discrete units with the elevation treatment providing textural interest. The Victoria street concept is correct in that it maintains the street alignment and steps up from the Green Park Hotel. The area is characterised by a vertical grain with existing buildings and forms, even the larger twentieth century buildings, and this must be recognised in the detailed design, especially for a proposal for a building that is larger than the existing pattern. • The Green Park Hotel on the corner of Victoria and Liverpool Street, a local heritage item, is one of only two properties on the block that does not form part of the proposal. The envelope for the concept plan steps down adjacent to the hotel so as to be able to respect its lower configuration on this corner site. • The Darlinghurst Public School is considered to be a discrete site in terms of the proposal. It sits well below the intersection of West, Little West and Liverpool Streets and relates more to the corner buildings on this intersection which are proposed to be retained. Although the proposed Virology building will be visible from the S-W corner of the site it is considered that it will not reduce the significance of this item. • The items at 265 and 271-273 Victoria Street, will, in the same manner as the 'neutral' buildings in the row, have the context changed by the

application. The change in context will not change the significance of these buildings or an understanding of the development of the local context.

7.1.2 Sydney Heritage Development Control Plan 2006

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Relevant DCP provisions

Provision	Discussion
3 Controls for heritage items 3.1 Objectives (i) encourages retention of existing heritage items and their significant elements; (ii) is based on the understanding and conservation of the heritage significance of the item; (iii) Encourages heritage items to be used for purposes that are appropriate to their heritage significance; (iv) no (v) in document. (v) maintains the setting of the heritage item including the relationship between the item and its surroundings; (vi) encourages the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and (vii) is consistent with policy guidelines contained in the Heritage Inventory Assessment Report.	<p>Whilst the controls encourage the retention of heritage items the situation for major opportunity sites should provide a re-evaluation of the place and the individual items and their settings. On the entire block there is only one heritage item and this has been assessed as a contributory item in terms of the other similarly graded terraced dwellings in Victoria Street. The setting of the item is proposed to be changed and therefore it is considered that the dwelling should not be squeezed into the façade of a much larger building. This sort of philosophy makes no sense in heritage or streetscape terms unless there is something rare or exceptional, particularly in the construction/fabric, of the building itself. It is better to provide a well designed contemporary building than apply the 'postage stamp' façade approach. The building is not rare, as assessed above in 4.4.3, and should be considered in the context of the application and the area.</p>
3.2 Provisions (1) Any development application involving a heritage item must be accompanied by a Heritage Impact Statement, Conservation Management Plan or Conservation Management Strategy; (2) Development to a heritage item is to : (a) be consistent with an appropriate Heritage Impact Statement, Conservation Management Plan or Conservation Management Strategy; (b) be consistent with the Heritage Inventory Assessment report; (c) protect the setting of a heritage item; (d) retain significant internal and external fabric and building elements; (e) retain significant internal and external spaces; (f) remove unsympathetic alterations and additions; (g) reinstate missing details and building elements; (h) use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item; and (f0) respect the pattern, style and dimensions of original windows and doors.	<p>This report is written to satisfy this clause.</p> <p>This HIS considers that the significance of the item is not such that it may not be demolished for a development of public significance.</p> <p>The setting of the heritage item is proposed to be significantly changed. If the sites were not to be redeveloped on a larger and comprehensives scale then the building may be able to be incorporated into a smaller, contemporary development. As stated above, the philosophy of facadism is one that should be avoided if possible and I consider applies only in situations where there is an important ensemble of buildings. This is not the case in Victoria Street and this is reinforced by the streetscape analysis of both Council and this report.</p> <p>These clauses are not relevant in determining this application as the item is proposed to be demolished.</p>

<p>(3) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.</p> <p>(4) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.</p> <p>(5) original and early trees, plantings, garden layouts and landscaping should be retained and traditional garden designs should be reinstated where possible.</p> <p>3.3 Incorporating heritage items in new development</p> <p>3.4 Changing the use of a heritage item</p>	<p>An archaeological report and assessment process is required for the site.</p> <p>The size and siting of the proposed development is not conducive to the incorporation of the existing heritage item at 372 Victoria Street. This is discussed under 3.2(d) above.</p> <p>The subject former dwelling is not well suited to its current use as medical offices. This is the case for all the adapted buildings along Victoria street where they have become 'rabbit warrens' of offices, corridors and infilled breezeways. Whilst buildings may be adapted for new uses these terraces and former flat buildings along Victoria street are not effective buildings for the research facilities that are now desired for this precinct.</p>
Provision	Discussion
<p>4 Heritage conservation areas and heritage streetscapes</p> <p>4.1 Objectives</p> <p>The objectives of these provisions are to ensure that development within heritage conservation areas and heritage streetscapes:</p> <p>(i) takes into consideration the contribution of the building as indicated by the Building Contributions Map;</p>	<p>Part of the site, the Victoria Street buildings , is located in a Heritage Streetscape.</p> <p>It is contended that merely being indicated by the Building Contributions Map does not necessarily represent the true value of the place. It is considered that the 'heritage item' does not represent a clear value of the place. Also, the limited time and resources to clearly evaluate the value of the contributory items provides a large amount of discrepancy between places. Yes- many contribute, but the value of that contribution varies and the opportunities for adding or subtracting built fabric should not be dependent on the colour on the map but rather the careful evaluation of the place and its context. As stated above, there is also the issue of the more recent buildings that do contribute to the character of the area, even though they are larger in scale than two and three storey terraces.</p> <p>I do not consider that the streetscape evaluation in this case represents the equivalent of a conservation area. The evaluation of the street is worthwhile in planning for its future but the 'conservation area' methodology does not suit the particular circumstance in that the precinct consists predominantly of public buildings and spaces and does not have the relationships most often found in areas with such designations.</p>

<p>(ii) enhances the character and heritage significance of the heritage conservation area or heritage streetscape by:</p> <p>(a) maintaining the positive contribution of contributory buildings to the area or streetscape;</p>	<p>The idea that new contemporary style buildings should be construed as being 'intrusive' is a naive one. Many new and contemporary styled buildings contribute to the quality and identity of a conservation area, especially when they are like the 'Republic 2' in East Sydney. This misconception is also seen in the Elizabeth Bay Conservation Area where the works of Harry Seidler are listed as intrusive and where, if not heritage items, they are definite contributors to the character and quality of the area's architectural history. The idea that a conservation area or a streetscape designation must represent one period of history is flawed in these areas where there has been a continuous change to the places over time, as has been witnessed in the area of the subject site.</p> <p>It is noted that the recent Sydney City Council approval for a development of a substantial development in a nearby Conservation Area and one also located in a historic Streetscape, being the new Library in Surry Hills, reflects this approach to contemporary buildings. The Council officer's report states that "It is pointless assessing the proposal against the normal controls for buildings in the Conservation Area because the building does not 'fit' in this regard." This does not mean that the building has not been carefully considered and has exhibited design excellence in its setting. In the same way that the Surry Hills Community Centre achieves a public building for the good of the local community the proposed development will achieve a building that has benefits for the wider community and have synergy with existing local facilities.</p> <p>There are two issues in this matter that have to be resolved if the concept plan is to be successful. The first is the envelope itself and the second is the detailed design of the buildings that will be erected. The detailed design will be subject to separate individual building applications for the sites. In the case of the envelope there has obviously been a requirement to achieve certain floor space and floor plate parameters to achieve the desired medical facilities and to integrate the whole site and bring it into a functional sum of its parts.</p> <p>The application involves two separate buildings that are to be integrated into the existing buildings on the site, including the more recently constructed Victor Chang building on Liverpool Street.</p> <p>The proposed Cancer Centre building on Victoria Street is the larger of the two. This building is proposed to be a prominent addition to the streetscape and will be larger than the surrounding buildings. The site comprises a number of existing sites and will introduce a separate building element and form in this section of Darlinghurst. It cannot be considered comparable to the buildings opposite and makes no attempt to be an infill building. It is designed to be a new element in the townscape and has a better relationship to the higher buildings associated with the hospital buildings on the ridge than attempting to mediate between the two storey terraces and the</p>
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<p>(b) retaining and improving the contribution of neutral buildings to the area or streetscape; and</p> <p>(c) improving the contribution of detracting buildings to the area or streetscape.</p>	<p>approx. 8 storey Victor Chang building. The building mediates between the adjacent heritage listed Green Park Hotel by providing a lower height limit on the hotel's southern side. This will provide a focus for the hotel and allow it a visual curtilage on its prominent corner location.</p> <p>The proposed Virology building on the corner of Liverpool and West Streets is to be lower than the Cancer Centre. It has been designed to be lower than the Telstra Exchange building opposite and to relate to the existing height of the Garvan Institute on the corner of West and Burton streets. The building is stepped down towards West Street and forms the continuation of the higher buildings along the ridge from the hospital complex. Again, the building is clearly a larger institutional building. The design is a result of the brief to provide a world class virology research centre, including research into AIDS, into this medical precinct.</p> <p>The buildings are not identified as neutral, although a number on Victoria Street are so reduced in significance that they may be considered as such.</p> <p>The large 'detracting' medical building at 378 Victoria Street is to be demolished as part of the Cancer Centre site and this will integrate this building into the overall streetscape design of the new building. it is noted again that the issue of the classification of buildings in areas of mixed quality makes the designation of detracting somewhat difficult. The design of the St Vincent's Private hospital buildings is considered detracting- but this is only in the context of being in a presumed period heritage streetscape. When the overall precinct has large institutional buildings the context must be given due regard and the classification system adjusted accordingly. The streetscape classification needs to be reconsidered in this particular location.</p>
<p>4.2 Provisions</p> <p>(1) Development within a heritage conservation area or heritage streetscape is to be compatible with the surrounding built form and pattern of development by responding sympathetically to:</p> <p>(a) existing form, massing, setbacks, scale and architectural style;</p> <p>(b) site topography and landscape;</p> <p>(c) views to and from the area;</p>	<p>The matters raised here have been discussed in relation to the objectives in Section 4.1 above.</p> <p>The proposal has regard to the higher buildings on the ridge and the continuation of the buildings of the hospital in this regard.</p> <p>The buildings are below the Darlinghurst ridge and their location will not make them dominant from the East Sydney Conservation Area. The views from Paddington will be tempered by the overall height of the existing buildings and the Telstra tower and high residential buildings on Victoria Street and forming a focus on The Cross.</p>

<p>(d) surrounding neighbourhood character and streetscape, including buildings; and</p> <p>(e) existing subdivision patterns.</p>	<p>Refer Section 4.1 above.</p> <p>One of the issues for the proposal is the loss of the traditional grain in the streetscape along Victoria Street. It is considered that the proposed Cancer Centre will require a breakup of shopfronts or details to introduce a pattern along the street that has regard to the traditional small scale subdivision forms that are lost by the amalgamation of sites.</p> <p>The site in Liverpool Street for the Virology Institute has lost its subdivision pattern and the Victor Chang building is awkwardly setback from the street alignment. The Concept Plan appropriately sets the proposed building on the street alignment to reinforce this traditional characteristic of the area.</p>
<p>(2) Development should not project in front of the established building line towards the street.</p>	<p>Complies</p>
<p>(3) Alterations and additions are not to dominate or detract from the original building.</p>	<p>There will no alterations and additions as the buildings are to be demolished for the new research facilities.</p>
<p>(4) Large expanses of solid walls are to be broken up by recesses, bays and modulations, vertical elements and/or the use of appropriate materials.</p>	<p>The details of the buildings will be provided in the Development Applications for the buildings. This principle is endorsed.</p>
<p>(5) Alterations and additions are to respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.</p>	<p>As for (3)</p>
<p>(6) Development is to respect and minimise the impact on any significant public domain features.</p>	<p>Complies</p>
<p>(7) Any applications for development within heritage conservation areas or heritage streetscapes are to demonstrate consistency with the area's Heritage Inventory Assessment Report, in particular the Recommended Management provisions.</p>	<p>It is important to consider the general sort of controls that are applied to these areas and consider the significance of the area when applying the generalist controls. These controls are a useful tool to ensure that streetscapes are well managed but must be applied in a judicious manner having regard to the particular place and the location within an area.</p> <p>The aesthetic significance of the area is described 'as containing a number of prominent buildings of aesthetic significance including Darlinghurst Fire Station, St John's Church and St Vincent's Hospital'. I concur with this statement.</p> <p>It also states 'The streetscape possesses a coherent and strongly urban form deriving from predominant Victorian and Federation residential/commercial development'. A large number have been degraded over time and this is reflected in the large range of 'neutral' graded buildings. The subject streetscape cannot be argued to be coherent, although there are small sections along the street that have a coherent scale and texture. These should be dealt with in sections and I question the premise that the street is one that should be dealt with in the length and technique that has been applied. This is a management tool that is not suited to the existing circumstance.</p> <p>It is noted that the area has regard for</p>

<p><i>Victoria Street Darlinghurst- Recommended Management</i></p> <p>1. <i>Protection of significance</i></p> <p>(a) <i>Subdivision</i></p> <ul style="list-style-type: none"> - <i>retain Victorian/Interwar subdivision</i> - <i>Do not allow amalgamation of sites</i> <p>(b) <i>Key Period Significant (Contributory) Development</i></p> <ul style="list-style-type: none"> - <i>retain Victorian public buildings</i> - <i>Retain 1-2 storey Victorian/federation shop/hotel</i> - <i>Retain Interwar commercial development</i> - <i>Retain Victorian/Federation /Public buildings</i> - <i>Retain Victorian/Federation/Interwar retail strip</i> - <i>Retain Victorian/Federation/ Interwar shop/Hotel</i> - <i>Retain scale</i> - <i>maintain building alignment</i> - <i>Retain form</i> - <i>Retain finishes and detail, particularly brick face</i> - <i>Reinstate verandahs, front fences, lost detail</i> - <i>Additions to rear not to exceed ridge height and retain original roof form</i> - <i>Discourage front dormers</i> <p>(c) <i>Other Significant Development:</i></p> <ul style="list-style-type: none"> - <i>Retain Federation development.</i> - <i>Do not exceed scale</i> - <i>Limit redevelopment to existing volume</i> <p>2. <i>Redevelopment of Non- Contributory Sites</i></p> <ul style="list-style-type: none"> - <i>develop approach for sympathetic new development to create cohesive character.</i> 	<p>Victorian/Federation/, as if they are similar. The issue here is that these places must accommodate later styles and forms to indicate the layers that occurred after the war- in fact the area does have significant examples of these but they are described as intrusive- rather than as individual elements of the later period. Over 50 years of development in an area cannot be dismissed as intrusive or neutral- some of it must contribute to the significance of the area and the contribution to the fabric of inner Sydney that the community value. The "only the old is good" value seems outdated in today's current thinking about the urban environment.</p> <ul style="list-style-type: none"> - discussed above - the sites are all owned by the applicant. The sites must be amalgamated to achieve the research facility buildings. The detailed design should have regard to the texture and pattern of Victoria Street. - not applicable - not applicable - not applicable - not applicable - The strip has been altered significantly, except for 372 Victoria Street. -the scale of the street will be altered with the proposed new building. -does not comply -no finishes will be retained however the infill is subject to a further application. - does not comply -does not comply - not applicable - not applicable. The adjacent Green Park Hotel is to be retained. - the nature of the research buildings makes the proposed scale a necessity. The application cannot comply with this recommendation as discussed above. - the proposal does not comply. - <p>This is a requirement for Council however the site is a major block development that provides for a concept for contemporary buildings that relate to the form and massing of the hospital precinct.</p>
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<p>- <i>Encourage reinterpretation of Victorian Subdivision</i></p> <p>- <i>Respect scale and form of significant development.</i></p> <p>- <i>respect building line of significant development.</i> - <i>encourage rendered and painted development</i> - <i>Encourage contemporary detail</i></p> <p>- <i>Provide landscape screening</i></p> <p>- <i>Limit carparking access from the street</i></p> <p>3.Enhance Significance of Streetscape Retain residential/commercial uses</p> <p>-<i>Establish/maintain and enhance street planting to unify streetscape</i> - <i>Encourage redevelopment of detracting sites.</i></p> <p>-<i>Encourage render/paint finishes to detracting developments</i> - <i>Interpret Victorian street pattern and subdivision</i> - <i>Enhance vistas</i> - <i>provide landscape screening to detracting sites</i></p> <p>-<i>Provide landscape screening to detracting sites</i> - <i>Remove/discourage reproduction of Victorian detail in contemporary development</i></p>	<p>The subdivision cannot be interpreted in the form of the new buildings however the existing pattern and relationship of places in the streetscape, in terms of Victoria Street only, can be provided in the detailed design of the buildings.</p> <p>The scale and form of the larger building s in the vicinity has been respected and the existence of the principal of larger hospital buildings along the ridge. These buildings form the strong character of the hospital precinct.</p> <p>Complies Not applicable Nearly all recent developments in the conservation area are contemporary in style. The proposal is for a contemporary styled buildings and it will not be reproduction. This provision reflects an acceptance of the contemporary style if it is well designed. The subject concept design and future detailed designs are by award recognised architects and is an expression of the desire of an applicant who wants to leave an important and sophisticated architectural legacy.</p> <p>Not applicable</p> <p>Complies</p> <p>Complies- the hospital research use of the site will be retained. To be detailed. Only Victoria Street is subject to this control. The 'detracting' building of the medical centre will be demolished to for the site to be incorporated into the Cancer Centre. Not applicable for the concept plan.</p> <p>Can comply in the detailed design stage. Complies</p> <p>Not applicable for the Concept Plan Complies</p>
<p>5. Lot Boundary Changes 5.1Objectives The objectives of these provisions are to: (1) retain the significant characteristics for the existing subdivision and building pattern for heritage items and heritage conservation areas and heritage streetscapes; (ii) ensure that the new development does not interrupt building patterns where a subdivision pattern</p>	<p>The proposal cannot maintain the existing pattern as the sites are required to be amalgamated for the research facilities and the linking of sites in the concept plan.</p> <p>The detailed design in the project application will provide an assessment of the manner in which the</p>

has resulted in a distinctive built form; and (iii) allow for the interpretation of the original subdivision pattern in new development	large building forms sit within the existing subdivision pattern and streetscape appearance and how that pattern will be interpreted.
14 Particular building types 14.2 Terraces and semi-detached buildings 14.2.1 Objectives <p>The objectives of these provisions are to ensure that alterations and additions to terrace and semi-detached buildings that are heritage items, or located in heritage conservation areas or heritage streetscapes:</p> <ul style="list-style-type: none"> (i) maintain the heritage significance, architectural integrity and character of terraces and semi-detached buildings; and (ii) encourage the continued viability of terraces and semi-detached buildings for residential and commercial uses by permitting sympathetic alterations and additions. 	All terraced buildings on the site are to be demolished. The assessment of these buildings, and the arguments in this regard, have been included above.
14.2.2 Provisions <ul style="list-style-type: none"> (1) Changes to street elevations of terraces and semi-detached buildings are to ensure that: <ul style="list-style-type: none"> (a) the quality and consistency of repetitive features of street elevations are maintained, for example, prominent roof pitch, parapets, chimneys, main ridge lines, joinery, detailing and balconies; (b) alterations and additions are compatible with the original character of the terrace group utilising traditional materials where appropriate; (c) intrusive and non-original features are removed; (d) characteristic detailing to street elevations, where missing or altered, are reinstated or restored; and (e) original or characteristic fencing, such as cast iron or picket fences, are maintained and must not be replaced with high, solid privacy fences. 	These issues have been addressed above in relation to other clauses.

7.2 Statement of Heritage Impact

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines. Relevant HIS questions

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	
Demolition of a building or structure Have all options for retention and adaptive re-use been explored? Can all of the significant elements of the heritage	Yes. The concept plan for the subject concept plan cannot be implemented without demolition of the subject buildings. It is considered that the functionality of the existing buildings is low and there is no means of including the buildings in the redevelopment

<p>item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>because of site constraints. The value of the buildings is considered to be low and therefore the options for redevelopment for a wider community benefit have been addressed.</p> <p>The applicant has sought advice in terms of this report. .</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The heritage items in the vicinity of the site have been discussed above and considered with respect to the proposal. It has been concluded that although the context of the heritage items will be changed that the significance of the items and an understanding of their historical development will not be diminished by the proposal.</p> <p>The proposed buildings are much large in scale than the existing buildings to be demolished. This will radically change the context of the items. This change is acknowledged however the site opportunities and the location of the sites in the broader medical research precinct have been considered in this proposal. The area does not represent a small scaled intact residential conservation area/streetscape and the changes that are proposed must be considered in light of the regional facilities that exist on the site and in the immediate vicinity. These buildings are major contributors to the character of the area.</p> <p>It is considered that the public will be able to view and appreciate the heritage items in the vicinity after the final proposals are erected.</p>

8 Conclusion

It is concluded that the Concept plan for the site will introduce major changes to the subject block and change the character of Victoria Street, West Street and Liverpool Street.

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 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.

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

8 Bibliography and References

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