

Attachment B

Justification for Adjustments to the Conservation Areas Boundaries

Attachment B – Justification for adjustments to the conservation area boundaries

Amended to provide additional justification for adjustments to the conservation area boundaries.

This document has been amended to provide additional information to support the proposed adjustments to the conservation area boundaries. Property details within this document include information gathered during a field survey of all properties within the conservation areas. Photographs of properties are sourced from Google Maps.

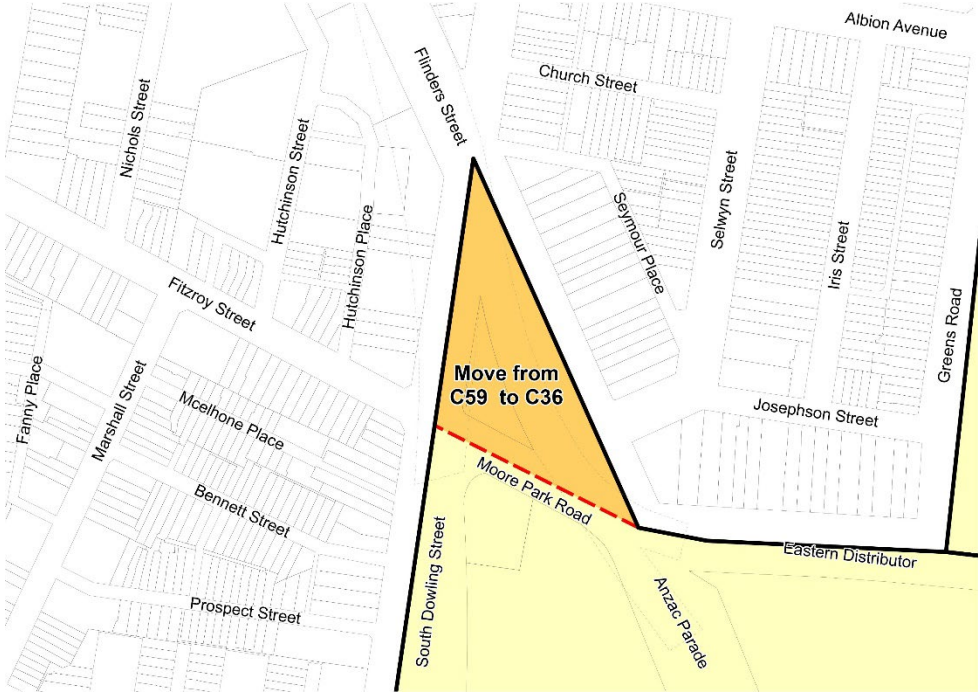

This document has been reviewed and it is confirmed that the below information remains current.



16/04/2024

Adele Zubrzycka

Heritage Specialist

Location		
Part of Moore Park (as shown on map below)		
Heritage conservation area(s) affected		
Bourke Street North, Moore Park		
Type of change		
Boundary realignment		
Map showing the proposed change		
		
Properties affected	Existing contribution status	Proposed contribution status
1B South Dowling Street, Moore Park	N/A – parks are not identified on the building contributions map	N/A – parks are not identified on the building contributions map
		

Justification

The proposed change is a minor boundary realignment between two heritage conservation areas. Currently, the small triangular portion of Moore Park, known as 1B South Dowling Street Moore Park, and bounded by Flinders Street, South Dowling Street and Fitzroy Street, sits within the Bourke Street North heritage conservation area.

This triangular piece of land, known as Drivers Triangle, was historically part of 490 acres dedicated to the people of New South Wales as a permanent Common by Governor Lachlan Macquarie in 1811. This land preceded the creation of Moore Park (see Figure 1 below). The use of this land historically was open space and its use as open space continues, albeit isolated from the remainder of the park. Its landscaping is consistent with Moore Park and it sits within the State Heritage Register curtilage of the *Centennial Park, Moore Park, Queens Park* heritage item (SHR #01384), making it a logical extension of the Moore Park HCA.

10

DRIVERS TRIANGLE						
Item No.	PARTICULARS	Reference	Area			REMARKS
			A.	R.	P.	
1.	Part of an area of 490 ac. dedicated as a permanent common 5.10.1866 Act 2562, known as Drivers Triangle as early as 1881.					
2.	Original area as per unmounted detail sheet published 1895 and 2123.				2 39.4	
3.	An area of 27.8 p. was absorbed in widening Flinders St. in 1917. <i>vide</i> <i>State. Books 1916.</i>		27.8		2 11 1/2	
4.	<i>Council appointed Trustees 15.8.1871. Sub 1182. No powers stated in gazette.</i>					
5.	<i>Placed in Council as Trustees governed by provisions Public Parks Act 1912 (vide City Act 1912).</i> <i>Controlled by Council vide Sydney Common Improvement Act 1866</i>					
6.	<i>An area of 11 1/2 p. was required for the widening of South Dowling St. in 1970.</i>		11 1/2		1 35 1/2	<i>(Area calculated from D.M.R. plans.)</i>

Figure 1: Drivers Triangle, South Dowling Street, Moore Park, 1866-1970

Source: City of Sydney Archives



State Heritage Register - SHR 01384, Plan 2257
Centennial Park, Moore Park, Queens Park
Randwick, South Sydney and Waverley LGAs

Gazettal Date: 27 March 2000

0 500 1,000 1,500 2,000 Meters


Scale: 1:17,000 @A3
Datum/Projection: GCS GDA 1994

Legend

- SHR Curtilage
- LGAs
- Suburbs

Figure 2. Centennial Park, Moore Park, Queens Park State Heritage Register curtilage. The property at 1B South Dowling Street, Moore Park is circled in blue.
Source. NSW Government.

The proposed change will also align the conservation area boundaries with locality area boundaries within the Sydney DCP and the State Heritage Register curtilage for the 'Centennial Park, Moore Park, Queens Park' item. The boundary realignment will ensure the whole Moore Park heritage item sits within one conservation area instead of split across two.

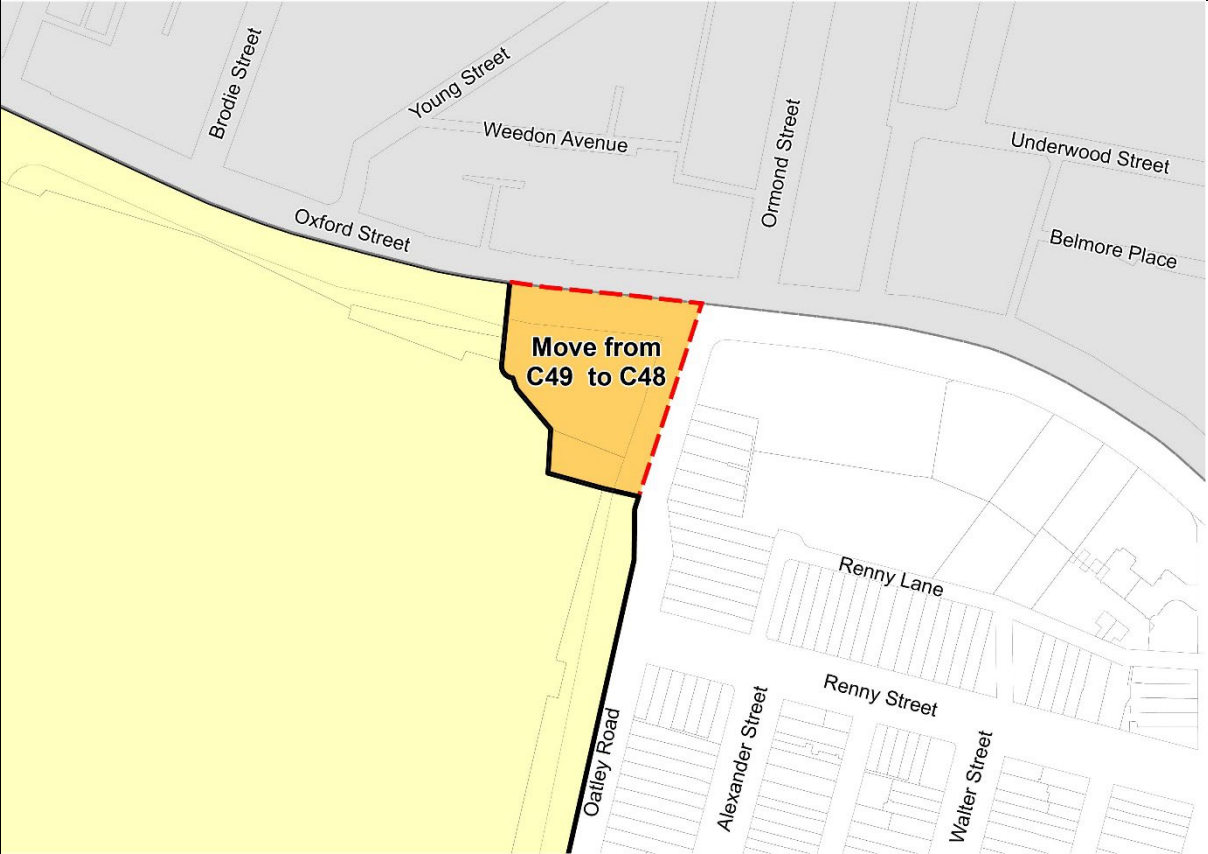
Location			
41-59 Young St Redfern			
Heritage conservation area affected			
Baptist Street			
Type of change			
Correction of administrative error			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
41-59 Young St, Redfern	N/A – this property does not sit within the Sydney LEP or Sydney DCP. Accordingly, it does not have a building contribution status assigned to it	N/A – this property does not sit within the Sydney LEP or Sydney DCP. Accordingly, it does not have a building contribution status assigned to it	8-storey face brick and aluminium post-1960 detached apartment building



Justification

41-59 Young St Redfern is a post-1960 apartment building and is part of the Redfern Estate. The review identified the building as making a detracting contribution to the Baptist Street Heritage Conservation Area, which is defined by 1890 residential subdivisions and its extensive and significant Federation-era and Interwar development. While the site is currently within the Baptist Street Heritage Conservation Area, the Sydney LEP 2012 does not apply to the land as the land still falls under the South Sydney LEP 1998.

The inclusion of the site within the Baptist Street conservation area was as an administrative error, as the Sydney LEP does not apply to the site and the site cannot be included within the conservation area. Removing the site from the conservation area will correct the error.

Location			
247 Oxford Street, Paddington (Paddington Town Hall) and 2 Oatley Road, Paddington (Paddington Fire Station)			
Heritage conservation area(s) affected			
Victoria Barracks, Paddington South			
Type of change			
Boundary realignment			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
247 Oxford Street, Paddington (Paddington Town Hall)	N/A - there is no existing contribution status assigned. The building is a state and local heritage item	Contributory (state and local heritage item)	Paddington Town Hall, 2-storey structure built in 1881 and is a fine example of the Victorian Free Classical Architectural Style

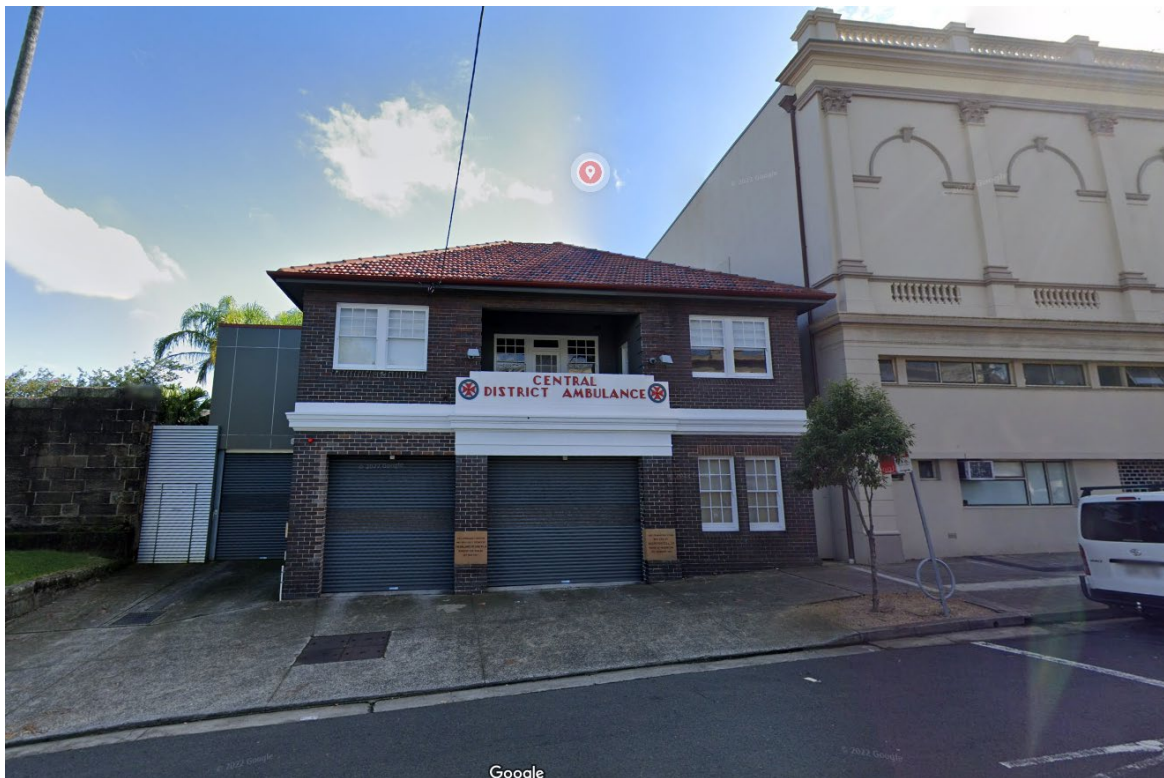


2 Oatley Road, Paddington
(Paddington Ambulance
Station)

N/A - there is no
existing
contribution status
assigned. The
building is a local
heritage item

Contributory (local
heritage item)

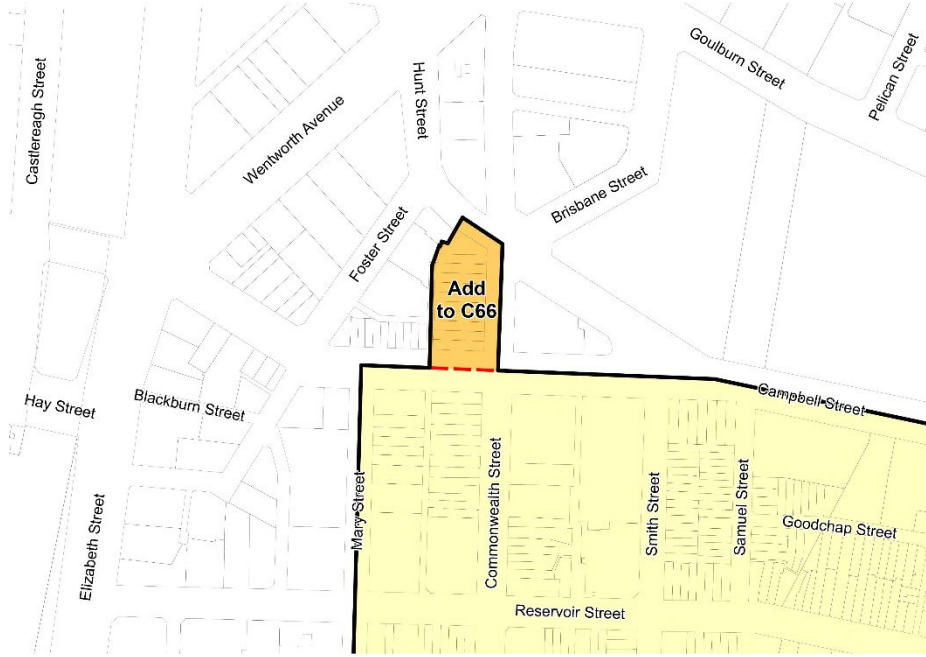
A 2-storey symmetrical Inter-
War Georgian Revival style
building



Justification

The Paddington Town Hall and Paddington Ambulance Fire Station are currently located within the Victoria Barracks conservation area. The Victoria Barracks conservation area is significant for its association with the development of the barracks and physically defined by buildings constructed between 1841 and 1848. The Victoria Barracks are an exceptional example of a pre-1850 colonial barracks complex in Australia which is still used as a military base.

The land occupied by the Paddington Town Hall and Paddington Ambulance Fire Station was excised from the Barracks in the late nineteenth and early twentieth century, and the construction of these two buildings relates to the development of Paddington as a residential suburb and a Council area, rather than the historic use of the Barracks. They address Oxford Street and Oatley Road and contribute both aesthetically and historically to the Paddington South conservation area which includes residential, institutional and religious development. Realigning the boundary to move the two sites into the Paddington South conservation area will ensure the boundaries reflect the contextual history of the sites and are guided by more appropriate management principles.

Location			
95-113A Commonwealth Street, Surry Hills			
Heritage conservation area affected			
Reservoir Street & Fosterville			
Type of change			
Addition of contributory sites to the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
95 Commonwealth Street, Surry Hills	Not currently included within the conservation area	Contributory	Two storey Victorian terrace with a rendered and painted finish on an irregularly shaped lot. Single storey rear addition. Two-storey wall on the northern boundary is used for advertising.



97 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Victorian
terrace with a rendered
and painted finish on an
irregular shaped lot.

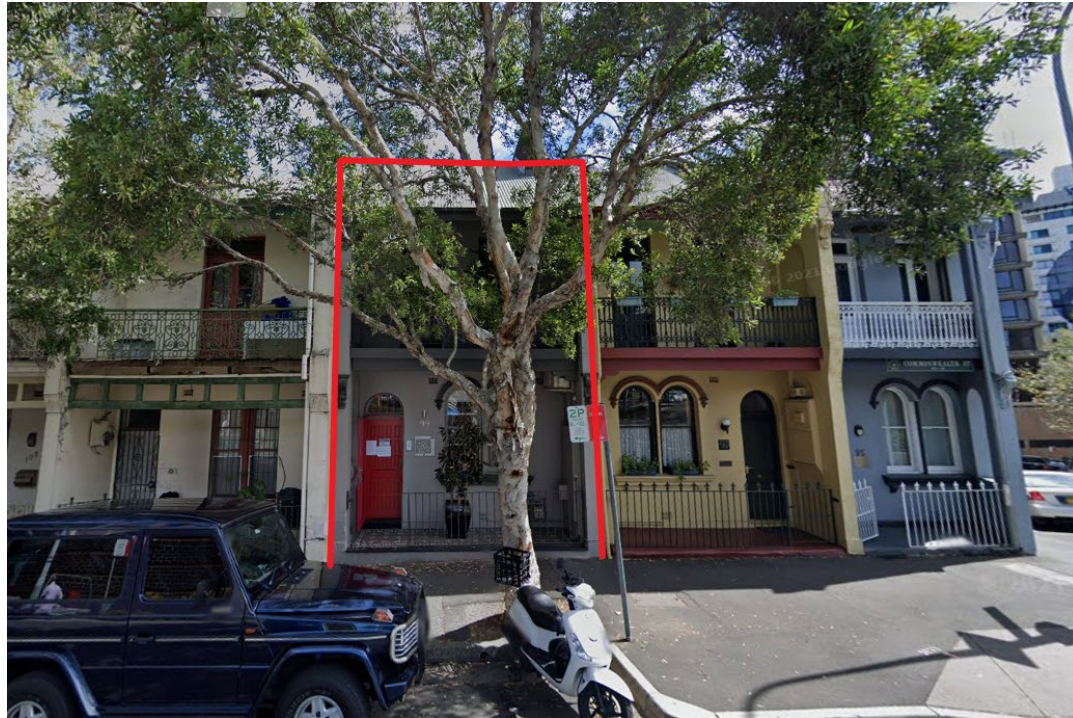


99 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Victorian
terrace with a rendered
and painted finish on a
rectangular shaped lot.



101 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.
Single story rear garage
addition and extension.



103 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



105 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



107 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



109 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



111 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



113 Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.



113A Commonwealth
Street, Surry Hills

Not currently included
within the conservation
area

Contributory

Two story Federation
terrace with a rendered
and painted finish on a
rectangular shaped lot.

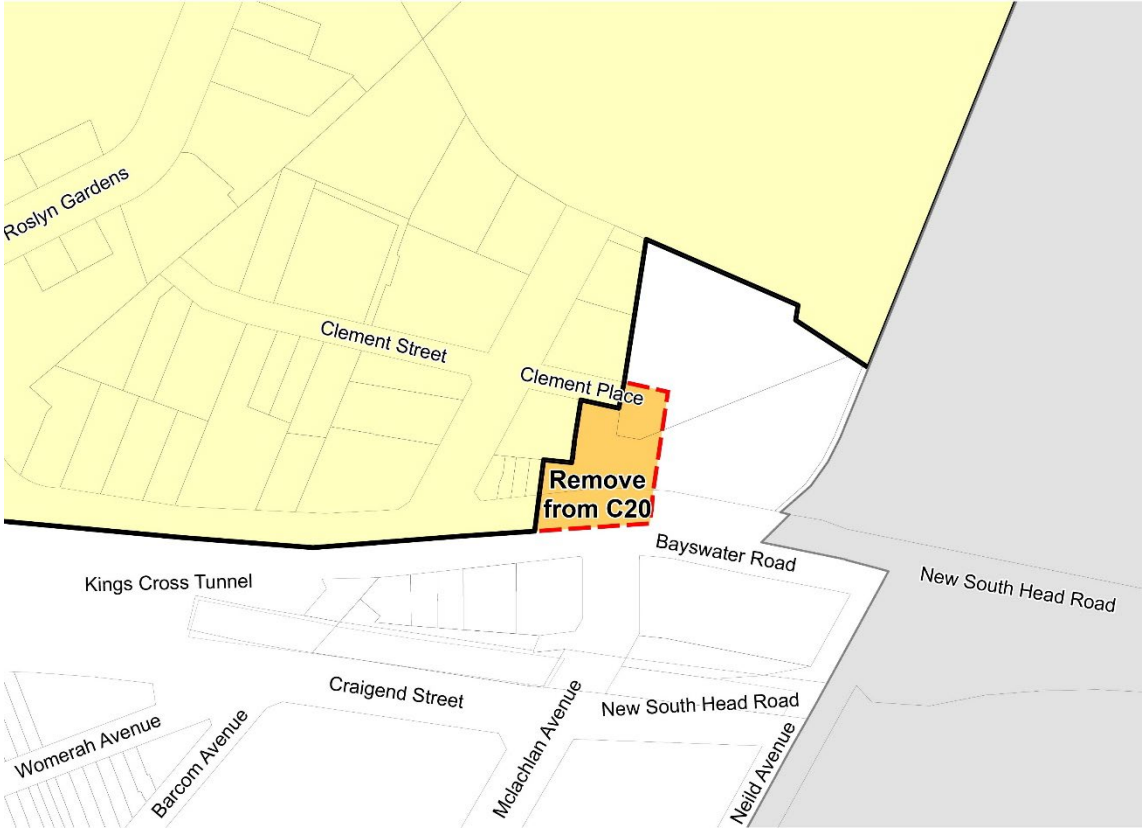


Justification

The Reservoir Street and Fosterville Estate conservation area dates from a key period of development in Surry Hills that occurred as a direct result of the subdivision and sale of the Riley and Fosterville Estates. The current conservation area curtilage encompasses part of each estate footprint, as shown in Figure 2.

The buildings at 95-113A Commonwealth Street ~~are~~ represent a row of 11 Victorian and Federation terraces currently sitting just outside the edge of the Reservoir Street and Fosterville conservation area. The map in Figure 2 demonstrates that this row, 95-113A Commonwealth Street, was originally part of the Fosterville Estate.

The row of terraces at 95-113A Commonwealth Street is relatively intact, with all properties retaining their original principal roof form, rear wings and chimneys. The row demonstrates the same development pattern as the rest of the conservation area, which is defined by a diverse assemblage of Victoria and Federation buildings including terraces, shops, churches, warehouses. Thus, numbers 95-113A Commonwealth Street represent a logical extension of this conservation area, not only for their aesthetic contribution, but also their direct historic relationship with the formation and subdivision of the Fosterville Estate

Location			
Part of 100 Bayswater Road and part of 1A Clement Place, Rushcutters Bay			
Heritage conservation area(s) affected			
Elizabeth and Rushcutters Bays			
Type of change			
Removal of detracting site on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
Part of 100 Bayswater Road, Rushcutters Bay	Detracting	Proposed to be removed from the conservation area	Formerly seven storey Vibe hotel building, currently under construction for a residential flat building in an irregular shaped lot.

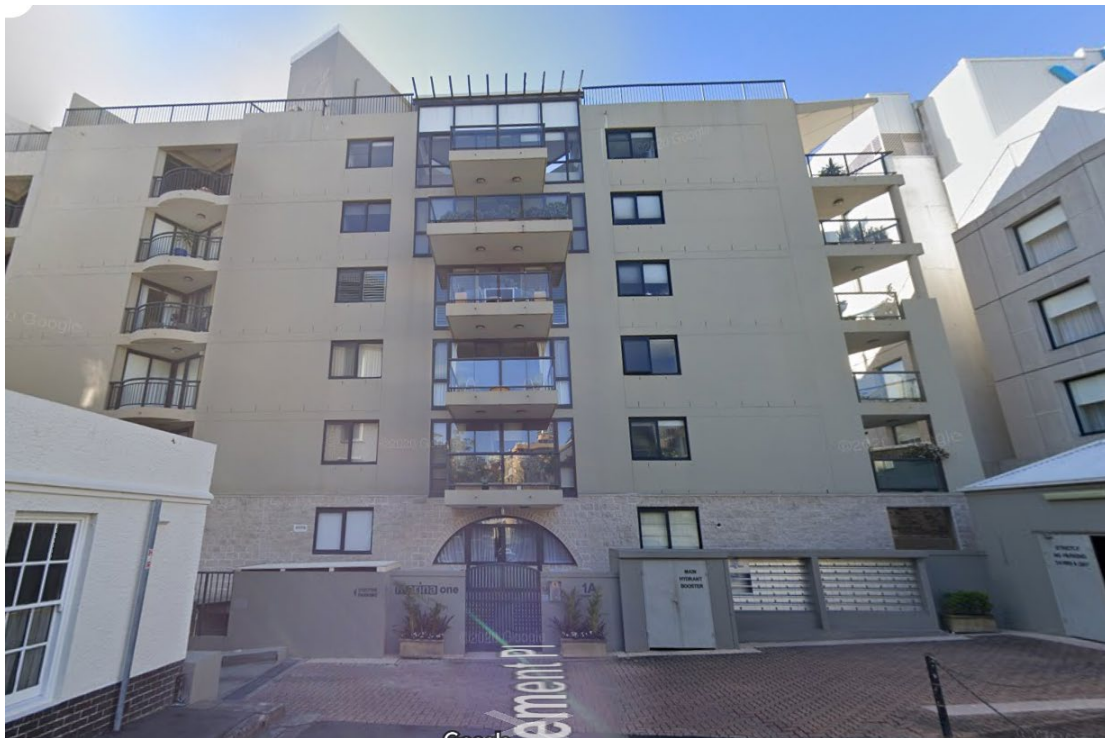


Part of 1A Clement
Place, Rushcutters Bay

Detracting


Proposed to be removed
from the conservation
area

Part-six, part-eight
storey residential
apartment with a
rendered and painted
finish in a triangular lot.



Justification

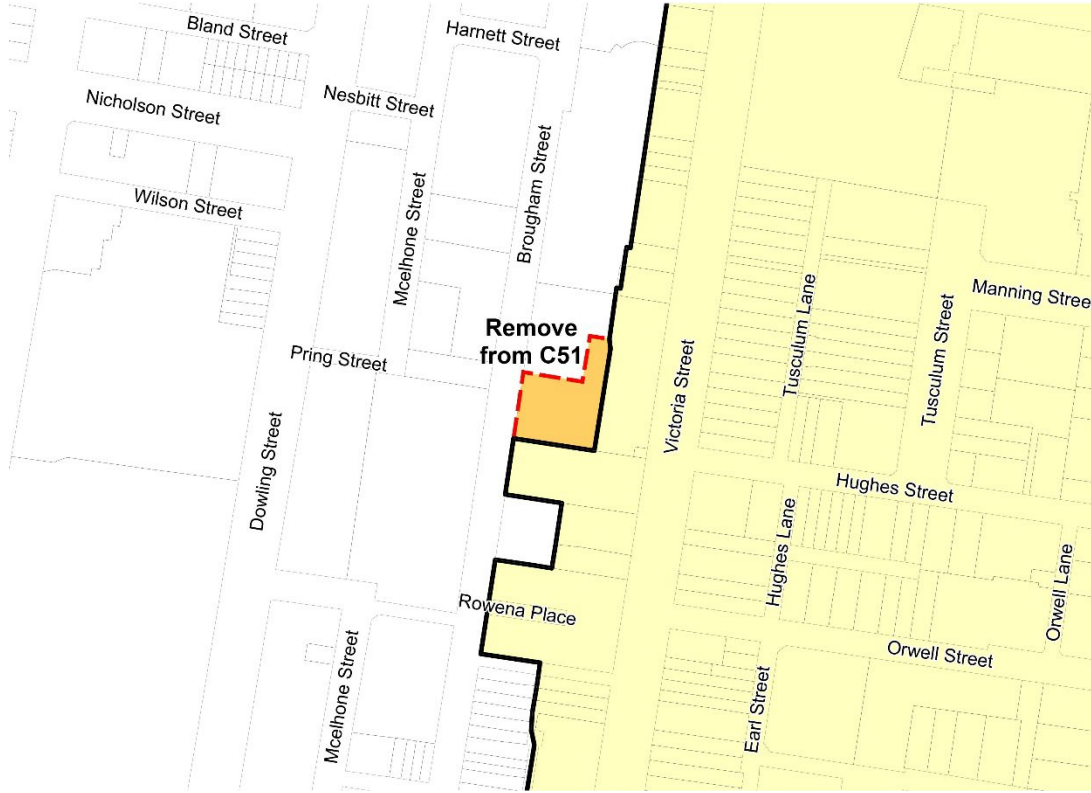
The Elizabeth and Rushcutters Bays HCA currently contains part of 100 Bayswater Road and part of 1A Clement Place, Rushcutters Bay. The existing conservation area boundary reflects the historic built form where buildings have since been demolished and the sites amalgamated. Both 100 Bayswater Road and part of 1A Clement Place are identified as detracting sites which do not contribute to the significance of the conservation area. Adjusting the boundary will reflect the current built form of the conservation area and strengthen the heritage significance of the conservation area.

Location			
82-94 Darlinghurst Rd			
Heritage conservation area(s) affected			
Potts Point			
Type of change			
Removal of detracting site on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
82-94 Darlinghurst Road, Potts Point	Detracting	Detracting	34-storey concrete and aluminium mixed use detached apartment building in irregular shaped lot. The Coca-Cola billboard is fixed to the podium level of the building.



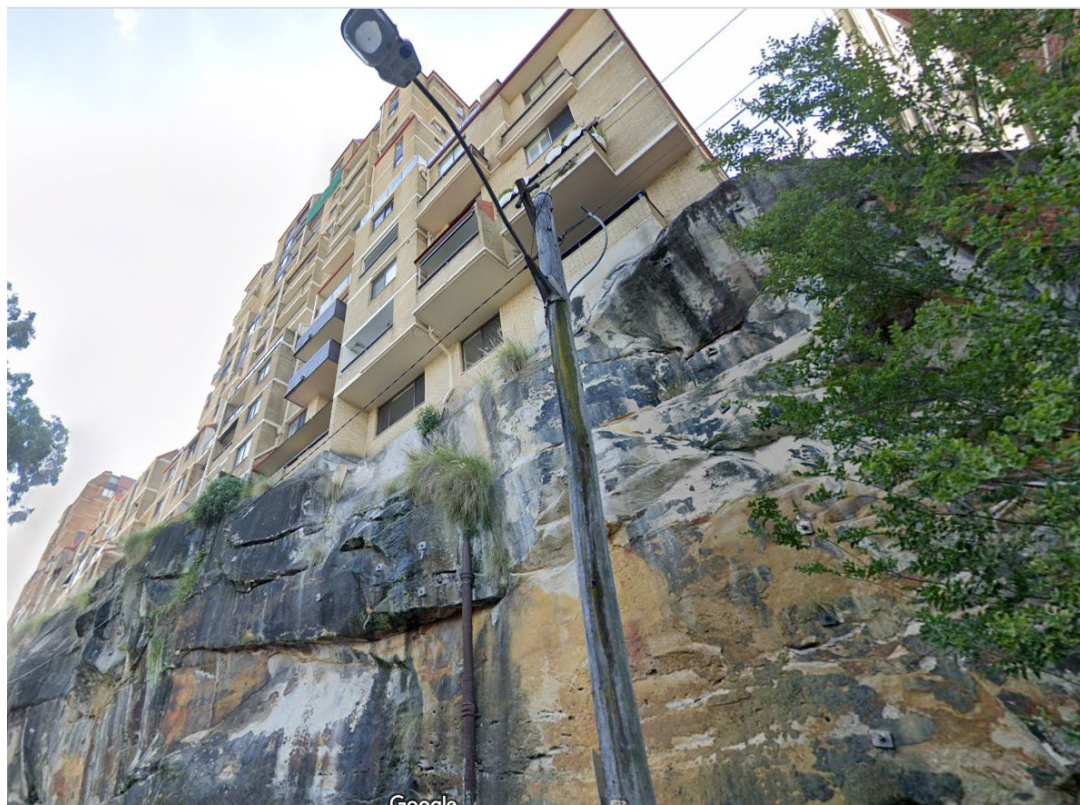
Justification

82-94 Darlinghurst Rd is currently located within the Potts Point conservation area. The site is identified as detracting from the significance of the conservation area as it is not from a significant historical period and is unsympathetic to the significant historical features and patterns of the conservation area. Adjusting the boundary will reflect the current built form of the conservation area and strengthen the heritage significance of the conservation area.

Location			
Part of 101-115 Victoria Street, Potts Point			
Heritage conservation area(s) affected			
Potts Point			
Type of change			
Removal of detracting site on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
Part of 101-115 Victoria Street, Potts Point (known as 103 Victoria Street)	Part contributory, part detracting	Part contributory, part detracting	Multistorey brick apartment building part of the 'Victoria Point' development containing three local heritage items. Brougham Street frontage on a cliff face.
View from Victoria Street of the contributory part of the site:			



View from Brougham Street of the detracting part of the site:




Justification

This part of 101-115 Victoria Street, Potts Point is currently located within the Potts Point conservation area. The property at 101-115 Victoria Street-site contains several buildings, including three heritage items fronting Victoria Street. The part of the site fronting Brougham Street (known as number 103) represents a post-1975 residential flat building is identified as detracting from the significance of the conservation area. The detracting building does not relate to a significant historical period of development, have any

associations with significant or well-known architects, and is unsympathetic to the historical features and development patterns of the conservation area.

Adjusting the boundary to remove the detracting part of the site from the conservation area will reinforce the contributory built form of surrounding buildings and strengthen the heritage significance of the conservation area.

Location			
2A Pymont Bridge Rd, Camperdown			
Heritage conservation area(s) affected			
Hereford and Forest Lodge			
Type of change			
Removal of neutral building on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
2A Pymont Bridge Rd, Camperdown	Neutral	Neutral	Two rows of attached three-storey residential terraces to a total of 20 units. Primary frontage to Pymont Bridge Road and secondary street frontage to Cross Street and Foss Street. Post 1960 buildings with rendered brick and aluminium finishes. Recessed third floor with dark paint finish.

View from Cross Street:

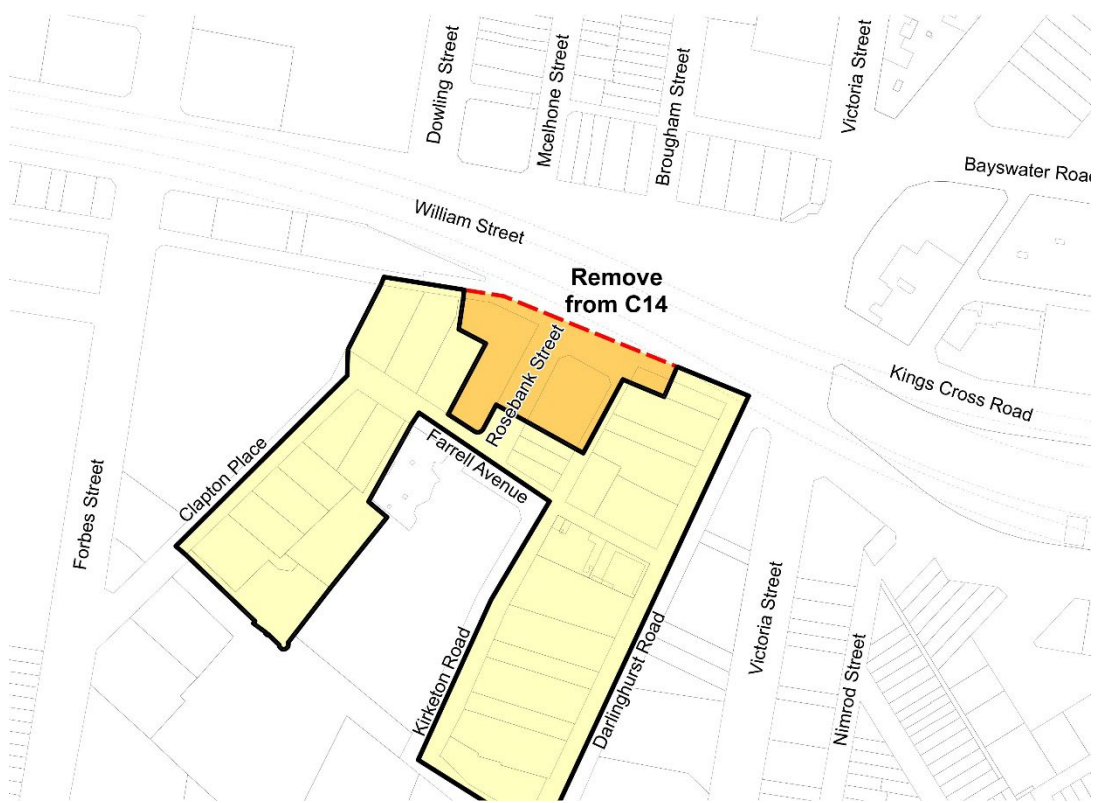


View from Bridge Road:



Justification

2A Pyrmont Bridge Road makes a neutral contribution to the heritage significance of the Hereford and Forest Lodge conservation area as it is a sympathetic building from a non-significant historical period that does not detract from the significance of the conservation area. As the building does not contribute to the significance of the conservation area and sits on the edge of the conservation area, removing it from the conservation area will strengthen the significance and consistency of the conservation area. The proposed change will also align the conservation area boundaries with locality area boundaries within the Sydney DCP.

Location			
1-5 Rosebank Street, 12-20 Rosebank Street and 13 Kirketon Road, Darlinghurst			
Heritage conservation area(s) affected			
Rosebank			
Type of change			
Removal of detracting and neutral sites on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
1-5 Rosebank Street, Darlinghurst	Neutral	Detracting	Four-storey face brick and timber post-1960 detached apartment building.



12-20 Rosebank Street,
Darlinghurst

Contributory

Detracting

Part six, part seven
storey post 1980 face
brick and aluminium
attached apartment
building.



13 Kirketon Road,
Darlinghurst

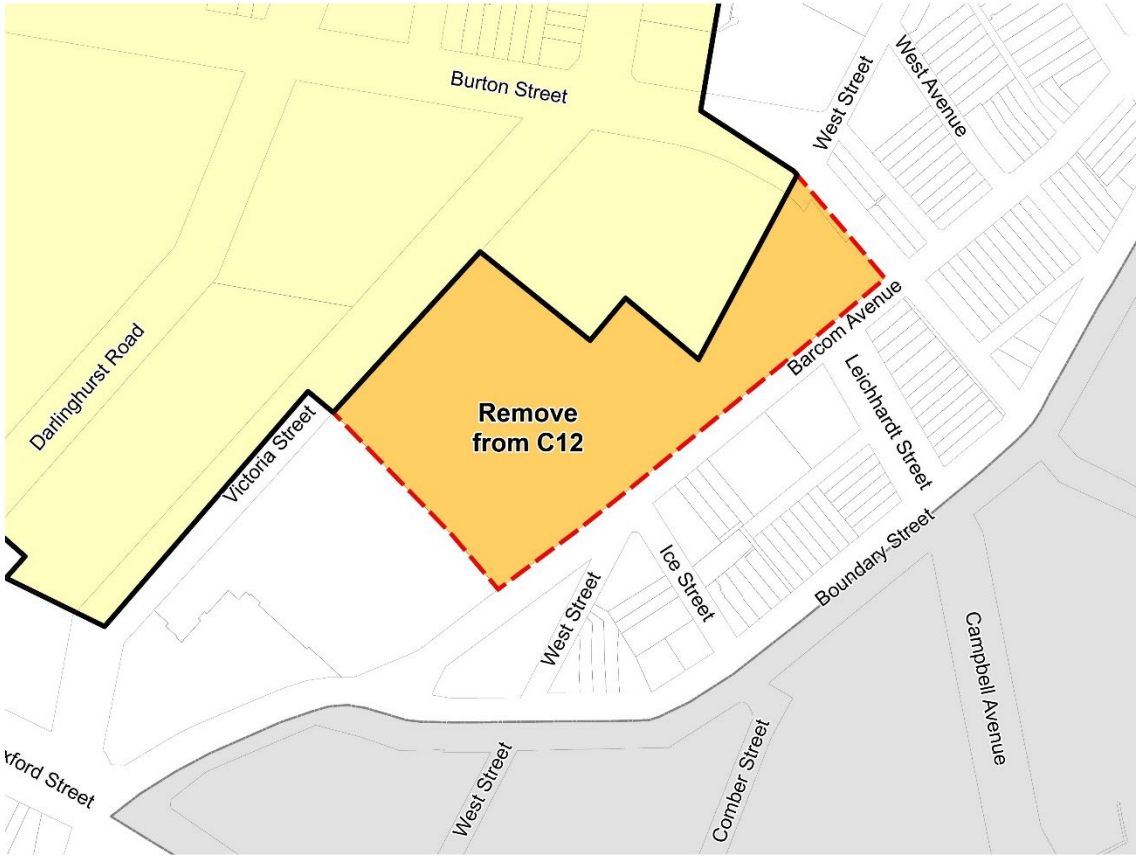
Neutral

Neutral

Six-storey concrete and aluminium contemporary attached mixed-use office building. Exterior of building features aluminium awning.



Justification
<p>1-5 Rosebank Street, 12-20 Rosebank Street and 13 Kirketon Road, Darlinghurst are all currently located within the Rosebank conservation area. The review of building contributions identified 1-5 Rosebank Street and 12-20 Rosebank Street as detracting from the significance of the conservation area as they are not from a significant historical period and are unsympathetic to the significant historical features and patterns of the conservation area. The review also identified 13 Kirketon Road as making a neutral contribution to the conservation area as it is a sympathetic building from a non-significant historical period that does not detract from the significance of the conservation area. As the buildings don't contribute to the significance of the conservation area and sit on the edge of the conservation area, removing them from the conservation area will strengthen the significance of the conservation area.</p>

Location			
Part of 394-404 Victoria Street, Darlinghurst (part of St Vincent's Hospital)			
Heritage conservation area(s) affected			
Oxford Street and Victoria Street			
Type of change			
Removal of detracting site on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
Part of 394-404 Victoria Street, Darlinghurst (part of St Vincent's Hospital)	Part contributory, part detracting	State and local heritage item	<p>St Vincent's Hospital including the Main Building, three-storey Free Classical style rendered façade.</p> <p>At the rear is a seven-storey inter-war Functionalist Style wing, red face brick facades</p>

with steel and timber framed windows.

Significant additions and expansion post-1970 including contemporary concrete buildings post-2000.

View from Barcom Avenue, corner Ice Street, of the detracting part of the site:



View from Leichardt Street of the detracting part of the site:

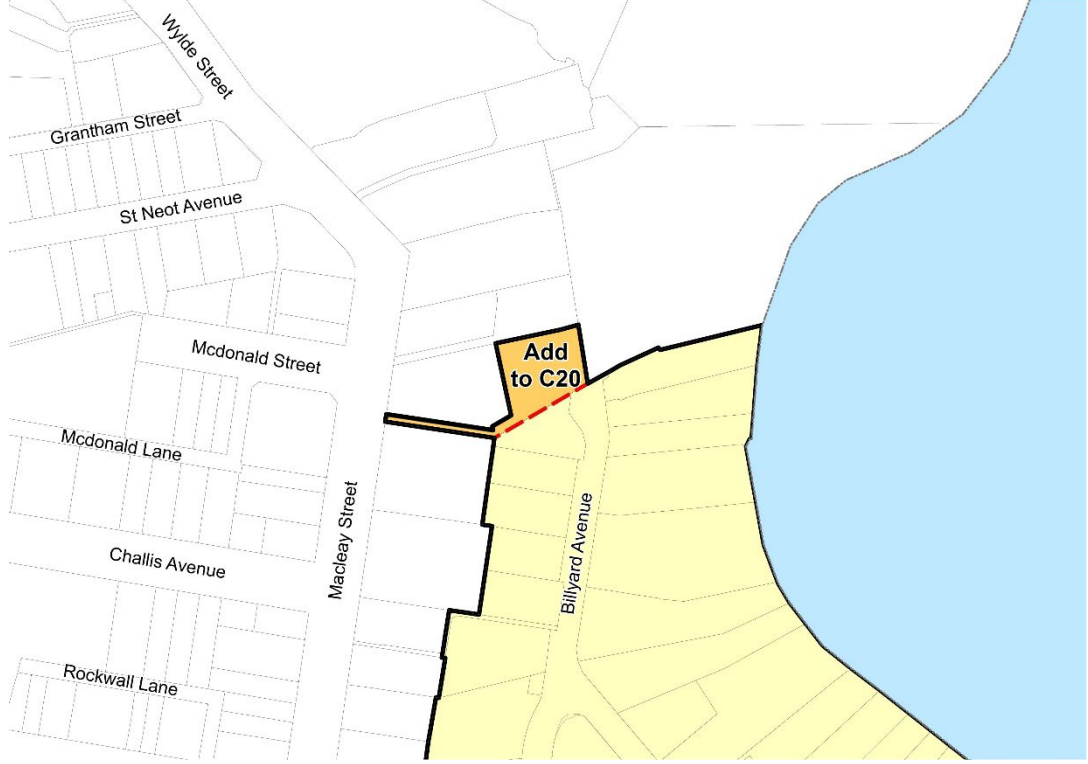


View from Burton Street of the part of the site which contains the heritage item St Vincent's Hospital group:



Justification

394-404 Victoria Street, Darlinghurst is the site of St Vincent's Hospital and is currently located within the Oxford Street and Victoria Street conservation area. Part of the site is identified as detracting from the significance of the conservation area as it is not from a significant historical period and is unsympathetic to the significant historical features and patterns of the conservation area. The part of the site near the corner with Burton Street is a listed heritage item. Adjusting the boundary to remove the detracting part of the site from the conservation area will reflect the current built form and strengthen the heritage significance of the conservation area.

Location			
8 Macleay Street, Potts Point			
Heritage conservation area(s) affected			
Elizabeth and Rushcutters Bays			
Type of change			
Addition of contributory site to the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
8 Macleay Street, Elizabeth Bay	N/A is not currently within the conservation area	Contributory	An 8-storey reinforced concrete-framed structure with infill brick panelling, cantilevered balconies, aluminium windows containing 81 units and 2 basement car parking levels

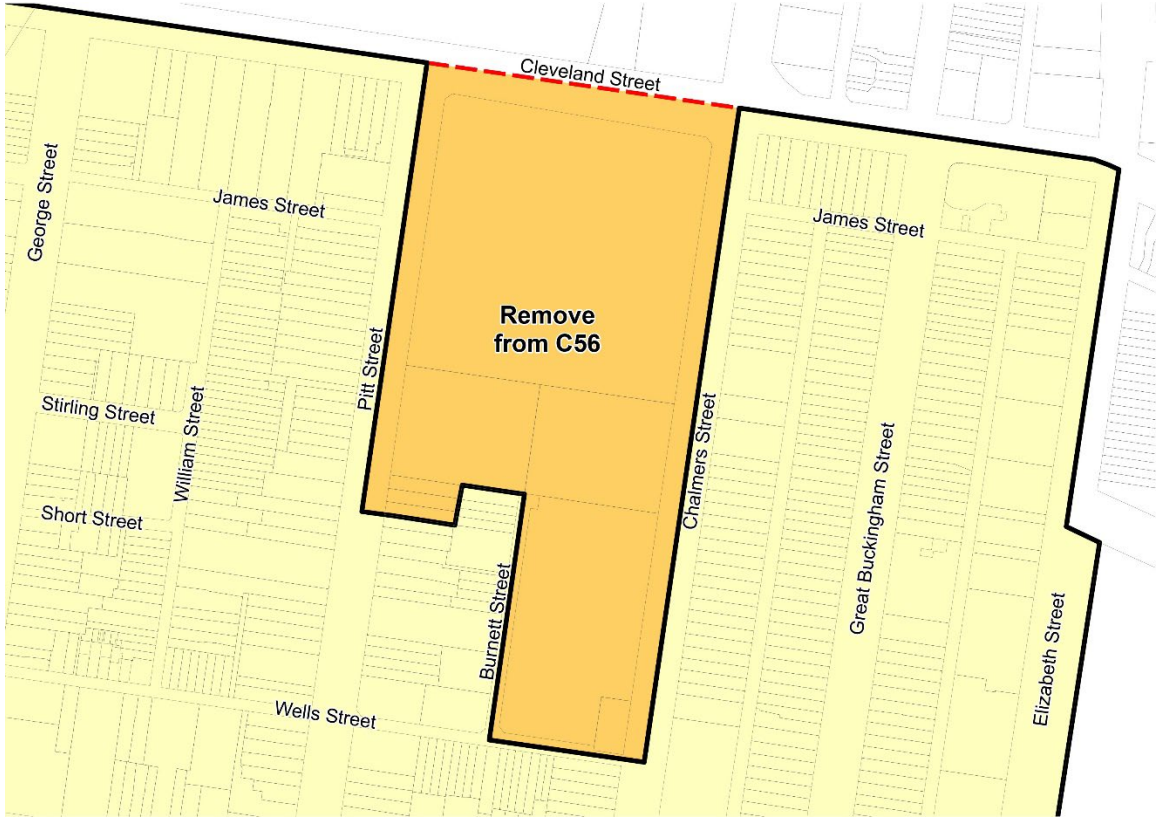


Justification

There are multiple phases of development that contribute towards the significance of the Elizabeth and Rushcutters Bays conservation area: nineteenth century marine villas and grand residences, late nineteenth and early twentieth century terraces and interwar apartment buildings. A recent review of the conservation area confirmed that the post-war phase of residential development (1945-1975), primarily for residential flat buildings, was an important period in the area's development that contributes to the significance of the conservation area.

8 Macleay Street currently sits just outside the edge of the Elizabeth and Rushcutters Bays conservation area. It was built in 1967, designed by Hugo Stossel and Associates, and is a good example of a residential flat building of the post-war period.

The review identified that this site would contribute towards the significance of the conservation area as it is a good example of a residential flat building designed by a European emigre architect during the post-war period. The site is therefore consistent with the statement of significance of the conservation area. Adding this site to the conservation area will strengthen the significance of the conservation area.

Location			
219-241 Cleveland Street, 41 Pitt Street, 217-229 Chalmers Street, 43-43B Pitt Street, Redfern			
Heritage conservation area(s) affected			
Redfern Estate			
Type of change			
Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
219-241 Cleveland Street, Redfern	Detracting	Detracting	Six storey post-1960 concrete and aluminium office building.



41 Pitt Street, Redfern

Detracting

Detracting

Three storey post 1960 red face brick and aluminium detached apartments with inset balconies.



217 Chalmers Street,
Redfern

Detracting

Detracting

Two post-1960 4-storey residential apartments comprising 46 units and one basement parking level. One apartment is painted brick and aluminium finished, the other is painted brick and timber. Some

<div data-bbox="1114 192 1361 255" data-label="Text"> <p>apartments have inset balconies.</p> </div> <div data-bbox="204 286 1321 882" data-label="Image"> </div>			
<div data-bbox="204 913 405 976" data-label="Text"> <p>219-227 Chalmers Street, Redfern</p> </div>	<div data-bbox="507 913 624 945" data-label="Text"> <p>Detracting</p> </div>	<div data-bbox="810 913 927 945" data-label="Text"> <p>Detracting</p> </div>	<div data-bbox="1114 913 1388 1236" data-label="Text"> <p>1989 3-storey detached residential apartment. Blonde face brick and aluminium spearhead fencing panels and aluminium balcony balustrades. Faux-Federation detailing. Site contains 119 units across four buildings.</p> </div>
<div data-bbox="204 1267 1305 1823" data-label="Image"> </div>			
<div data-bbox="204 1854 437 1917" data-label="Text"> <p>229 Chalmers Street, Redfern</p> </div>	<div data-bbox="507 1854 715 1917" data-label="Text"> <p>Contributory (local heritage item)</p> </div>	<div data-bbox="810 1854 1018 1917" data-label="Text"> <p>Contributory (local heritage item)</p> </div>	<div data-bbox="1114 1854 1378 1980" data-label="Text"> <p>Three-storey Federation hotel/pub with painted brick and timber and dormer windows.</p> </div>

			Outdoor footpath dining.
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43 Pitt Street, Redfern

Detracting

Detracting

Two-storey Federation terrace rendered with brick and timber.



43A Pitt Street, Redfern

Detracting

Detracting

A two-storey Federation rendered brick and timber terrace.



43B Pitt Street, Redfern

Neutral

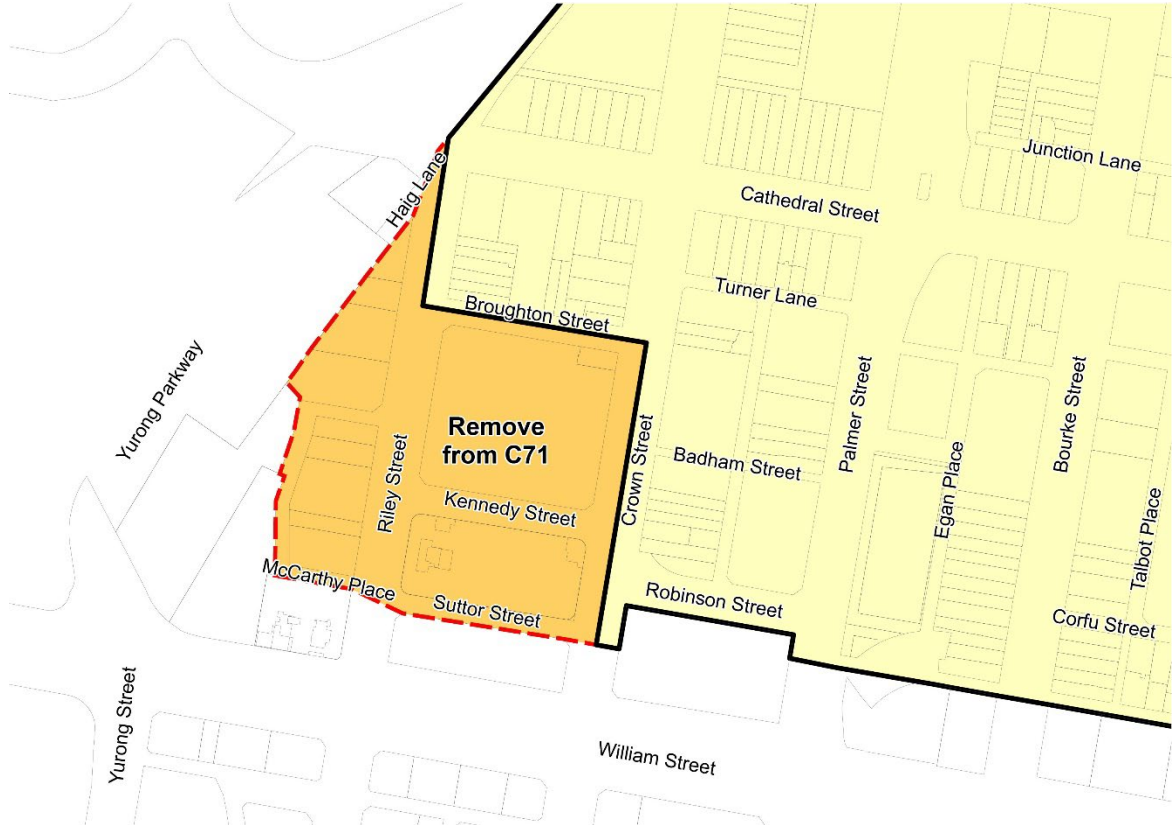
Detracting

A two storey rendered brick and timber terrace.



Justification

These sites are on the northern edge of the Redfern Estate conservation area. They are all predominantly detracting sites, with an additional neutral site and contributory site. The contributory site is also heritage listed, so its future form is protected. Due to redevelopment, the current buildings on these sites have a character inconsistent with the remainder of the conservation area. These buildings are not consistent with the statement of significance for the conservation area. The review identified that these sites could accommodate change in an area of high amenity with Prince Alfred Park to the north, the local centre of Redfern Street to the south and Redfern and Central train stations within walking distance.

Location			
13-61 Riley Street, 63 Crown Street and 75 Crown Street, Woolloomooloo			
Heritage conservation area(s) affected			
Woolloomooloo			
Type of change			
Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
13-17 Riley Street, Woolloomooloo	Contributory	Contributory	A post war, triangular warehouse/industrial building with face brick and timber.



19-21 Riley Street,
Woolloomooloo

Contributory (local
heritage item)

‘Sandstone wall
remnant ‘

Contributory (local
heritage item)

Empty lot used for
carparking. Rear wall
remnant is remains of
former convict garden
wall and marks official
limits of Sydney Town
established by Governor
Phillip.



23-31 Riley Street,
Woolloomooloo

Contributory (local
heritage item)

Contributory (local
heritage item)

One-two storey
industrial painted brick
and timber inter-war
building.



33-39 Riley Street,
Woolloomooloo

Neutral

Neutral

A two-storey post-1960
face brick and
aluminium office
building.



41 Riley Street,
Woolloomooloo

Contributory (state and
local heritage item)

Contributory (state and
local heritage item)

A three-storey
Federation face brick
and timber warehouse
building. Ground floor
white painted brick.
Front elevation has two
rows of double

windows. Upper central circular window surrounded by embossed lettering reading 'Brandt Bros' and '1904'. Rare surviving intact example of Federation Freestyle warehouse.



43-45 Riley Street, Woolloomooloo	Neutral	Neutral	Four-storey mixed-use residential concrete apartment building with inset balconies.
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47-51 Riley Street,
Woolloomooloo

Detracting

Detracting

Two-storey post-1960
concrete office building
with black aluminium
window panelling.



53 Riley Street,
Woolloomooloo

Contributory

Contributory

Two-storey Victorian
mixed-use terrace with



white rendered brick and aluminium. Ground floor café with outdoor dining.

55-61 Riley Street,
Woolloomooloo

Contributory (state and
local heritage item)

Contributory (state and
local heritage item)

A one and two-storey interwar Art-Deco style former garage building used for commercial purposes. Face brick and textured cement rendering with steel-framed windows. Riley Street face is symmetrical with a centrally located recessed façade. Façade embellished with vertical and horizontal brick detailing.



63 Crown Street,
Woolloomooloo

Detracting

Detracting

Post-1960 mixed-use development known as Crown Gardens containing 143 residential apartments. 13-storey apartment building within the southern portion of the site and a two to three-storey development built to the site edge within the northern portion of the site. Rendered brick and aluminium finish.



75 Crown Street,
Woolloomooloo

Contributory (local
heritage item)

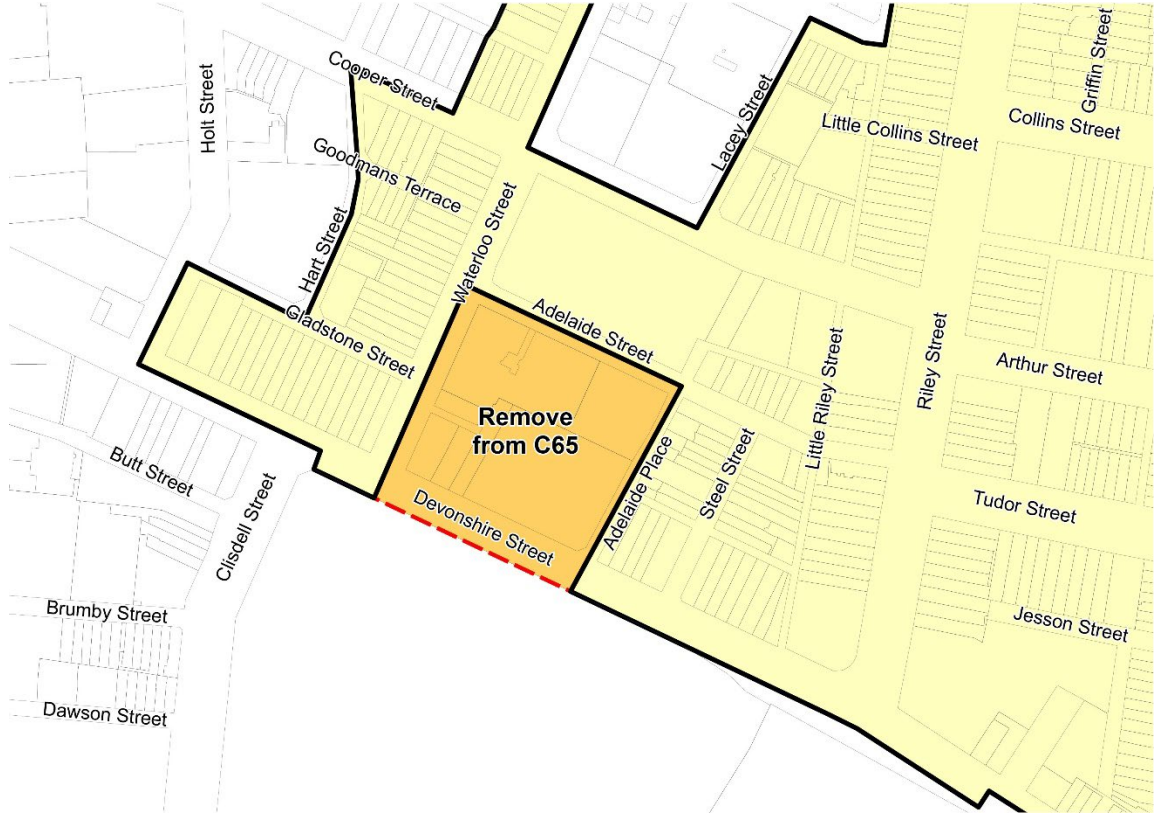
Contributory (local
heritage item)

Seven-storey mixed-use
inter-war Functionalist
style building in use as
'East Sydney Private
Hospital'. Concrete with
windows along length of
building.



Justification

These sites are on the western edge of the Woolloomooloo conservation area. The sites are either detracting, neutral or considered isolated contributory buildings on the edge of the conservation area. Whilst contributory, 75 Crown Street, 55-61 Riley Street and, 41 Riley Street and 19-21 Riley Street are also listed heritage items, so their future form is maintained protection via their individual listings. The development of the Crown Gardens complex has continued the unsympathetic character of William Street into the conservation area, creating a disjointed conservation area. The review identified that these sites could accommodate sympathetic change in an area of high amenity with Cook and Phillip Park to the west, the local centre of William Street to the south and St James train station within walking distance.

Location			
156-188 Devonshire Street, 38-54 Waterloo Street and 1-25 Adelaide Street			
Heritage conservation area(s) affected			
Little Riley Street			
Type of change			
Removal of detracting, neutral and isolated contributory sites on the edge of the conservation area			
Map showing the proposed change			
			
Properties affected	Existing contribution status	Proposed contribution status	Property description
156-158 Devonshire Street, Surry Hills	Contributory (local heritage item)	Contributory (local heritage item)	Two-storey Victorian hotel/pub. Rendered brickwork with timber double hung windows and timber doors. Outdoor dining on secondary frontage along Waterloo St.



160-162 Devonshire Street, Surry Hills

Contributory

Contributory

Two-storey Victorian terrace houses with rendered brick and timber.



164 Devonshire Street, Surry Hills

Contributory

Contributory

Two-storey Victorian rendered brick and timber terrace.



164A-188 Devonshire Street, Surry Hills

Detracting

Detracting

Post-1960 three-storey face brick and aluminium detached apartment building with inset balconies. Ground floor units encased by aluminium fencing. Includes basement carpark.



38-52 Waterloo Street, Surry Hills

Neutral

Detracting

A contemporary mixed-use five to six-story building over 2.5 level basement car park containing 53 residential units,

commercial office and ground level retail/commercial and outdoor dining. Concrete, aluminium and wood panelling details with inset balconies.



54 Waterloo Street,
Surry Hills

Contributory

Contributory

Five storey mixed-use
attached apartment
building with ground
floor commercial space.



1-25 Adelaide Street,
Surry Hills

Detracting

Detracting

Four-storey mixed-use
attached apartment
containing 28
residential units and 2
commercial unit.
Concrete and
aluminium materials
with inset balconies.



Justification

These seven sites are on the southern edge of the Little Riley Street conservation area. The sites are either detracting, neutral or considered isolated contributory buildings on the edge of the conservation area. Whilst contributory, 156-158 Devonshire Street is also a listed heritage item, so its future form will be protected via its individual listing. 54 Waterloo Street, 160-162 Devonshire Street and 164 Devonshire Street, the other contributory buildings affected by this change, are adjacent to the heritage item at 156-168 Devonshire Street and any proposed development will require a heritage impact statement. The review identified that future change should not be constrained by a conservation area listing as it is in an area of high amenity with Eddie Ward Park to the south-east, the local centre of Crown Street to the east and being on the Devonshire Street light rail alignment.