

Attachment A4

Heritage Impact Statement

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URBIS

HERITAGE IMPACT STATEMENT

Planning Proposal - 169-173
Victoria Street & 92-98
Brougham Street

Prepared for
OAKSTAND
3 June 2020

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EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared to accompany a Planning Proposal for 169-175 Victoria Street and 92-98 Brougham Street, Potts Point. The Planning Proposal seeks approval for an additional use to the Brougham Street properties.

The properties fronting Victoria Street are currently zoned B4 Mixed Use and the properties at the rear on Brougham Street are currently zoned R1 General Residential. The Planning Proposal will seek the inclusion of 'Tourist and Visitor Accommodation/Hotel' as an additional permitted use with the underlying R1 General Residential Use to Brougham Street. The additional land use would facilitate the type of development illustrated in the conceptual architectural scheme for the entire site (Initial Planning Study prepared by Woods Bagot – February 2020).

The Piccadilly Hotel is listed as an item of Environmental Heritage under Schedule 5 of the Sydney LEP (SLEP) 2012. The item is identified as "Piccadilly Hotel including interior" (I1192). The lot at No 165 – 167 Victoria Street and those at 92 - 98 Brougham Street are not listed items under the SLEP. There are a number of locally listed items in the vicinity of the subject site.

The Piccadilly Hotel and 169 Victoria Street are located in the Potts Point Conservation Area – C51. Both are identified as contributory items within the conservation area (Refer Figure 2 below). The lots to Brougham Street are located in the Woolloomooloo Conservation Area - C71. Lots 92, 94 and 98 are identified as contributory items and lot 96 which has a later envelope is identified as a neutral item.

Given the significance of the subject site, particularly the Piccadilly Hotel, heritage advice has been provided throughout the project and particularly throughout the development of the concept plan. A Conservation Management Plan has been prepared by Urbis relevant to the Piccadilly Hotel which is part of the wider subject site however not the subject of this Planning Proposal. There are no physical works proposed as part of this application however the future Development Application which will propose changes to all buildings on the subject site will be accompanied by a Heritage Impact Statement which assesses the works to the Piccadilly Hotel against the relevant policies in the CMP.

This Heritage Impact Statement assesses the potential heritage impact of both the fundamental concept of an additional use for the Brougham Street Properties on the site and sets out a preliminary impact assessment which addresses the concept scheme. The following observations have been set out from the detailed assessment in this report in relation to the proposed additional use:

- There are no proposed changes to the Heritage Conservation Area in which the Brougham Street terraces are located. The terraces would continue to be identified as contributory items within a Heritage Conservation Area and protected by the Sydney LEP 2012 and Sydney DCP 2012.
- The Brougham Street terraces were constructed as single residential dwellings in the 19th century. All terraces appear to have had continuous function for their original residential purpose since their construction. None of the terraces have individual heritage significance, however, they make a contribution to the significance of the conservation area (except 96 Brougham). While there is some value in the representation of the residential development of the area it is considered that this is achieved through the typology of the terraces and their presentation to Brougham Street rather than the residential use itself.
- The additional Tourist and Visitor Accommodation use may require alterations and additions to the terraces. However, given the type of amenity required by the additional use is similar to that of a generic residential use, it is considered that this use can be reasonably implemented with no detrimental impacts on the remaining fabric of contributory value subject to heritage advice.
- It is considered that the principle of using the terraces for visitor accommodation would not obscure the residential origins of the place and would not diminish the contribution that the place makes to the conservation area. There is therefore no requirement to retain the generic residential use of the Brougham Street terraces from a heritage perspective. We also note this has been successfully implemented at the nearby Spicers Hotel at 122 Victoria Street, Potts Point.

The following observations have been set down from the detailed assessment in this report in relation to the architectural concept. Note that there are no physical works proposed as part of this application and the works will be assessed in detail as part of a future development application.

- The rear wings to the Brougham Street terraces are planned to be removed to facilitate construction of a new garden to the middle of the site. The wings have been at best significantly altered from their original state and those behind 92 and 94 Brougham Street have been removed and replaced entirely. The extent of change is graphically represented at Section 2. The fabric to the rear of the terraces obscures the original principal forms of the terraces and do not contribute to the presentation of the contributory items to Brougham Street. The removal of the wings would have no impact on an ability to appreciate the early subdivision pattern which is clearly demonstrated by the principal terraces form which would be retained. Their removal is supported in principle and will be subject to a detailed assessment of heritage impact to accompany the future Development Application.
- The concept importantly allows for the reinstatement of the terrace façade to 96 Brougham Street to match those others in the group. This terrace currently has a later intrusive façade which has entirely obscured the original façade. The removal of the later element would reinstate the original form of the dwelling and complete the row. This would significantly enhance the presentation to Brougham Street and the Woolloomooloo Conservation Area - C71 and would have a positive heritage impact on the row of contributory items.
- The Planning Study identifies the level of previous change to 169 Victoria Street (The Former Golden Apple). Notably, the original west façade of the building has been substantially altered, additional internal stairs have been constructed and mirrored windows have replaced the original on the front façade. There is an opportunity to improve the presentation of this item to the street. The proposed F&B use to the basement floor is supported in principle.
- From its construction in 1939 the Piccadilly Hotel functioned as a bar until it was closed in 2015. The proposed development which seeks to utilise the place, at least partly for food and beverage, would reinstate its prominence in the neighbourhood. Two levels of F&B (Basement and Ground Level) to the Victoria Street frontage would activate the streetscape.
- The adaptive reuse of the Piccadilly Hotel, which is currently unused and redundant, is strongly encouraged from a heritage perspective. The Planning Study acknowledges the most significant elements associated with the front façade of the item. It demonstrates how the setback of the additional residential level will potentially ensure that the level is not visible from Victoria Street and the existing views to the primary façade are not dominated.
- The adaptive reuse would necessitate internal alterations and additions. The internal spaces have been periodically altered and little original fabric remains as set out in the CMP prepared by Urbis (May 2020). Further alteration of the internal spaces is supported in principle in order to support the appropriate new use subject to ongoing heritage advice to resolve the scheme. Alterations would be subject to detailed impact assessment which would accompany the DA. Original fabric will be identified and opportunities sought to retain/reuse it.
- The Recommended Management in the heritage inventory sheet for the item identifies that there are to be no vertical additions to the Piccadilly Hotel. This recommended management statement is a standard statement duplicated for numerous items across the LGA. It is not resultant of a detailed consideration for the hierarchy of significant elements for the site or a consideration of a wholistic adaptive reuse. The additional storey will be subject to further design development as part of the future development application however is fundamentally supported as opposed to locating additional GFA elsewhere on the site as part of this application for the reasons outlined in Section 6 of this report.

1. INTRODUCTION

1.1. BACKGROUND

This Heritage Impact Statement has been prepared to accompany a Planning Proposal for 169-175 Victoria Street and 92-98 Brougham Street, Potts Point. The Planning Proposal seeks approval for an Additional Use to the Brougham Street properties.

The properties fronting Victoria Street are currently zoned B4 Mixed Use and the properties at the rear on Brougham Street are currently zoned R1 General Residential. The Planning Proposal will seek the inclusion of 'Tourist and Visitor Accommodation/Hotel' as an additional permitted use to the Brougham Street terraces. The additional land use would facilitate the type of development illustrated in the conceptual architectural scheme (Initial Planning Study prepared by Woods Bagot – February 2020).

This Heritage Impact Statement assesses the potential heritage impact of both the fundamental concept of an additional use on the site and sets out a preliminary impact assessment which addresses the concept architectural. The following observation have been set out from the detailed assessment set out in this report.

1.2. SITE LOCATION

The site is located at for 169-175 Victoria Street and 92-98 Brougham Street, Potts Point (Figure 1). The site comprises various which are legally identified as:

- Lot 1 DP 626468
- Lot 1 DP 82775
- Lot 1 DP 724376
- Lot 1 DP 904094
- SP17354
- Lot 1 DP 613011



Figure 1 Aerial map showing the approximate extents of the subject site (shaded blue) and the area subject to this Planning Proposal (outlined pink).

Source: sixmaps.com

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Sydney Local Environment Plan 2012 and the Sydney Development Control Plan 2012.

A Conservation Management Plan has been prepared by Urbis relevant to the Piccadilly Hotel which is part of the wider subject site however not directly subject of this Planning Proposal. There are no physical works proposed as part of this application however the future Development Application which will propose changes to all building on the subject site will be accompanied by a Heritage Impact Statement which assesses the works to the Piccadilly Hotel against the relevant policies in the CMP.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandria Barnier (Senior Consultant). Jonathan Bryant (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

The planning proposal is to allow hotel accommodation at 92-98 Brougham Street, Potts Point as an additional permitted use in Sydney Local Environment Plan 2012 (Schedule 1). The site is zoned R1 General Residential, which prohibits hotel accommodation but adjoins the Piccadilly Hotel zoned B4 Mixed Use. The objective of this Planning Proposal is to remove a barrier to the supply of high quality hotel accommodation across the sites in an appropriate location consistent with the objectives and actions of City's Visitor Accommodation (Hotels and Serviced Apartments) Action Plan and recently endorsed Local Strategic Planning Statement.

The design report (dated 28.05.2020) prepared by WoodsBagot has been referenced in the preparation of this report.

2. SITE DESCRIPTION

For a full description of the Piccadilly Hotel refer to the Conservation Management Plan prepared by Urbis in May 2020 submitted with this application under separate cover.

2.1. SUBJECT SITE – OVERVIEW

The subject site is located to the south of Potts Point on the western side of Victoria Street and access to Hourigan Lane is located to the north-west of the site. The western boundary of the site is defined by Brougham Street. The legal definitions of the sites are outlined in the section above.

Victoria Street is a tree lined mixed commercial and residential street in close proximity to Kings Cross Station. The street has a mixture of 19th century terrace dwellings, contemporary infill dwellings and apartment buildings and ground floor food and beverage and commercial stores. Brougham Street is located to the west of Victoria Street and constitutes the western boundary of the subject site. The street is predominantly residential and has a combination of typologies (terrace housing and flats of various periods) as above.

There is limited vegetation on the site. Both streets feature planting on council property however there is only one substantial tree to the subject site (to the rear of 96 Brougham Street).

The subject site comprises four terrace houses fronting Brougham Street, one terrace house fronting Victoria Street (the former Golden Apple) and the Piccadilly Hotel to Victoria Street. Each of these elements is described below in this section.



Figure 2 – View north-west from the eastern side of Victoria Street.



Figure 3 – Dwellings located to the north of the subject site, including terrace houses, cottages and an Inter War apartment building.



Figure 4 – View south-west from the eastern side of Victoria Street.



Figure 5 – View to buildings on the eastern side of Victoria Street, from second floor balcony.

2.2. BROUGHAM STREET TERRACES

2.2.1. Overview

All terraces on the Brougham Street frontage of the site are highly altered. All except 96 Brougham Street represent double storey single dwellings with pitched roofs and a semblance of rear wings. A comparison between existing plans of the terraces and historic maps/plans clearly indicate that the terraces retain little original fabric and the forms have been changed substantially (refer images below).

The rear walls of 96 and 98 indicates the original extents of the wings and retain an original chimney, however these forms are highly altered, extended and their roof sheeting has been replaced. The rear wings appear to have been removed entirely behind 92 and 94. The later rear wing associated with 94 Brougham notably now extends down the southern boundary of the property rather than the north.

All dwellings except 94 have been infilled directly behind the principal form. Further, 94 and 98 both have later two storey additions directly behind the principal form. A third storey addition has been added above the original eaves line of 98 Brougham Street.

It appears that only one original outbuilding remains (rear boundary of 92 Brougham Street). All properties have been subject to hard and soft landscaping and all except 98 feature changes in level created by later landscaping.

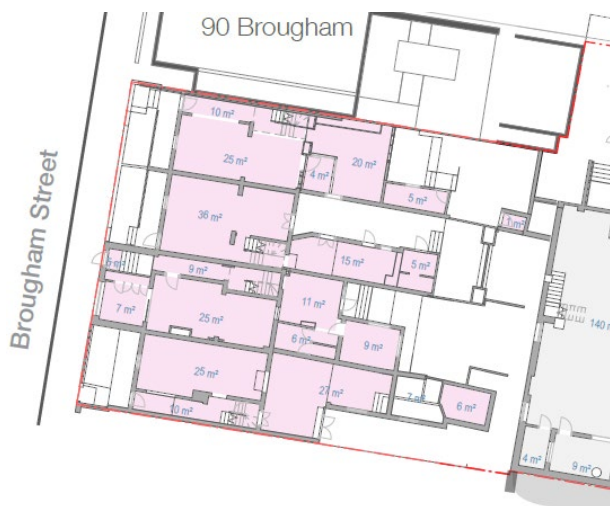


Figure 6 – Existing state of the Brougham Street terraces.

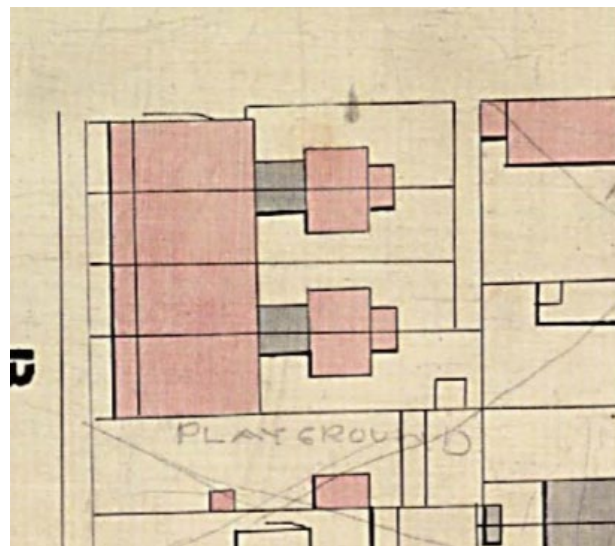


Figure 7 – 1855 state of the Brougham Street terraces (subject terrace outlined blue).



Figure 8 - Rear elevations of 92 – 94 Brougham Street showing later fabric shaded blue.



Figure 9 - Rear elevations of 96 – 98 Brougham Street showing later fabric shaded blue.

2.2.2. External Description

In 1977 (refer 1486/77) alterations were made to the terraces at 92 – 94 Brougham Street to reinstate the first-floor verandas by removing the later windows which had previously been installed. The remnant cast iron balustrades and columns appear to be original. Timber framed dormers to the front roof planes were also installed in the 1970s. The front walls are not original. Both terraces are painted brick and both front facades generally retain an original configuration. The rear of 92 has no original windows although the southernmost windows on the first floor appears to be in an original opening. Both terraces have later wings and 94 Brougham Street has a substantial 2 storey wing.

96 Brougham Street comprises an entirely later envelope which was constructed around 1936. There is no evidence of the original roof form associated with 96 Brougham. The dwelling presents as 3 storeys to the front and rear. The original party wall is evident under the eaves line of 98 Brougham Street as shown in the image below, the addition extends directly from this wall. The later fabric also intersects the original chimney. The original extent of the rear principal is evident as the rendered and painted while the 1930s extension above the original eaves line is painted brick.

98 Brougham has an original fenestration configuration to the front façade. Some original window/door joinery remains to the first floor veranda. The veranda itself is of entirely later construction and now extends past the extent of the party wall and the original extents of the veranda. None of the iron lacework to the balustrades is original. The rear roof form of 98 Brougham Street has been altered to include a wide dormer window. The window on the first floor to the rear appear to be original however all other openings to the rear include later joinery. The front wall is not originally and none of the finishes or landscaping within the front setback are original.



Figure 10 – Front façade of 92 Brougham Street.



Figure 11 – Front façade of 94 Brougham Street.

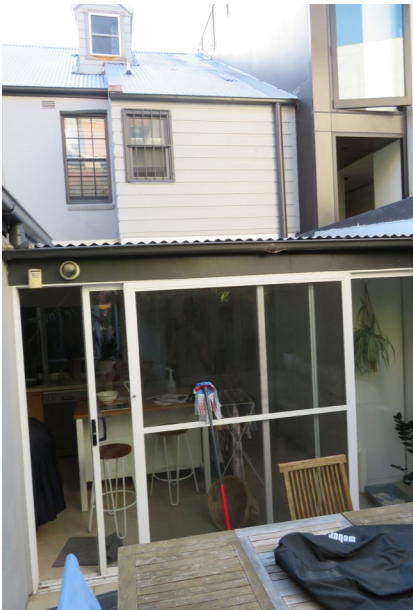


Figure 12 – Rear of 92 Brougham Street showing all later windows and contemporary fabric to ground floor.



Figure 13 – Rear of 94 Brougham Street showing two storey later addition.



Figure 14 – Front façade of 96 Brougham Street.



Figure 15 – Interaction between later fabric associated with 96 Brougham Street and original chimney.



Figure 16 – View north to the later south façade of 96 Brougham Street. the original party wall is evident below the eaves line of 98 Brougham Street. Original joinery to the front of 98 Brougham.



Figure 17 – View south across front veranda of 98 Brougham showing later floor and soffit finishes.



Figure 18 – Remnant wall of rear wings behind 96 and 98 Brougham Street.



Figure 19 – View to rear of 96 Brougham Street.



Figure 20 – Rear wall of 98 Brougham Street (96 Brougham to the right).

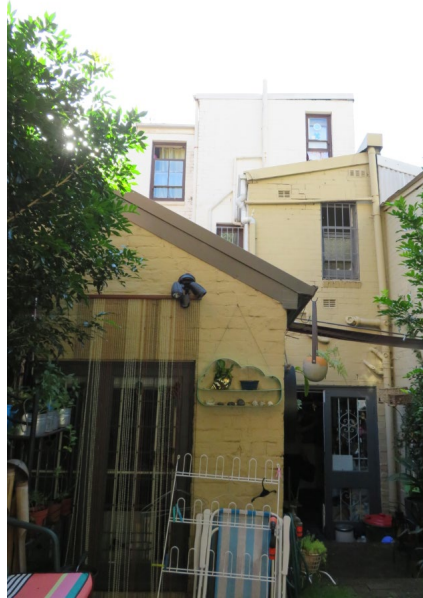


Figure 21 – View to rear of 96 Brougham Street.

2.2.3. Internal Description

In 1977 (refer 1486/77) alterations were made to the terraces at 92 – 94 Brougham Street to provide bathrooms to first floor and amend kitchens. 92 Brougham Street generally retains its original principal layout however has new finishes throughout and a later staircase to the front hall. Remnant of an original stair exists on the first floor. 94 Brougham Street does not retain its original stair. It appears to retain some skirtings however has no other characteristic features internally. 96 Brougham Street is highly altered to the rear however has original features to the principal rooms as shown below. This terrace retains its original stair. 98 Brougham Street has few original features within its principal form. Floor and wall finishes are later. Skirtings and cornices have been removed throughout however the front room on the first floor retain an original cornice. This terrace retains its original stair.



Figure 22 – Later ceiling to front hall of 92 Brougham Street.



Figure 23 – Later staircase to front hall of 92 Brougham Street.



Figure 24 – Contemporary fabric to rear of 92 Brougham Street.



Figure 25 – Contemporary fabric to rear of 92 Brougham Street.



Figure 26 – Original stair between first floor and attic or 92 Brougham Street.



Figure 27 – Contemporary fabric to attic space of 92 Brougham Street.



Figure 28 – Later stair to 94 Brougham Street.



Figure 29 – View across front ground floor room in 94 Brougham Street.



Figure 30 – Contemporary fabric to the rear of 94 Brougham Street.

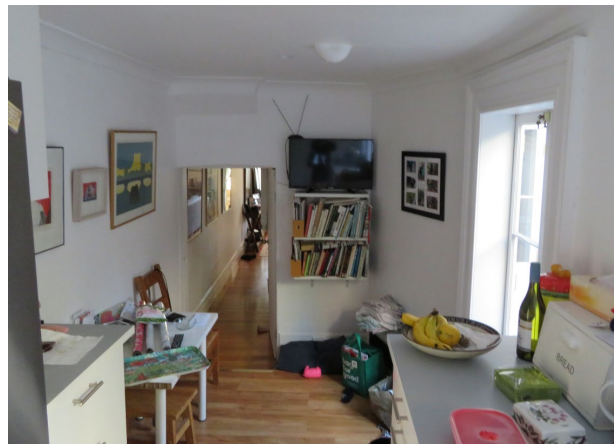


Figure 31 – Contemporary fabric to the rear of 94 Brougham Street.



Figure 32 – Highly altered interiors of 96 Brougham Street.



Figure 33 – Original ceiling to front of 96 Brougham Street.



Figure 34 – Original joinery to principal hall of 96 Brougham Street.

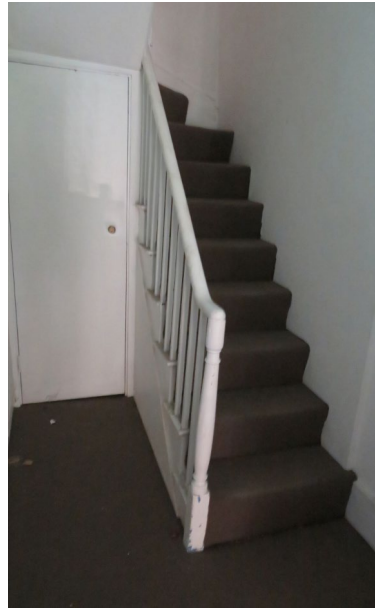


Figure 35 – Original stair to 96 Brougham Street.



Figure 36 – Later finishes to principal form of 98 Brougham Street.



Figure 37 – Later infill section to rear of 98 Brougham Street.



Figure 38 – Original stair to 98 Brougham Street.



Figure 39 – Front first floor room in 98 Brougham Street showing later cornices and original skirtings.



Figure 40 – Adapted roof space and later wide dormer to the rear of 98 Brougham.



Figure 41 – Front first floor room in 98 Brougham Street showing later cornices and original skirtings.

2.3. FORMER GOLDEN APPLE

The former Golden Apple constitutes a three storey Victorian terrace plus basement. The place has undergone substantial alterations in line with its recent use as a brothel. Most characteristic Victorian fabric has been removed. Retained characteristic fabric include the overall form, external ironwork, original staircase and some original walls. Remnants of the original layout are able to be discerned in plan however the spaces have been substantially partitioned.

Substantial additions were undertaken in 1985 including veranda and additions to the west, additional internal staircase, spa baths and bathrooms throughout, and blocked up windows.



Figure 42 – View across first floor veranda to original balustrade.



Figure 43 – View across ground floor veranda.



Figure 44 – Basement floor area to rear of the Golden Apple.



Figure 45 – View to highly altered rear elevation showing later veranda.



Figure 46 – Highly altered basement level.

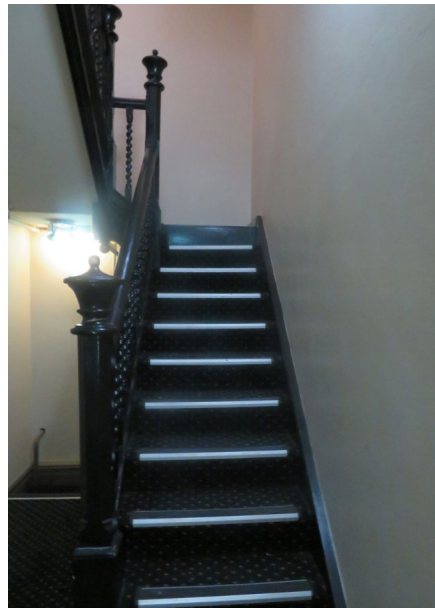


Figure 47 – Original staircase.



Figure 48 – Highly altered first floor towards later veranda.



Figure 49 – Highly altered interiors.



Figure 50 – Highly altered interiors.



Figure 51 – Later stair finishes.

2.4. PICCADILLY HOTEL - EXTERIOR

The subject site was designed by Prevost and Ancher in 1938 in an Inter War functionalist style. The building was constructed in 1939 in red and yellow brick and has four-storeys, including basement. Two recessed balconies are located in the centre of the façade on the first and second floors above the ground floor awning. “Piccadilly Hotel” signage is located above the second-floor balcony in Inter War art deco style, block, lettering. The façade is made up of simple rectangular shapes that emphasis the horizontal and the vertical. The vertical element on the southern end, above the second-floor windows is a typical feature of Inter War functionalist buildings.

The ground floor has a black tiled and painted façade with chrome headers above the doorways. It is likely that these chrome headers original had either glass or mirrors with advertising. The door openings have been retained in their original location however, alterations to the doorway fabric has been made, including the conversation of two of the central doorways to leavers in association to a games room that was installed on the ground floor in the late twentieth century. Other doors have been upgraded and used as fire exits. The most southern doorway has been retained. The underside of the awning is painted pressed metal with lights. Some contemporary services are also located along the ground floor façade and underneath the awning, including security cameras and fire alarm and sprinkler.

The windows on the first and second floor are all original double-hung, painted timber windows with stripe detail on the glass. These have had double-glazing installed with a secondary window installed on the interior. Both the first and second floor balconies have curved windows on the northern end. This is obscured

from view from the brick balustrade and minor setback of the curve. This curved feature is also present at either ends of the balustrades and second floor detail. Two fabric awnings have been added above the first-floor balcony that extend down to the ground floor awning. The ground floor awning has corrugated metal cladding.



Figure 52 – The eastern façade of the Piccadilly Hotel.



Figure 53 – View south-west of the ground floor (eastern) façade from Victoria Street.



Figure 54 – View north-west of the ground floor (eastern) façade from Victoria Street.

The balconies both have three doorways (access), concrete support columns, concrete ceilings and floor tiles. The balcony on level one has had a floating ceiling with artificial plants installed (when the hotel operated as a club). The painted timber doorway and window details are continuous from all other windows on the façade.



Figure 55 – First-floor balcony (view north)



Figure 56 – Second floor balcony (view south).

The rear of the building has been heavily modified with the enclosure of the second-storey, corner balcony and brick-infilled windows which were both undertaken in 1997. There are also a number of services attached to the rear, including air conditioner vents and units. Some remnants of “Piccadilly Hotel” signage is visible in the top, right corner of the western façade. This signage however is only visible from carpark at no. 100 Broughton Street and is obstructed by the dwellings located directly in front.

2.4.1. Open rooftop

The open rooftop occupies the western half of the second floor and is accessed through a later, enclosed structure on the southern side. The flat roof is concrete and is used to house service units. Along the southern edge/parapet, is a kitchen (former laundry room) and recent lightweight corridor that provides access to level 2. A portion of a remnant clothesline is located close to the former laundry building. The remnant of the lightwell, which ran through the subject hotel has been repurposed for ventilation.

From the open roof top, the extent of the parapet can also be seen with the tops of the parapet visible on the northern, southern and eastern walls of the building. The parapet on the southern and northern walls step with rendered concrete headers and exposed brick. The parapet would have originally hidden the roof form of the second floor from street level. However, this has been obscured now by recent additions to the neighbouring properties.



Figure 57 – View east over the open roof top toward the second floor.

2.5. INTERIOR

In 2017 the Hotel had changed ownership and had been stripped internally of most of the contemporary fitout, including the removal of bars, kitchen and bathroom fitout and wall fixtures. In addition, no electricity was available on site and therefore there was some limitations for site photography.

Overall, the majority of internal fabric (including floors, ceilings and wall finishes) have been removed or altered throughout the 1980s and 1990s. However, the removal of later fitout and fabric has revealed remainder structural elements of the original Hotel. These structural elements have retained large areas of the original layout of the Hotel.

2.5.1. Basement

The basement was originally part parking garage and storage for the Hotel and bar. Access to the basement is available from three areas on the ground floor. One in the north-west corner, one in the centre (behind the former bar) and one along the western wall.

Like most of the Hotel, the basement has been stripped of most fabric, however core features, such as the cool room doors and keg shoot have been retained. The cool rooms are not original and were installed later in 1953. Other areas of fabric that have been retained include some floor tiles (in the south-west corner of the basement) from an original men's bathroom and timber, double hung windows on the western wall. These windows however (located on the western wall) have been blocked. Remnants of a stair well are also present in the south-west corner. Overall, the basement has been altered to accommodate various uses, including car parking, storage, cool room, bathroom, cloakroom and office spaces.

2.5.2. Ground Floor

The ground floor has been significantly altered and stripped of original and later fitout fabric; however, the general layout is still visible within the structural elements which have been largely retained. This includes the location for the original bar which can be seen outlined on the floor and the original location for bathrooms, staff access and the skylight which was enclosed sometime between 1960 and the 1990s.

There is also the potential that original tiles have been retained behind lightweight walls and floors that were installed in the 1990s (particularly within the entrance hallway located along the southern wall and the floor

tiles within the bar area in the north-east corner.) However, this cannot be confirmed until all fabric is removed.



Figure 58 – View north-west from the original bar area on the ground floor.

One of the most intact areas on the ground floor is the stair well located along the southern wall of the building. The entrance hallway leading to the stairwell was altered in the 1990s however, there is potential that the original wall finish (tiles) has been retained underneath the contemporary wall cladding. At the end of the hall is the original staircase including tiles (yellow and green) and the curved timber and iron railing.

2.5.3. First Floor

The first floor has also been stripped of the majority of original fabric and fabric related to the bar use, however, similar to the ground floor, structural elements have been retained that illustrate the original floor plan of the hotel. The room in the north-west corner, with an arched ceiling was originally a balcony/beer garden and was infilled in 1997. The remaining section of the balcony still uncovered is used for plant and services. Otherwise, the original layout of the floor has been largely retained.

Other original features on the first floor include sections of architraves, timber corbels, skirting boards and some areas of floorboards (in the rooms and hallways on the eastern side). The bar in the centre of the floor is located in the same area, however it is likely to have been replaced. Contemporary wall and floor finishes (paint and wallpaper), bathroom, bar and kitchen fitouts were also installed (likely during the 1990s refurbishment).

Some of the alterations to the floor include wall and floor finishes, bathroom, kitchen and bar fitout.



Figure 59 – View of the bar area, view north-west. The central bar is just visible in the right-hand corner of the image.

2.5.4. Second Floor

The second floor was formerly the Hotel's accommodation and has retained a large extent of the original layout. More recently, this floor was used for staff rooms and office spaces. Original fabric that has been retained includes timber floors, skirting boards, cornices and doors. These elements are all simple in design and differ from the detail retained on the floors below (corbels and cornices). This is due to the different use of the two floors, with one being the public bar and restaurant area and one available to lodges only.

The stairs between the first and second floor along the southern wall has also been retained. Again, this section of the stair well differs from the retained features of the stairwell on the lower floors. The walls are painted and do not have any wall or floor tiles. The stairs are constructed in the same timber of as the original timber floorboards.

In the south-west corner of level two, an area of later infill connects the former laundry room with the main building. This provides access to the open roof top.

Other additions include various services, fire hose, sprinkler systems etc. throughout the floor. In addition a number of rooms have been painted with chalkboard paint.



Figure 60 – View along second storey hall.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following histories have been sourced from *The Book of Sydney Suburbs*, compiled by Frances Pollon (1998). While the subject site is located in Potts Point, the history for Darlinghurst has also been included as the Hotel is regularly identified in the suburb of Darlinghurst in historical documentation.

3.1.1. Darlinghurst

This suburb was once known as Eastern Hill because of its geographical position east of the city. By 1800 several large windmills were situated on the heights of this area, using the stiff breezes to grind much-needed grain. The area began its suburban life under the name Henrietta Town, being called after Mrs Macquarie, whose second name was Henrietta. At that time it was an Aboriginal reserve. Loyalties changed with governors, however, and when Governor Darling assumed office, the suburb changed its name to Darlinghurst in honour of his popular wife. "Hurst" is an old English word for wooded hill.

Darlinghurst was once quite a fashionable suburb and it housed some famous people. One of the grandest houses was Craigend, built by New South Wales surveyor-general, Sir Thomas Mitchell, in 1828-31. It stood on about 4 hectares of land in the area now bordered by Kings Cross Road, Surrey Street and Victoria Street. Mitchell and his family lived in this neoclassical mansion with the façade of a Greek temple for only five or six years. It then passed to several owners and was demolished in 1921, but Craigend Street is a permanent reminder.

David Scott Mitchell (1836-1907), the wealthy bachelor who endowed the Mitchell Library with £70,000 and his valuable collection of books and documents relating to Australia and the Pacific region, was a longer term resident. He moved from the family home in Cumberland Street in the Rocks on the death of his mother in 1871. He then lived unostentatiously at 17 Darlinghurst Road, indulging his interest in and talent for book collecting, until his death in 1907.

The gilt went off the suburb when Darlinghurst goal, designed by architect Mortimer Lewis (1796-1879) was built in 1841. It was not the style of the building, but the significance of its erection that was the reason for the decline in Darlinghurst's popularity. The goal buildings in Forbes Street are a fine example of the stonemason's craft. Governor Brisbane had reserved 3 ½ acres on the outskirts of Sydney for a new goal to replace the earlier lock-up on George Street. In 1823 a stockade was erected. Convicts quarried the stone from nearby William Street and hauled it to the hill, where other convict gangs shaped it by hand into blocks. The completed enclosure was known as Woolloomooloo Stockade. Construction of the goal commenced in 1836 and by 1841 it was complete and prisoners from the George Street prison were marched in chains to Darlinghurst, to the jeers and catcalls of the watching crowd.

The goal was closed as a prison in June 1914 and became a security house for German refugees during the First World War. In 1921 the building changed character completely when it became the East Sydney Technical College. The grim silence of the goal has been replaced by an air of creativity and success. The only evidence of the convict builders are their marks on the eastern and southern walls, as no convict labour was used in the construction of the buildings themselves.

The courthouse standing conveniently beside the goal, and facing Taylor Square, was also designed by Mortimer Lewis. It was opened in 1842, and fulfils the same function today.

The suburb's main thoroughfare, William Street, was named after King William IV, who reigned from 1830 to 1837 and was often scathingly referred to as Sailor Bill, or even Silly Billy.¹

3.1.2. Potts Point

The name of this suburb honours a self-made man, Joseph Hyde Potts. When the Bank of New South Wales opened for business in 1817, Potts was employed as a "Porter and servant" of the bank, and he slept on the premises, guarding the strong-box. He received rations from King's store and a salary of £25 a year. The bank's offices, however, decreed that Potts was not to marry. When he met and courted a young woman and wanted to marry and bring his wife to live at the bank, the board refused his request. Poor Potts, deciding that his future lay with the bank, called off the marriage fifteen years later, Potts was granted leave of

¹ Frances Pollon, *The Book of Sydney Suburbs*, (1998), pages 77-79.

absence for 10 days and during this holiday he met and married Emma Bates, who had arrived in Australia the previous year.

Potts was a bright young man. In his free time, he designed the Wales's bank notes, and within twelve years of his employment, he had advanced to the position of bank accountant. He then purchased 6 ½ acres of harbourside land from Judge Wyled and called his property Potts Point.

An early land grant in the areas was made to Judge-Advocate John Wylde in 1822 (after whom Wylde Street is named). He received 11 acres at the end of the point. To the south of his property was an 1831 grant made to H.C. Douglas, then the grants, also made in 1831, held by John Bushy, A.B. Spark, Justice John Stephens, Alexander Baxter and Edward Hallen.

The local sandstone has been used extensively in foundations and fences in the early homes in the area. Among the area's historic buildings are Tusculum, a house designed by John Verge and built between 1831 and 1835 at 3 Manning Street; the Minerva, a theatre built in 1938-39 at 28 Orwell Street, but now operated as a cinema; and Tarana, built in about 1889 in Wylde Street.

Before the arrival of the settlers, the point was known by a variety of names, among them Paddy's Point, Jurrageen (or Currageen), and Yarrandabbi. The last two are certainly Aboriginal names, and "Paddy" may have been Patrick Walsh, who received a grant of 30 acres here in 1809. Colonel Paterson made the grant in the period between Governor Blight's departure and Macquarie's arrival, but, as Macquarie did not confirm the grant, the land reverted to the Crown.

Potts Point is no longer a point, as the peninsula was joined to Garden Island in 1942 by the construction of the Captain Cook Dock. Since 1866 Garden Island has been used as a naval depot with control passing from Imperial authorities to the Commonwealth government in 1913. The island can be visited by tour groups.²

3.2. THE SUBJECT SITE

The subject site originally formed part of the nine acres granted to Edward Hallen by Crown Grant in 1831.

In 1829, Edward Hallen had been appointed as draughtsman to the Surveyor General and moved from London to Sydney. Soon after arrival in Sydney he began to practise architecture. Hallen was the architect for the 1832 portion of Sydney Grammar School. His later works include Hereford House in Glebe and the Argyle Cut, the engineering work linking George Street North with Argyle Place. In 1834, Hallen moved away from architecture and perused a new life as a grazier.

In 1841, Hallen subdivided part of his land and offered it for sale. Several new streets were proposed, running parallel to Woolloomooloo Road (later Macleay Street) including Victoria Street and Brougham Street. The remaining land was subsequently subdivided again and sold off as the Tivoli Estate. In 1964, Thomas Ware Smart purchased several parcels of the Tivoli Estate (refer Figure 61). The parcels were subsequently sold off between 1867 and 1878.

The lots which form 92-98 Brougham Street and the Piccadilly Hotel were purchased as part of the initial subdivision of Hallens land, whilst 169 Victoria Street comprised Lot 15 of the later Tivoli estate subdivision in 1867. The sections below provide a detailed history of the individual lots.

The following series of figures (refer Figure 75 through to Figure 65) show the development of the site from c1855 to 1943.

² Pollon, *The Book of Sydney Suburbs*, (1998), pages 208-209.

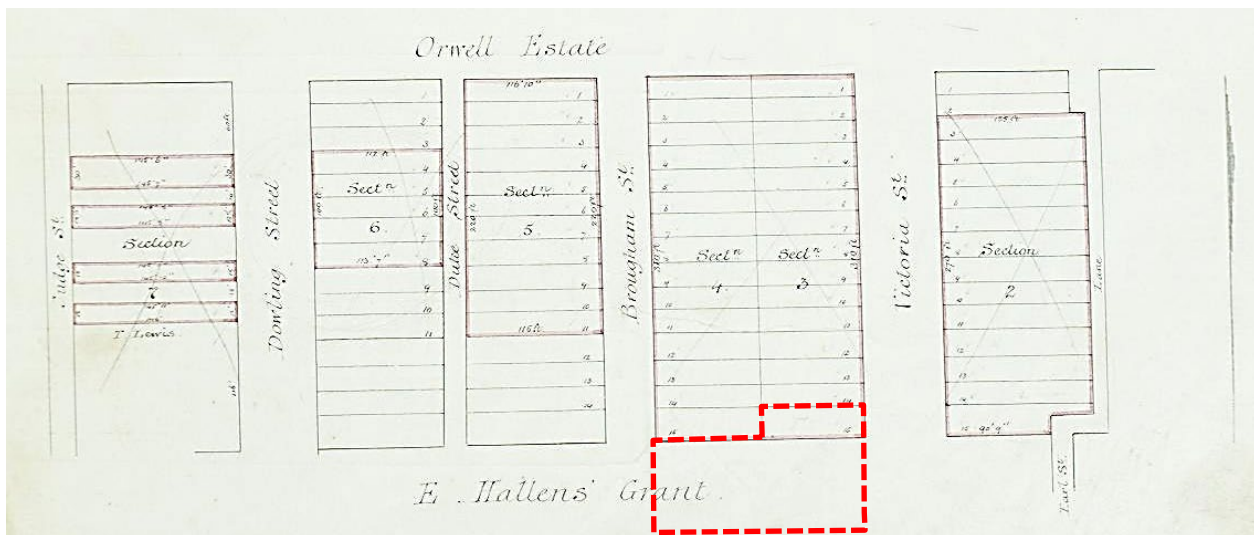


Figure 61 – Diagram showing allotments of the Trivoli Estate, Parish of Alexandria, County of Cumberland, c1964. Subject site indicated in red.

Source: Cancelled Certificate of Title Volume 4 Folio 203

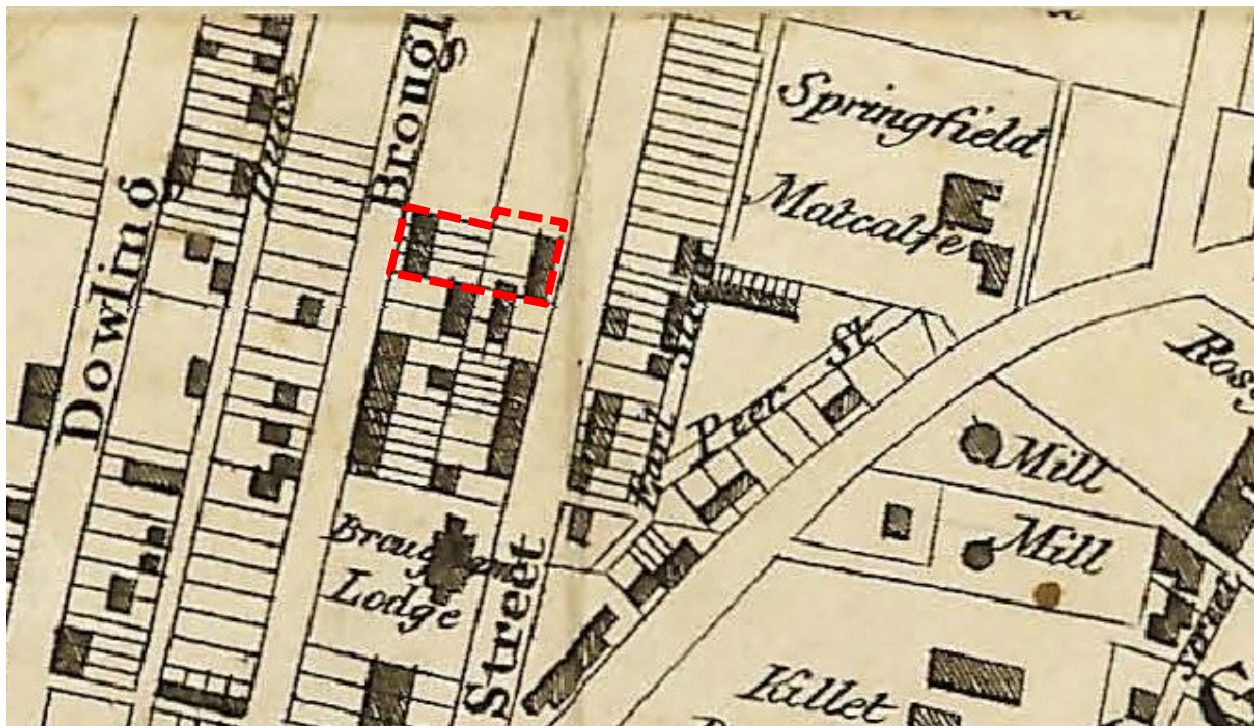


Figure 62 – Excerpt from "Woolcott & Clarke's Map of the City of Sydney" c1854 showing subject site with original dwellings.

Source: City of Sydney, Historic Atlas of Sydney

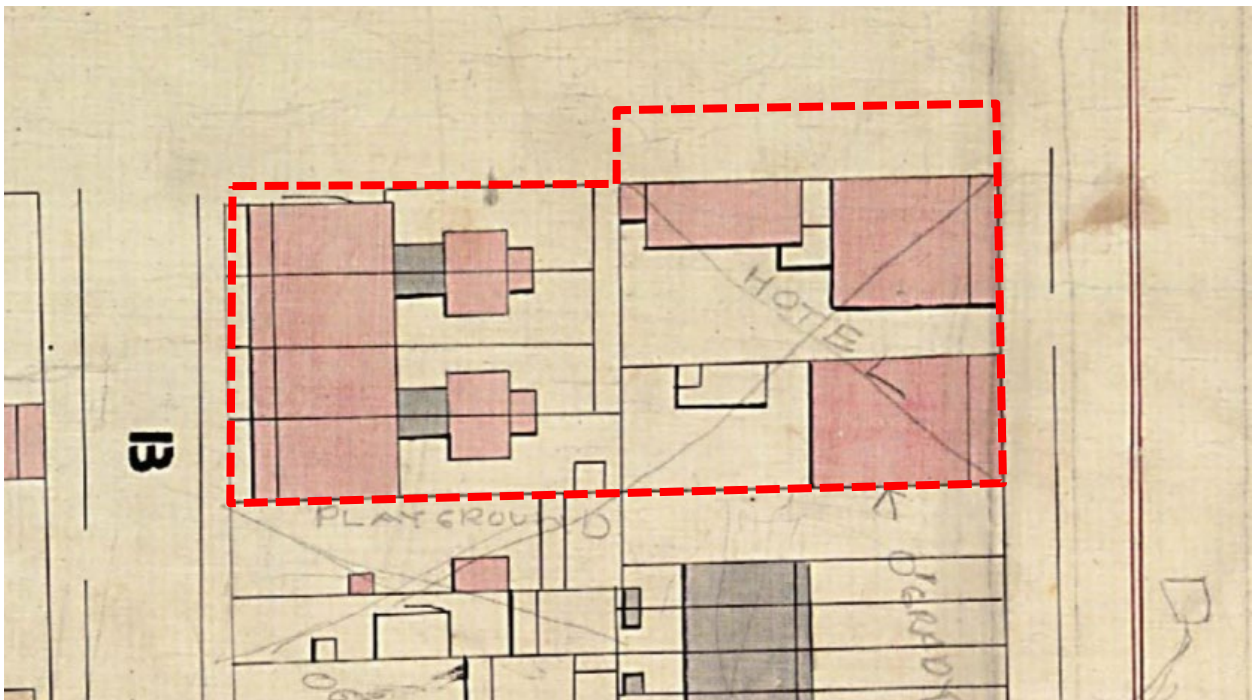


Figure 63 – Excerpt from “City of Sydney – Trigonometrical Survey, 1855-1865: Block N2” with subject site indicated in red.

Source: City of Sydney, *Historical Atlas of Sydney*



Figure 64 – Excerpt from “Plans of Sydney (Rygate and West), 1888: sheet 7”, with subject site indicated in red.

Source: City of Sydney, *Historic Atlas of Sydney*

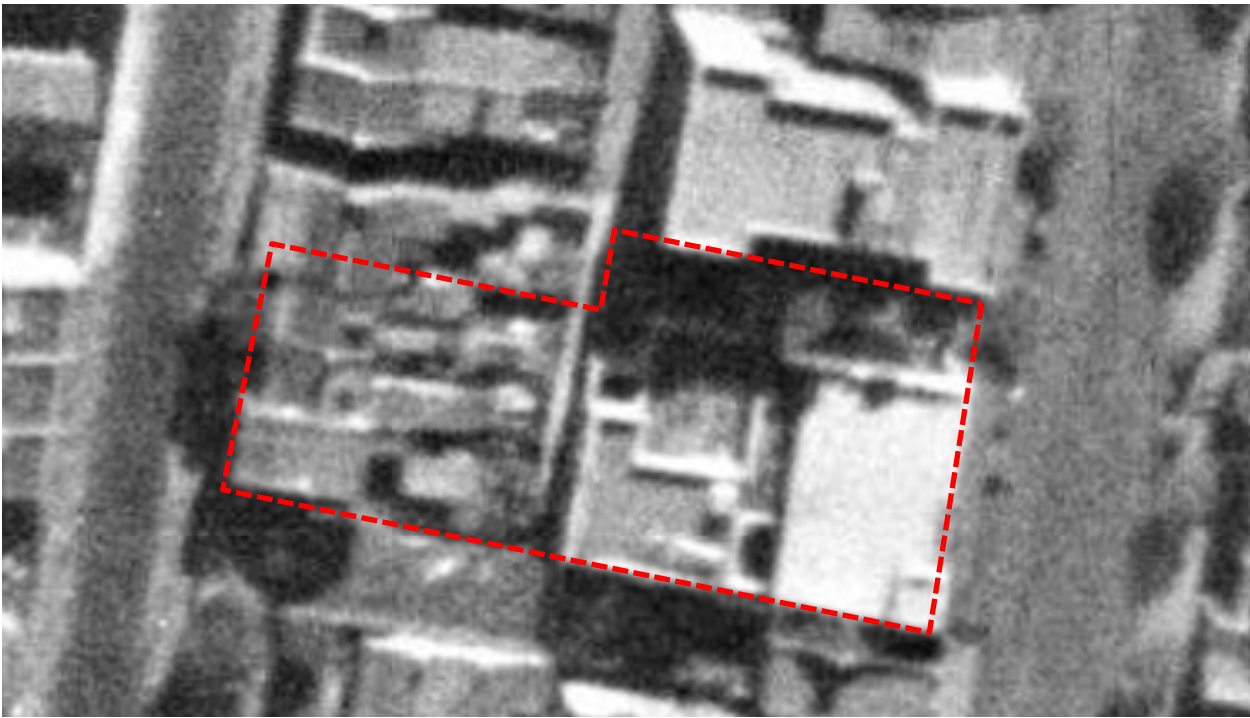


Figure 65 – 1943 aerial with subject site indicated in red.

Source: SIX Maps

3.3. 92 – 98 BROUGHAM STREET

No. 92 -98 Brougham Street originally comprised a set of four Victorian terraces. The terraces first appear on the “Woolcott & Clarke’s Map of the City of Sydney” in 1854 (refer Figure 75). The City Assessment Book of 1855 lists the property owner of the terraces as “John Curtiss” (sic), and the terraces as being of brick with shingled roof, 2 storeys with 5 bedrooms each. At this time, the terraces were numbered 170 to 176 Brougham Street. According to the Sands Directory of 1858 the occupants of 96-96 were (in numerical order) Frederick A. Jenson, James Kew and Robert Harris. The occupant of 98 is unidentified.

According to the assessment books the terraces were subsequently owned by Henry Allen by 1871. In 1871, the terraces also appear on the rate books as being of 3 storeys and 6 bedrooms each, therefore indicating that the roof spaces had been converted into attic bedrooms.

The terraces have all since undergone several additions and alterations as outlined below.



Figure 66 – View towards 98-94 Brougham Street, Woolloomooloo August 1968.

Source: *City of Sydney Archives File 022/022960*

92 – 94

In 1977, under application no 1486/77 alterations were made to the terraces to provide bathrooms to first floor, amend kitchens, reopen the first-floor verandas by removing the existing windows, removal of the external chimneys, removal of the rear dormer windows, re-roofing in galvanised iron and provision of new timber framed dormers to the front. Images of No. 92-94 contained within the application show the terraces before the proposed works. The front verandas on the first floor that had been enclosed to create sun rooms off the front bedrooms (refer Figure 67). Photographs of the rear show that No. 94 also had a first-floor rear addition (refer Figure 68).



Figure 67 – View of terraces in 1977

Source: City of Sydney Archives BA1486/6/77



Figure 68 – View of rear of terraces in 1977

Source: City of Sydney Archives BA1486/6/77



Figure 69 – Street view of subject site in 1977.

Source: City of Sydney Archives BA1486/6/77

96

No. 96 Brougham Street was significantly altered in 1935/1936 under Building Applications BA 1076/35 and 265/36. The terrace was covered with a new face brick façade and converted into flats. Parts of the original terrace remain underneath the brick addition. In 1978 the seven lettings were converted into three flats comprising of one single bed self-contained flat on the ground each floor. In 1980 the terrace was converted into a strata title



Figure 70 – 96 Brougham Street, Woolloomooloo, November 1931.

Source: *City of Sydney Archives File 001/001788*

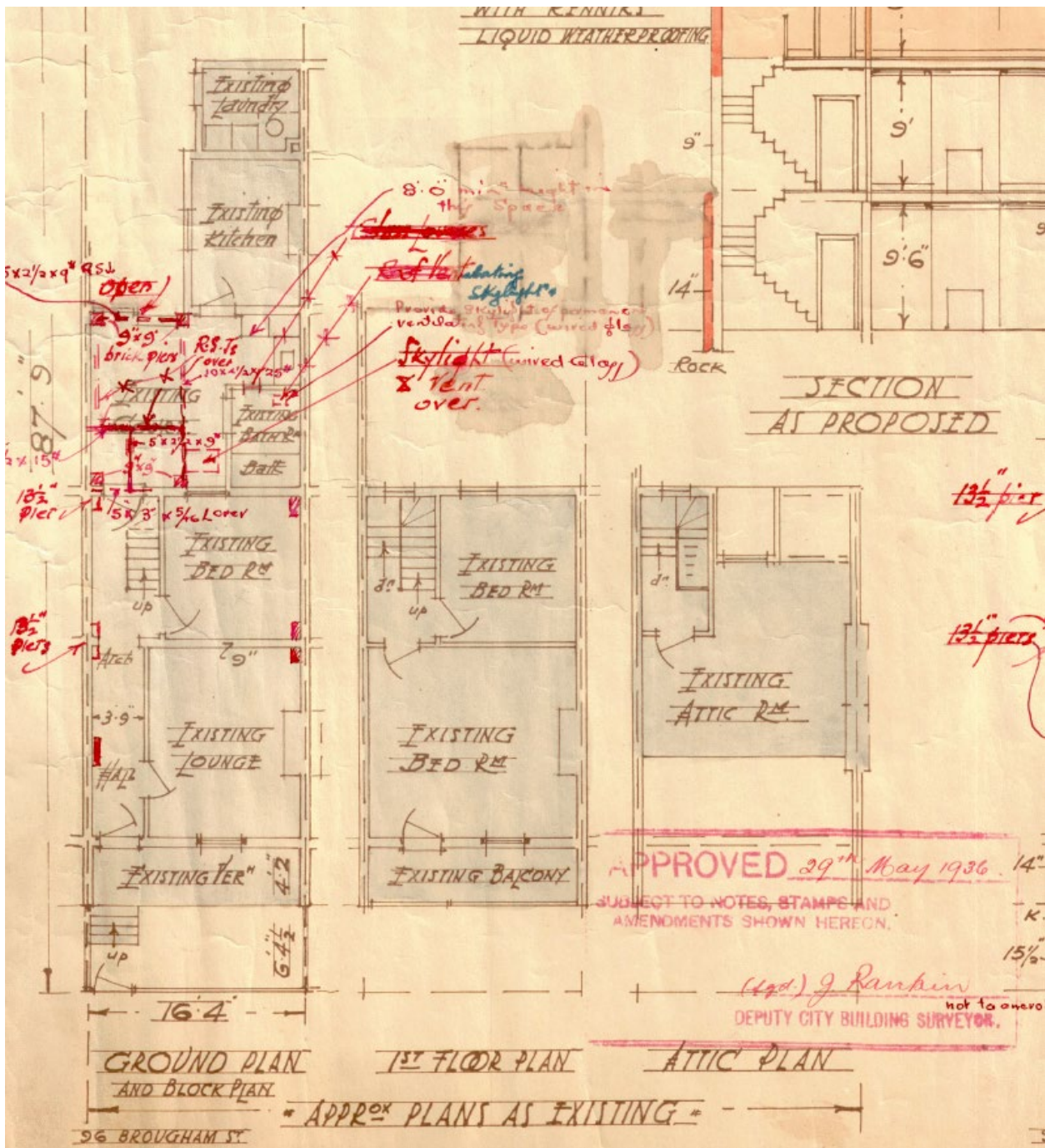


Figure 71 – Existing plans of no. 96 in 1936.

Source: City of Sydney Archives BA 265/36

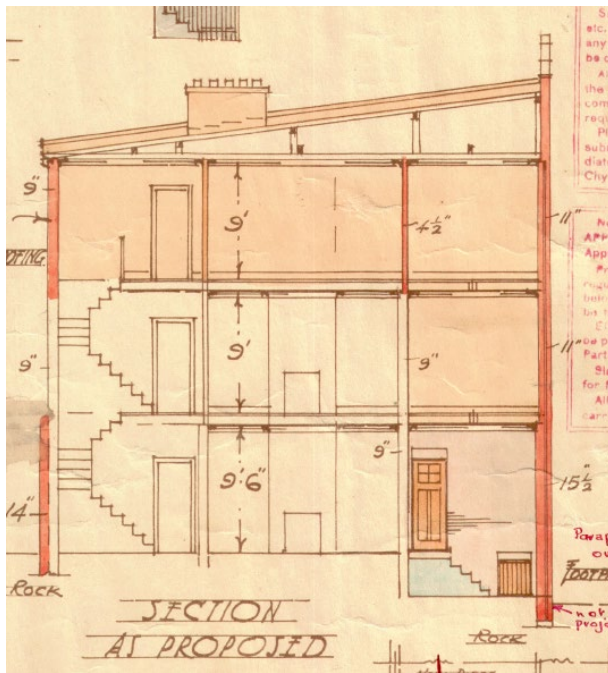


Figure 72 – Sections of proposed works.

Source: City of Sydney Archives BA 265/36

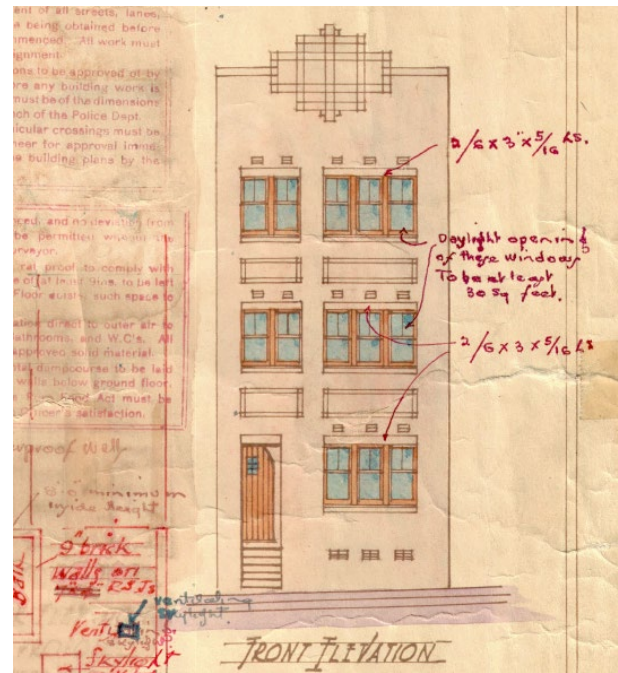


Figure 73 – Front elevation of proposed works.

Source: City of Sydney Archives BA 265/36

98 Brougham Street

In 1949 an application was made to enclose the front balcony.



Figure 74 – Partial view of 98 Brougham Street, Woolloomooloo, August 1968.

Source: City of Sydney Archives File 022/022961

3.4. HISTORY OF THE PICCADILLY HOTEL

The subject site originally formed part of the nine acres granted to Edward Hallen by Crown Grant in 1831. In 1829 Edward Hallen had been appointed as draughtsman to the Surveyor General and moved from London to Sydney. Soon after arrival in Sydney he began to practise architecture. Hallen was the architect for the 1832 portion of Sydney Grammar School. His later works include Hereford House in Glebe and the Argyle Cut, the engineering work linking George Street North with Argyle Place. In 1834, Hallen moved away from architecture and perused a new life as a grazier.

In 1841 Hallen subdivided part of his land and offered it for sale. Several new streets were proposed running parallel to Woolloomooloo Road (later Macleay Street) including Victoria Street and Brougham Street. The remaining land was subsequently subdivided again and sold off as the Tivoli Estate. In 1864, Thomas Ware Smart purchased several parcels of the Tivoli Estate. The parcels were subsequently sold off between 1867 and 1878. The lots on which the Piccadilly Hotel is now located, were purchased as part of the initial subdivision of Hallens land. By 1880, the site was owned by Patrick O'Dowd and was occupied by a Hotel.

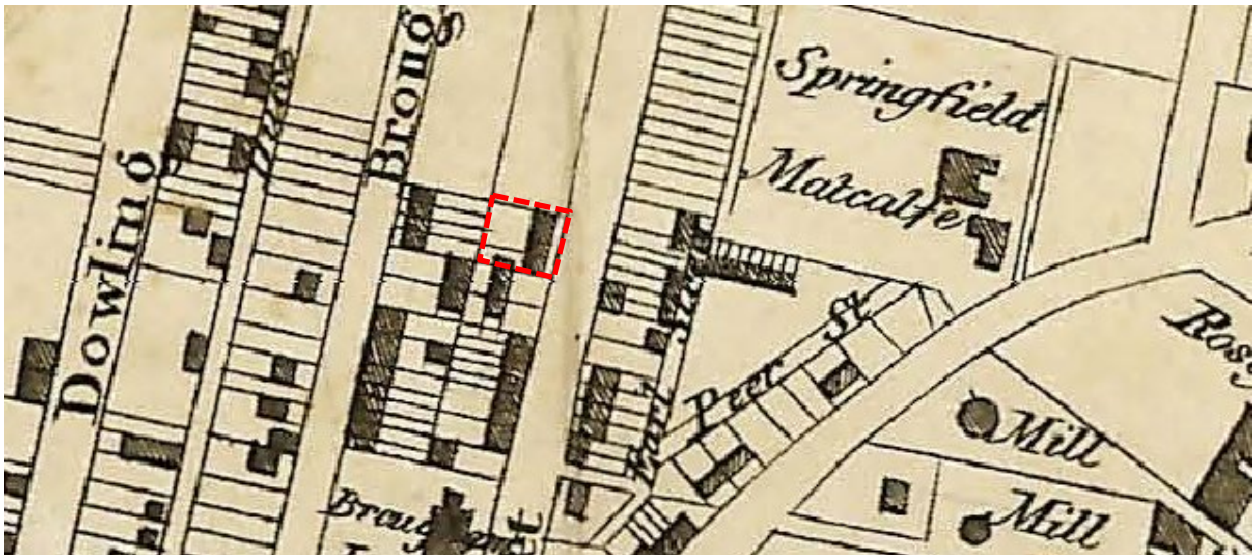


Figure 75 – Excerpt from “Woolcott & Clarke’s Map of the City of Sydney” c1854 showing subject site with original dwellings.

Source: *City of Sydney, Historic Atlas of Sydney*

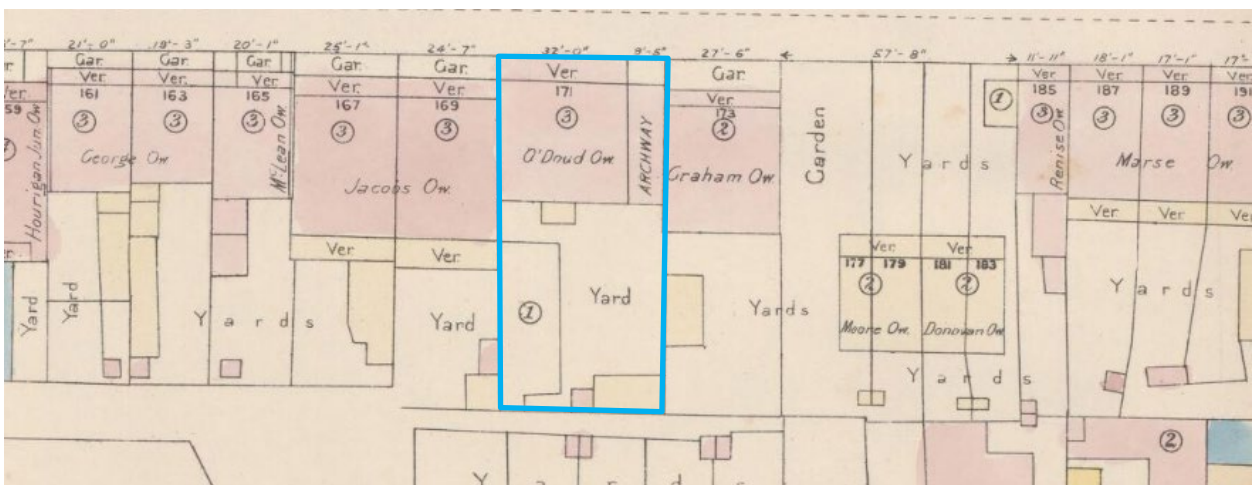


Figure 76 – Subdivision Map from 1888. Showing the property when it was under the ownership of Patrick O'Dowd.

Source: *National Library of Australia, Sydney and Suburban Map Publishing Co. 1888.*

The Piccadilly Hotel was constructed in 1939 for the Tooth and Co to replace a previous hotel on the site called the Austral Club Hotel (Figure 77). References to the Austral Club on Victoria Street are made as early as 1888 in the Sydney Morning Herald under “Licensing Court”³. However, the building that occupied the Austral Club occupied, was demolished and replaced with the existing Hotel building.

The building located on the site prior to the Piccadilly Hotel had stylistic features from the early twentieth century as shown in the photograph from 1930 shown at Figure 77. Apart from appearance, the photograph also shows evidence of the Tooth & Co. ownership of the building. Tooth & Co. purchased the building in 1936 from the estate of Mary O'Dowd.

³ Sydney Morning Herald, “Licensing Court”, Saturday 30 June 1888, page 3.



Figure 77 – Excerpt from Piccadilly Hotel Yellow Card showing Austral Club which previously existed on the site in 1930, prior to the construction of the Piccadilly Hotel in 1938.

Source: Noel Butlin Archives, Yellow Card

The subject hotel was designed in the Inter War Functionalist Style by the prominent architects Prevost and Anchor. The Yellow Card records indicate that Tooths purchased the property in July 1936. The original plans were approved in 1938 by the City of Sydney. At this time, it was intended to retain the name, "The Austral Hotel" for the site. However, at the time of opening, the Hotel had been renamed the Piccadilly Hotel. The upper levels of the hotel were used for residential accommodation. The yellow cards indicate that the hotel provided accommodation for 6 single rooms however the plans included below show 12.

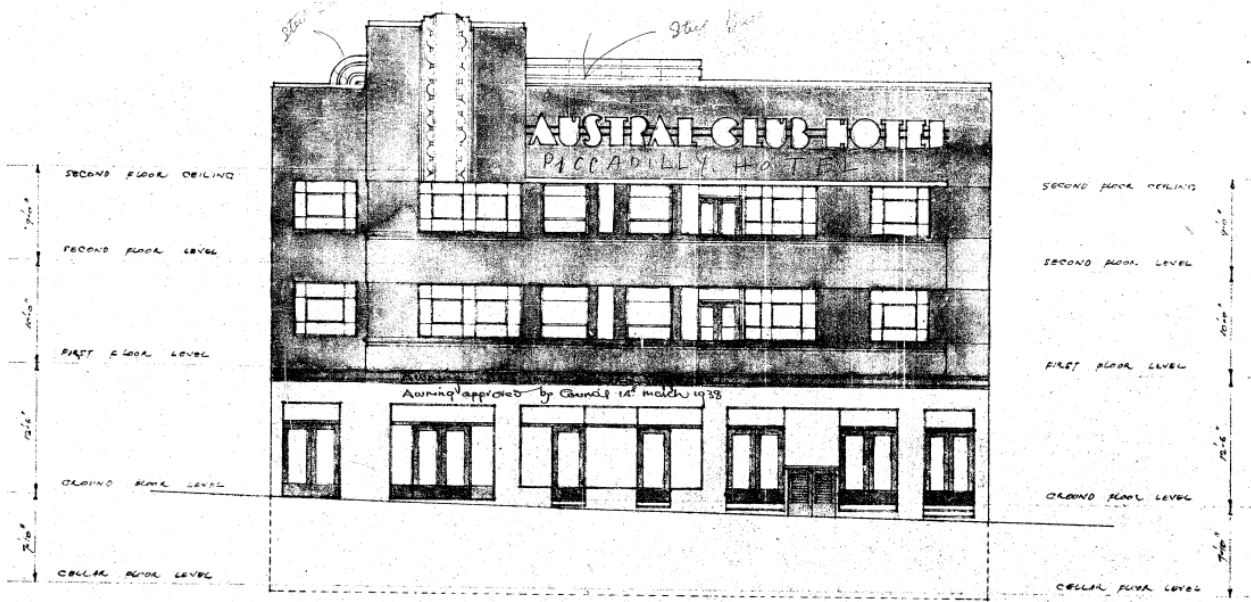


Figure 78 – Original eastern elevation. Note the site was intended to remain the Austral Club Hotel however a pencil marking is visible that states "Piccadilly Hotel".

Source: City of Sydney Archives, 1938_0164

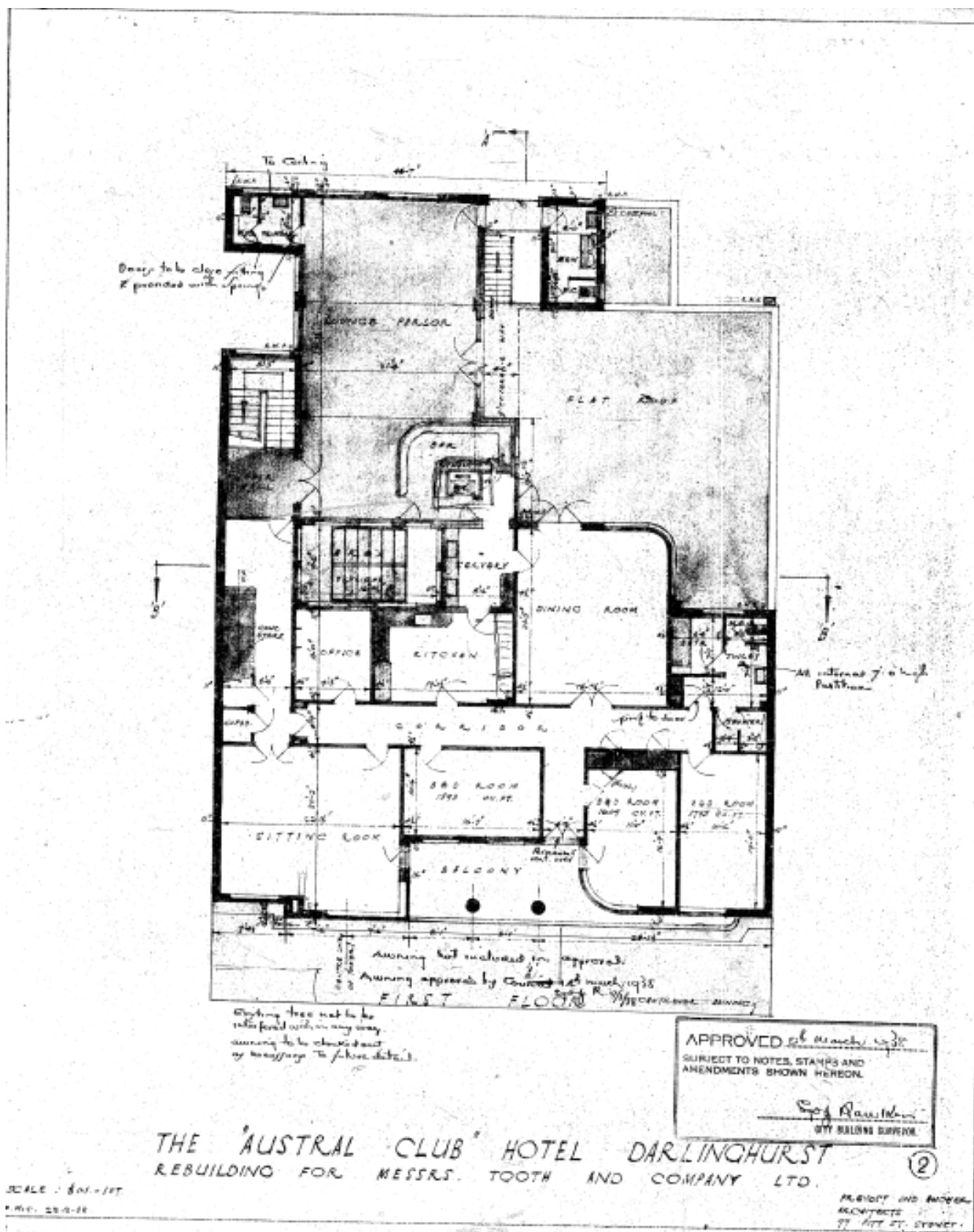


Figure 81 – Original first floor plan. Approved in 1938.

Source: City of Sydney Archives, 1938_0164

171/173 Victoria Street, Austral Club Hotel.—
Demolition of existing and erection of new
building.—Prevost and Ancher, 77 Pitt Street,
Sydney.
171/173 Victoria Street. Austral Club Hotel.—
Awning.—Prevost and Ancher, 77 Pitt Street,
Sydney.

Figure 83 – Construction tenders signed for the construction of the subject building in March 1938.

Source: *Construction and Real Estate Journal*, 2 March 1938, Page 17.

The images shown at Figure 84 and Figure 85 were published in the *U.L.V.A Review* on the 15th November 1940 with the following caption:

A popular feature of the Piccadilly Hotel, in Victoria Street, Darlinghurst, is the accommodation provided for having a drink in the open on the roof, as shown in the picture above. Provision was made for this activity when the hotel was rebuilt.

When the Austral Club Hotel, in Victoria Street, Darlinghurst, was rebuilt at a cost of £20,000, provision was made for the lounge parlor shown in the picture on the right. A feature is the built-in loges against the walls. After the rebuilding the name of the premises was changed to Piccadilly Hotel. The licensee is Mrs H.M. Patterson, who has been in control for several years.⁴



Figure 84 – Original outdoor balcony.

Source: *The U.L.V.A Review*, 15 November 1940, page 24.



Figure 85 – View south-east on the first floor with the original bar in the left corner.

Source: *The U.L.V.A Review*, 15 November 1940, page 24.

These photographs show two areas that have largely changed since 1940, including the complete infill of the outdoor balcony (Figure 84) during the 1990s. The other photograph shows the original design intent of the first-floor bar/restaurant with booth seating and curved bar in the top left corner. Neither of these features have been retained.

These are the only images of the interior that have been sourced prior to the later works that stripped or covered a large amount of the original fabric.

⁴ The *U.L.V.A Review*, 15 November 1940, page 24.

The following photographs of the exterior are from the Tooth & Co. yellow cards from 1949 and 1960. They both represent the original appearance of the ground floor façade with lighter colours and what is likely to be a Tooth & Co. poster.



Figure 86 – Piccadilly Hotel, 1949.

Source: Noel Butlin Archives, Piccadilly Hotel
Darlinghurst Card 4, side 2.



Figure 87 – Piccadilly Hotel, 1960.

Source: Noel Butlin Archives, Piccadilly Hotel
Darlinghurst Card 4, side 2

The following is an example of the Tooth & Co. posters, displayed at Tooth & CO. Pubs of the era. These were used to advertise their own brews.



Figure 88 – Tooth & Co. Advertisement poster designed by Tom Watson c.1930.

Source: MAAS.

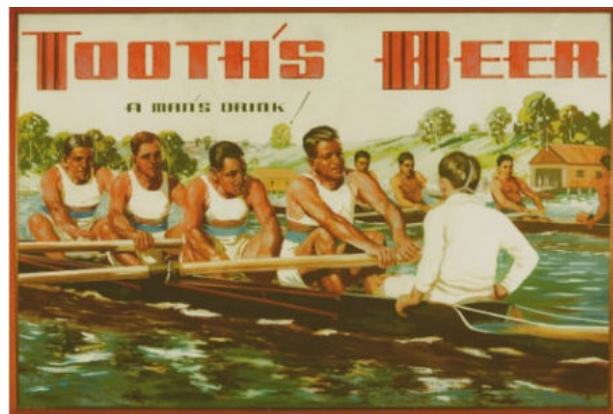


Figure 89 – Tooth & Co. Advertisement poster designed by Tom Watson c.1930.

Source: MAAS.

Between the 1990s and early 2000s, the Hotel underwent significant works to the interior. Works included:

- Alterations to the design and finishes to both the interiors, on the ground and first floor and to the eastern façade on the ground floor.
- Removal of original details and fixtures, including the ground floor and first floor bar. While a bar has been retained on the first floor in the same location, the detail and overall design differs from the existing.
- Construct roof over existing balcony first floor (enclosure of existing beer garden on first floor) and new bar to the proposed.



Figure 90 – The eastern façade of the Piccadilly Hotel in 2000. Prior to the ground floor façade works.

Source: City of Sydney Archives, file 048/048712



Figure 91 – The eastern façade of the Piccadilly Hotel in 2014. After the ground floor façade had been altered and awnings installed above the first-floor balcony.

Source: Art Deco Heritage, <http://artdecoheritage.blogspot.com/2011/10/picadilly-hotel.html>.

The following photographs taken in 2009 show the appearance of some of the areas prior to the most recent change in ownership and the closure of the Hotel.



Figure 92 – Southern side of the ground floor lounge area, with entrance to the games room on the right (frosted glass door).

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 93 – Northern side of the ground floor, dance room/area with a DJ booth at the rear. These floorboards have been removed.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 94 – View north-east on first floor, towards Contemporary bar.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.

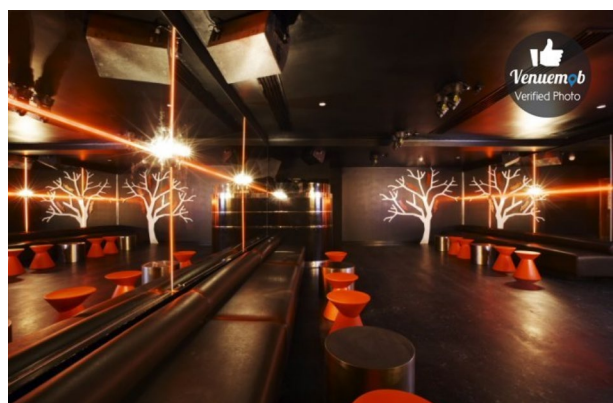


Figure 95 – View across bar area showing contemporary fitout.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 96 – View across bar area showing contemporary fitout.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 97 – View east within, room off the infilled area (former terrace) with original corbels painted white and other new finishes.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 98 – View north-east on the first floor within corner room. Black and purple padding is still in place, however most of the other fixtures and finishes have been removed.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 99 – View south-east on the first floor. Remnants of the wall paper and paint have been retained but other fixtures and features have been removed.

Source: Venue Mob,
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.

The Hotel has not been operational since it was closed and changed ownership to the current owner. During that time, the recent fitout shown in the photographs above was largely removed, leaving the Hotel underutilised.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. BUILT HERITAGE SIGNIFICANCE ASSESSMENT – BROUGHAM STREET TERRACES

The Heritage Council of NSW has developed a set of seven (7) criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. The following assessment of heritage significance has been prepared in accordance with the NSW heritage Division's 'Assessing Heritage Significance' guidelines.

Table 1 – Assessment of Heritage Significance

Criteria	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>	<p>The subject site reflects the history of the subdivision of the Woolloomooloo/Potts Point area which was developed during the late 19th century. From the 1850s there was a major residential boom in the area which is reflected in the Victorian terraces.</p> <p>The terraces have undergone extensive alterations since their construction. However, the overall built form and fundamental characteristics of the residential typology remain evident in 92, 94 and 98 Brougham Street.</p> <p>The area is of a mixed character however the statement of significance for the Woolloomooloo conservation area notes that the significant of the HCA is partly vested in its rows of Victorian terraces and their evocation of the rapid residential development in the period. In conjunction with surrounding development, also constructed during the mid-to late nineteenth century, 92, 94 and 98 Brougham Street reflects early development patterns associated with the 'boom' building period.</p> <p>The Brougham Street terraces do not individually warrant heritage listing under criterion However, 92, 94 and 96 Brougham Street contribute to the historic significance of the Paddington HCA.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input checked="" type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><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></p>	<p>The Brougham Street terraces have no known significant associations with the life or works of a group of persons. The subject property does not meet the threshold for heritage listing under Criterion B.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>92, 94 and 98 Brougham Street are highly altered however they broadly retain the characteristic of Victorian terraces housing. The terraces retain their general principal forms (however all roof forms are significantly modified). The fenestration patterns on the front facades generally appear to be original and some original joinery (including stairs) appears to be retained.</p> <p>However, all terraces have been substantially modified. The most notable modifications include:</p> <ul style="list-style-type: none"> A new envelope around the entirety of 96 Brougham Street constructed in the 1930s. Removal of rear wings in their entirety except a small section behind 96 and 98 Brougham Street and new infill directly behind the principal form of all terraces. Removal of veranda structure to 98 Brougham Street and replacement with veranda of non-traditional proportions and details. Removal of nearly all internal details remnant of the Victoria period in which the terraces were constructed. Most spaces feature new flooring, ceilings and cornices.

Criteria	Significance Assessment
	Given the extent of changes to the original fabric the place does not attain the requisite level of significance for listing under Criterion C. However, the overall form and remnant character of 92, 94, and 98 Brougham Street retains some contributory value in the context of the conservation area.
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input checked="" type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input checked="" type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input checked="" type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance</p> <p><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></p>	<p>The subject site has been the location of a row of terrace dwellings since the 19th century. The dwelling has been owned and tenanted by various occupants over its history. There are no known significant social associations with the subject property.</p> <p>The subject site does not meet the threshold for heritage listing under Criterion D.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input checked="" type="checkbox"/> is retained only in preference to a proposed alternative <input type="checkbox"/>

Criteria	Significance Assessment
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject site contains a terrace dwellings constructed in the 19th century. The buildings were constructed using traditional techniques and reflects typical form of the Victorian terrace. The dwelling does not employ rare or technically innovative features of its typology.</p> <p>The terraces are the only known structures to have occupied the site to Brougham Street. Notwithstanding, it is beyond the scope of this report to assess the archaeological potential of the site.</p> <p>The subject site does not meet the threshold for heritage listing under Criterion E.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input checked="" type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The City of Sydney LGA, and in particular the suburb of Potts Point/Woolloomooloo, contains numerous examples of 19th century terrace dwellings. The subject cannot be considered rare or endangered in this context. The subject site does not meet the threshold for heritage listing under Criterion F.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (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> 	<p>The dwellings located on the subject site remains fair examples of simple, double-storey Victorian terraces. The exterior and interiors of the terraces have been modified significantly, however the general scale and principal forms of 92, 94 and 98 Brougham Street continue to contribute to the streetscape character of the HCA.</p> <p>Individually, the subject terrace does not warrant heritage listing under Criterion G. However, it forms part of a group of terraces which collectively illustrate a representative type, which contributes to the representative significance of the HCA.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is a poor example of its type <input checked="" type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.3. STATEMENT OF HERITAGE SIGNIFICANCE – BROUGHAM STREET TERRACES

The Brougham Street terraces do not meet the requisite threshold of significance for listing in their own right. However, it makes a contribution to the historic and aesthetic significance of the Woolloomooloo Conservation Area.

4.4. STATEMENT OF HERITAGE SIGNIFICANCE – PICCADILLY HOTEL

The Piccadilly Hotel has historic and aesthetic significance at a local level.

Historically, the subject site was formed as part of two lots from the early subdivision of the area (consolidated in 1875). In addition, a Hotel has been located on the site as early as 1876. Tooth & Co were responsible for the construction of the current Hotel, in 1938. Therefore, the Hotel has an association with Tooth & Co, and is representative of Tooth & Co.'s influence of the style of Hotels across Sydney. Tooth & Co were responsible for the demolition and construction of many pubs within Sydney during the Inter War period. Therefore, the particular style of Hotel is representative of Tooth & Co's reconstruction and modification program of Sydney's Hotels.

Aesthetically, the eastern (main) façade that is a strong example of the Inter War functionalist style. Features of the façade include areas of curved façade, upper floors and the use of simple geometric shapes that create a horizontal line with a strong vertical off centre. The Hotel was designed by Prevost and Anchor, who have been highlighted as recurring designers for Tooth & Co. during the Inter War period.

The eastern façade also is a contributing building to general streetscape as it represents the shift from nineteenth century to early twentieth century development.

Unfortunately, due to the extensive alterations to the interior, they have a minimal contribution to the heritage significance of the site. In addition, the Hotel would have been of social significance, however due to disuse and inactive, the Hotel no longer contributes as a representation of, or to the local community.

4.5. STATEMENT OF HERITAGE SIGNIFICANCE – WOOLLOOMOOLOO CONSERVATION AREA

The subject site is partly located within the Woolloomooloo Heritage Conservation Area. This Statement of Significance has been sourced from Heritage NSW online database.

First settled by John Palmer in 1793, Woolloomooloo is significant as one of the earliest residential districts of Sydney. The rapid development of the area in the period 1850-1880 is demonstrated by the surviving rows of Victorian terracing of a modest scale and character. Remnant warehouses and hotels provide evidence of the port activities particularly in the early 20th century with the reorganisation of Cowper Wharf and the construction of the Finger Wharf.

The extensive redevelopment of the Woolloomooloo Basin by the Housing Commission of NSW in the 1970s is significant as it provided a new model for public housing based on the scale and form of Victorian development.

4.6. STATEMENT OF HERITAGE SIGNIFICANCE – POTTS POINT HERITAGE CONSERVATION AREA.

The subject site is partly located within the Potts Point Heritage Conservation Area. This Statement of Significance has been sourced from Heritage NSW online database.

The Potts Point Conservation Area provides evidence of the subdivision of the early land grants and the consolidation of development in Potts Point during the nineteenth and twentieth centuries, reflecting the evolution of the locality from a district of substantial nineteenth century villas, to one characterised by terraces of late nineteenth and early twentieth century interspersed with early to mid-nineteenth century apartment housing and several surviving grand houses. Together with adjoining Elizabeth Bay and

Rushcutters Bay, no where else in Australia were apartments built to this height or level of density. This creates streetscapes of strong urban form and Victorian, Federation and Inter War character.

The area provides building types which represents the last 150 years of development and coexist in a harmonious way. Despite the intrusive nature of later high rise towers, whose impact is disproportionate to their proportion of built area, the area provides a highly cohesive character although the towers visually dominate the background of low scale streetscape.

The commercial strip along Darlinghurst Road, together with Fitzroy Gardens and the El Alamein Fountain, provide a continuing civic and visual focus for the area.⁵

⁵ Heritage NSW, "Potts Point Heritage Conservation Area",
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435711>.

5. HERITAGE IMPACT ASSESSMENT

5.1. HERITAGE LISTING

The Piccadilly Hotel is listed as an item of Environmental Heritage under Schedule 5 of the Sydney LEP (SLEP) 2012. The item is identified as “Piccadilly Hotel including interior” (I1192). The lot at No 165 – 167 Victoria Street and those at 92 - 98 Brougham Street are not listed items under the SLEP. There are a number of locally listed items in the vicinity of the subject site as shown in Figure 1 below.

The Piccadilly Hotel and 165 – 167 Victoria Street are located in the Potts Point Conservation Area – C51. Both are identified as contributory items within the conservation area (Refer Figure 2 below).

The lots to Brougham Street are located in the Woolloomooloo Conservation Area - C71. Lots 92, 94 and 98 are identified as contributory items and lot 96 is identified as a neutral item (Refer Figure 2 below).

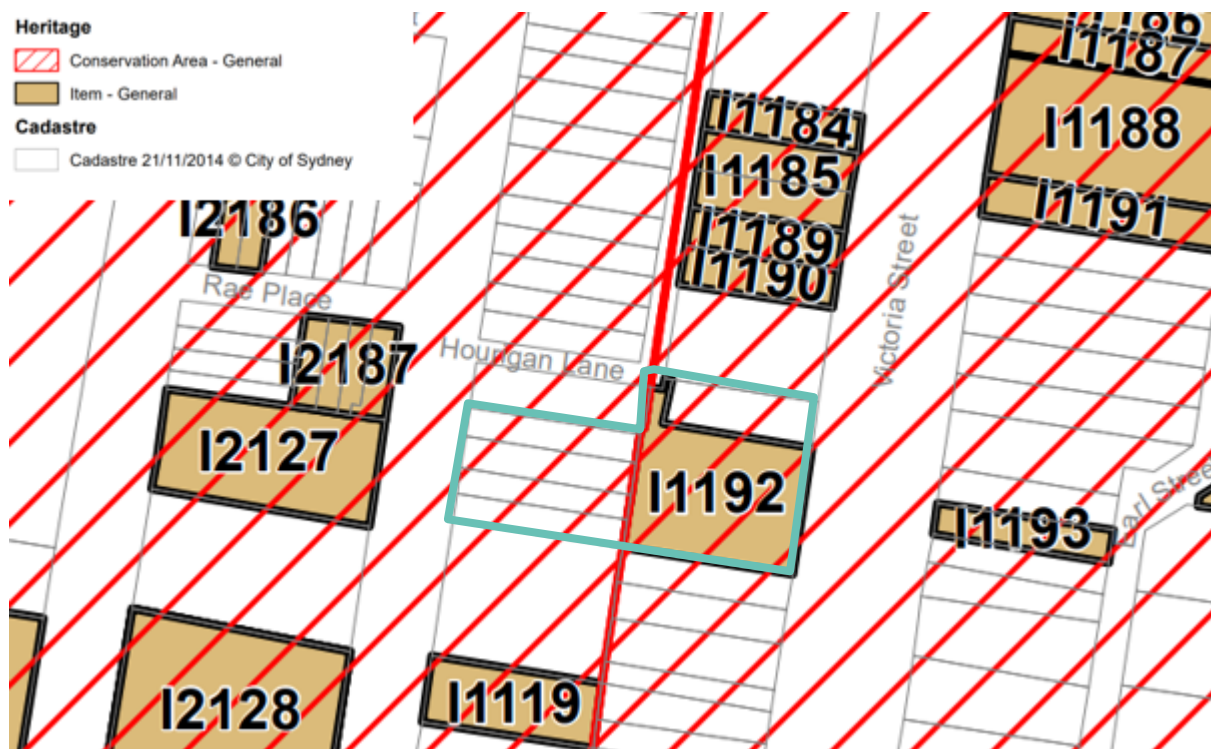


Figure 100 – Extract of Heritage Map indicating heritage items and conservation areas. Subject site outlined blue.

Source: Sydney DCP 2012, Building Contributions Map_022



Figure 101 – Extract of Building Contributions map indicating contributing and neutral items within the subject site (outlined blue).

Source: Sydney DCP 2012, Building Contributions Map_022

5.2. STATUTORY CONTROLS

5.2.1. Local Environmental Plan

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

Table 2 – Local Environmental Plan

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior</p>	<p>The proposal involves a proposed additional permitted use to the Brougham Street terraces which are identified as contributory items within the Woolloomooloo HCA. This application also includes concept architectural drawings for the wider subject site which includes Piccadilly Hotel which is listed as an item of Environmental Heritage under Schedule 5 of the Sydney LEP (SLEP) 2012. The item is identified as "Piccadilly Hotel including interior" (I1192).</p> <p>This HIS has been prepared to assess the impact of the additional use of the contributory value of the terraces to the HCA, and to provide a preliminary assessment of the Initial Planning Study on the subject site overall.</p>

Clause	Discussion
<p>or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p> <p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p>	<p>Refer to the detailed assessment of heritage impact below. The assessment concludes that there will be no detrimental impacts as a result of the proposed additional use. The preliminary assessment of the Initial Planning Study also concludes that the physical works (which will be the subject of a later application) are appropriate in the context of the significant and contributory fabric.</p>

Clause	Discussion
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	
(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	A Conservation Management Plan has been prepared by Urbis relevant to the Piccadilly Hotel which is part of the wider subject site however not the subject of this Planning Proposal. There are no physical works proposed as part of this application however the future Development Application which will propose changes to all buildings on the subject site will be accompanied by a Heritage Impact Statement which assesses the works to the Piccadilly Hotel against the relevant policies in the CMP. The CMP has been provided for information with this application.

5.2.2. Assessment of Heritage Impact – Additional Use

The properties fronting Victoria Street are currently zoned B4 Mixed Use and the properties at the rear on Brougham Street are currently zoned R1 General Residential. The Planning Proposal will seek the inclusion of 'Tourist and Visitor Accommodation/Hotel' as an additional permitted across the entire site.

The Brougham Street terraces were constructed as single residential dwellings in the 19th century. 96 Brougham Street was altered to create 7 flats in the 1930s and altered again in the 1970s to create 3 flats. However, all terraces appear to have had continuous function for their original residential purpose. None of the terraces have individual heritage significance, however, they make a contribution to the significance of the conservation area. The value of the terraces (not including 96) is vested in the aesthetic contribution that they make to the character of the area and their representation of the residential development of the suburb in the 19th century generally.

While there is some value in the representation of the residential development of the area it is considered that this is achieved through the typology of the terraces and their presentation to Brougham Street rather than the ongoing residential use itself. The additional Tourist and Visitor Accommodation use may require alterations and additions to the terraces however given the type of amenity required by the additional use is similar to that of a generic residential use it is considered that this use can be reasonably implemented with no detrimental impacts on the remaining significant fabric.

It is considered that the principle of using the terraces for visitor accommodation would not obscure the residential origins of the place and would not diminish the contribution that the place makes to the conservation area. There is therefore no requirement to retain the generic residential use of the Brougham Street terraces from a heritage perspective. We also note this has been successfully implemented at the nearby Spicers Hotel at 122 Victoria Street, Potts Point.

It is appreciated that the proposed additional use would allow the Brougham Street properties to be treated as part of a holistic scheme for the wider project site (including Victoria Street Properties) without departing from its historic fundamental residential use.

The additional land use would facilitate the type of development illustrated in the concept demonstrated in the Initial Planning Study prepared by Woods Bagot (February 2020). A preliminary assessment of the concept scheme has been set out below in this section.

5.3. HERITAGE DIVISION GUIDELINES

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

Table 3 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>In summary, this Planning Proposal seeks a minor change to the zoning of part of the subject site. The only change to the site directly facilitated by this application constitutes an additional Tourism/Visitor accommodation use to the Brougham Street terraces which will retain an underlying R1 – Residential zoning.</p> <p>There are no physical works proposed under this application and therefore there is no potential for heritage impact to be generated by the Planning Proposal.</p> <p>Notwithstanding the above, the type of development which is facilitated by the additional use proposed under this Planning Proposal would be substantially the same as that currently associated with the Brougham Street properties. Therefore, it is considered that this use can be reasonably implemented with no detrimental impacts on the remaining significant fabric.</p> <p>It is considered that the principle of using the terraces for visitor accommodation would not obscure the residential origins of the place and would not diminish the contribution that the place makes to the conservation area. There is therefore no requirement to retain the generic residential use of the Brougham Street terraces from a heritage perspective. We also note this has been successfully implemented at the nearby Spicers Hotel at 122 Victoria Street, Potts Point.</p> <p>The Planning Proposal would respect the significance associated with the Woolloomooloo HCA and retain the contribution that the Brougham Street terraces makes to it.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no aspects of this Planning Proposal which would have a detrimental impact on the contributory values associated with the Brougham Street terraces.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>N/A</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p>	<p>It should be noted that there is no change of use proposed. This Planning Proposal seeks approval for an additional permitted use for the Brougham Street terraces while retaining the underlying R1 Residential zoning.</p> <p>Urbis has been engaged throughout the project to guide the Planning Proposal and the concept to ensure there are no detrimental heritage impacts.</p> <p>While there is some value in the terrace's representation of the residential development of the area, it is considered that this is achieved</p>

Question	Discussion
<p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>through the physical typology of the terraces and their presentation to Brougham Street rather than the ongoing residential use itself. Given the additional use would not likely result in substantial changes to the fabric it is considered that it has no potential to impact the contribution that the terraces make to the HCA.</p> <p>An additional use is required to facilitate a wholistic redevelopment of the subject site which will see a precinct for residential, accommodation and food and beverage. It is considered that the additional use would support the adaptive reuse (subject to a future application) of the heritage listed Piccadilly Hotel on Victoria Street and that the redevelopment of the precinct generally is in line with the Local Strategic Planning Statement.</p> <p>It is considered that the additional use of Tourist/Visitor accommodation does not have substantially different requirements as opposed to a standard residential use. It is anticipated that new bathrooms will be required to be introduced. However, given the interiors of the subject site are so substantially modified it is anticipated that there will be no impact on the contribution that the Brougham Street terraces make to the conservation area which is primarily vested in their principal forms and remnant external Victorian features.</p>

5.4. PRELIMINARY HERITAGE IMPACT ASSESSMENT – INITIAL PLANNING STUDY

Note that there are no physical works proposed as part of this application and the works will be assessed in detail as part of a future development application. The accompanying concept (Initial Planning Study) and below assessment have been prepared to demonstrate to council the type of development which is able to be facilitated by the Planning Proposal:

- There are no proposed changes to the Heritage Conservation Area in which the Brougham Street terraces are located. The terraces would continue to be identified as contributory items within a Heritage Conservation Area and protected by the Sydney LEP 2012 and Sydney DCP 2012.
- The rear wings to the Brougham Street terraces are planned to be removed to facilitate construction of a new garden to the middle of the site. The wings have been at best significantly altered from their original state and those behind 92 and 94 Brougham Street have been removed and replaced entirely as demonstrated in this report. The fabric to the rear of the terraces obscure the original principal forms of the terraces and do not contribute to the presentation of the contributory items to Brougham Street. Their removal is supported in principle and will be subject to a full assessment of heritage significance to accompany the Development Application, with the original subdivision pattern to remain.
- The concept importantly allows for the reinstatement of the terrace façade to 96 Brougham Street to match the others in the group which retain more accurate front façade configurations. This terrace currently has a later intrusive façade which has entirely obscured the original façade and the dwelling is therefore not identified as a contributory item as are the others in the row. The removal of the later element would reinstate the original form of the dwelling and complete the row. This would significantly enhance the presentation to Brougham Street and the Woolloomooloo Conservation Area - C71 and would have a positive heritage impact.
- From its construction in 1939 the Piccadilly Hotel functioned as a bar until it was closed in 2015. The proposed development which seeks to utilise the place, at least partly for food and beverage, would reinstate its prominence in the neighbourhood. Two levels of F&B (Basement and Ground Level) to the Victoria Street frontage would activate the streetscape.
- The adaptive reuse of the Piccadilly Hotel, which is currently unused and redundant, is strongly encouraged from a heritage perspective. The Planning Study acknowledges the most significant

elements associated with the front façade of the item. It demonstrates how the setback of the additional residential level will potentially ensure that the level is not visible from Victoria Street and the existing views to the primary façade are not dominated.

- The adaptive reuse would necessitate internal alterations and additions. The internal spaces have been periodically altered and little original fabric remains as set out in the CMP prepared by Urbis (May 2020). Further alteration of the internal spaces is supported in principle in order to support the appropriate new use. Alterations would be subject to detailed impact assessment which would accompany the DA. Original fabric will be identified and opportunities sought to retain/reuse it.
- The Planning Study identifies the level of previous change to 169 Victoria Street (The Former Golden Apple). Notably, the original west façade of the building has been substantially altered, additional internal stairs have been constructed and mirrored windows have replaced the original on the front façade. There is an opportunity to improve the presentation of this item to the street. The minor demolition to the rear of the terraces is largely confined to 1980s fabric which has obscured the original form of the site. Detailed planning as part of a future DA will be guided by Urbis to ensure that the remnant contributory characteristics of the property are retained.

The Recommended Management in the heritage inventory sheet for the item identifies that there are to be no vertical additions to the Piccadilly Hotel. This recommended management statement is a standard statement duplicated for numerous items across the LGA. It is not borne out of a detailed consideration for the hierarchy of significant elements for the site or a consideration of a wholistic adaptive reuse. The additional storey will be subject to further design development as part of the future development application however is fundamentally supported as opposed to locating additional GFA elsewhere on the site as part of this application for the following reasons:

- The CMP (2020) identifies the open roof where the additional level is proposed as an area of neutral significance. This is due to the current use of the space to house plant and mechanical services, successive alterations and the lack of visibility of the area from the public domain. The open roof space does not contribute to the primary façade as it is not visible and does not contain any significant fabric that contributes to the overall heritage significance of the site. In addition, the original footprint of the area has previously been altered with the infill of the 1st floor balcony in 1997. Therefore, the area is used for services only.
- The visibility of the proposed infill will be minimal. The infill will not impact the primary façade as it will not extend above the parapet. In addition, there are no significant views of the site from the north, south or west identified within the CMP due to the existing built environment surrounding the heritage item. Therefore, any minimal visibility of the proposed additional from these directions would not be considered to have an undue impact.
- The proposal to infill this area will enhance amenity of the building by providing additional space which facilitates a wholistic adaptive reuse of the redundant hotel. An infill with a high-quality contemporary design would improve the appearance of this portion of the site which, where visible, currently presents as a series of ad hoc additions of no architectural merit. It is recommended that the proposed materiality and final design be formed in consultation with Urbis to ensure the materiality and quality is sympathetic to the overall heritage significance of the site.
- The former lightwell and laundry room located within the open roof area are identified in the CMP as having little heritage significance. Both items are from the original construction of the site, however neither have retained their original uses and both have been significantly altered. The former lightwell has been infilled and is used for various services and storage facilities while the former laundry room was converted into a kitchen and an extension/infill between the primary building and former laundry room was constructed. Therefore, while these features of the original hotel are still present within the area, they have been altered beyond recognition and no longer significantly contribute to the heritage significance of the site.

6. CONCLUSION

In summary, this Planning Proposal seeks a minor change to the zoning of part of the subject site. The only change directly facilitated by this application constitutes an additional Tourism/Visitor accommodation use to the Brougham Street terraces which will retain an underlying R1 – Residential zoning.

There are no physical works proposed under this application and therefore there is no potential for heritage impact to be generated by the Planning Proposal.

Notwithstanding the above, the type of development which is facilitated by the additional use proposed under this Planning Proposal would be substantially the same as that currently on the Brougham Street properties. Therefore, it is considered that this use can be reasonably implemented with no detrimental impacts on the remaining significant fabric.

It is considered that the principle of using the terraces for visitor accommodation would not obscure the residential origins of the place and would not diminish the contribution that the place makes to the conservation area. There is therefore no requirement to retain the generic residential use of the Brougham Street terraces from a heritage perspective. We also note this has been successfully implemented at the nearby Spicers Hotel at 122 Victoria Street, Potts Point.

The Planning Proposal would respect the significance associated with the Woolloomooloo HCA and retain the contribution that the Brougham Street terraces makes to it.

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