

HERITAGE IMPACT STATEMENT AMENDED PLANNING PROPOSAL

**1-11 OXFORD STREET,
PADDINGTON NSW**

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EXECUTIVE SUMMARY

Urbis has been engaged by CE Boston Hotels Pty Ltd and St Vincent's Private Hospital to prepare the following Heritage Impact Statement (HIS) for the property at 1-11 Oxford Street, Paddington (hereafter called the subject site).

The subject building is a three-storey, former 'picture hall' designed in the Federation Free Classical Style. It is proposed to adapt the building for a future use as a hotel and medical facility.

The subject site is not a listed heritage item in itself. It is however a contributory building within the Paddington Urban Conservation Area (C50). Part of the state-significant Busby's Bore heritage item runs underground through the subject site (SHR00568). The subject site is also located in the vicinity of a number of heritage items, including 'Terrace group including interiors' (Item No I1103 and I1105) at 2–20 Rose Terrace and 260–262 South Dowling Street respectively, and the 'Beauchamp Hotel including interior' (Item I416) at 265–267 Oxford Street. The subject site is located in close proximity to two heritage conservation areas of local significance: Oxford Street Heritage Conservation Area (C17 in the City of Sydney LGA) and Paddington Heritage Conservation Area (C8 in the Woollahra LGA).

The significance assessment included at Section 4 has concluded that the property does not meet the threshold for individual heritage listing. The subject building is a heavily modified example of a Federation period former 'picture hall', which has been subject to numerous conversions, changes of use, and alterations over its lifetime. The building still makes an aesthetic and historic contribution to the Paddington Urban Heritage Conservation area, and the traditional low-scaled built form of Oxford Street, however the building has lost a range of its original features and has a low level of intactness and integrity.

The Amended Planning Proposal as outlined in Section 1.7 of this report is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, event space, retail/food premises and medical facility. Future built works will require subsequent Development Applications. The concept plan included in this report has been provided to visually demonstrate the intended future built outcome of this Amended Planning Proposal and provide a basis for assessment.

This HIS has been prepared to accompany the Amended Planning Proposal for planning control amendments, and to assist the consent authority in their assessment.

Overall the proposed planning control amendments will provide for a future outcome that is acceptable from a heritage perspective and minimise detrimental impacts on the Paddington Urban Heritage Conservation Area, heritage items in the vicinity and adjoining heritage conservation areas.

The intended future outcome, in its preliminary form, indicates that the intended redevelopment will retain the existing façades of the building to Oxford and South Dowling Streets. The existing building has been substantially modified from its original Federation state, and there is limited original internal fabric.

The retention and conservation of the existing modified façades will ensure the building retains its historical layer within the Paddington Urban Heritage Conservation Area and the Victorian / Federation character of the Oxford Street corridor. The adaptive reuse of an obsolete space will create a vibrant, mixed-use hotel and medical facility.

It is proposed the form, scale and features will be retained as a prominent corner-fronting building with Federation Free Classical style façades. The Amended Planning Proposal documents a two-storey addition set back from the original facades. This approach will increase the height and scale of the existing building. However, the setback and proposed roof pitch will ensure the additions are recessive and reduces the visibility for the public domain. The proposed increase in scale to the subject building on the Oxford and South Dowling Streets corner is considered acceptable from a heritage perspective because the existing mix of built form corresponds with the scale of the University of Notre Dame Medical School located diagonally opposite the subject site.

The Amended Planning Proposal indicates a high level of demolition would be undertaken to the subject building. Our site inspections and historical research confirm the original building interior has been substantially altered through multiple changes in use with multiple layers of fabric change. Excluding the corner entry foyer and stairwell and internal structural walls, little original internal fabric remains. The interiors have been obscured by the 1970s Brutalist phase of development and fit outs which detract from the original Federation period building.

The Amended Planning Proposal will remove an internal structural masonry wall within the building and is described in Section 2.1 of this report. This masonry wall has been identified as being substantially intact original fabric and demarcates the perimeter rooms on each level from the original cinema auditorium. This perimeter spaces were used originally as ground floor shops, first and second floor residential and dress circle foyers. Various phases of development have seen these spaces change substantially and adopt different commercial uses. The proposed removal this wall would provide more flexible spaces within the proposed newly configured interior of a development comprising Hotel and Medical Facility. The proposed two basements would require additional excavation at the northern end of the site to allow for adequate space for a Medical Facility. The proposed removal of the original wall and footing will require the construction of a transfer beam to carry the load of the existing and additional building structure.

Whilst the loss of the original wall will have some negative heritage impact, it is essential for the financial feasibility and internal planning for the adaptive reuse of the subject site as a Hotel and Medical Facility. The Amended Planning Proposal will retain small sections of the wall on the ground floor and there is an opportunity to interpret the alignment of the wall in paving patterns. This approach would mitigate some of the loss of the wall. However, this minor negative impact is offset by the positive adaptive reuse of the building and restoration of the most important heritage elements which are currently in a state of disrepair.

The Amended Planning Proposal as shown in the drawing documentation indicates that a future redevelopment will require the construction of an additional lower basement level with excavation to extend the basement north to the Oxford Street boundary and a courtyard garden.

We note that a portion of the state-significant heritage item of 'Busby's Bore' runs underground beneath the subject property. The AMAC Archaeological report states: "the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case 'desktop scenario' for the location of Busby's Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that potential impacts to Busby's Bore or encroachment on its curtilage will be minimised and avoided. Physical confirmation of the location of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."

AMAC Archaeological further states: "the current basement design avoids Busby's Bore based on the various historic estimates of its location. With the appropriate expert input, updated modern data for the real location and depth of Busby's Bore could be obtained. That updated location data would be incorporated into an archaeological methodology and any potential impacts could be minimised or avoided. Physical confirmation of the location and integrity of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted." Therefore, the intended future built outcome of the Amended Planning Proposal is unlikely to physical intervene with Busby's Bore or its heritage curtilage.

All of the heritage items in the vicinity would be retained if the intended future built outcome of this Amended Planning Proposal was to be pursued, and there would be no physical impact on these items. Important views to and from these above ground vicinity heritage items would be retained and would not be obscured by the intended future built outcome.

Overall, the Amended Planning Proposal and the intended future built outcome, provide for the adaptation of an underutilised former cinema/theatre building. It would provide a reuse that would activate the building and this section of Oxford Street whilst respecting the contributory item within the Paddington Urban Heritage Conservation Area, the heritage items in close proximity and the adjoining heritage conservation areas.

The retention of the existing building façade as identified in the Amended Planning Proposal, will enable the history of this former cinema/theatre building to be understood and interpreted within the streetscape of Oxford Street.

The proposed planning control amendments (Amended Planning Proposal), and therefore the intended future built outcome as outlined in this report, are supported from a heritage perspective. Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are sought.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by CE Boston Hotels Pty Ltd to prepare the following Heritage Impact Statement (HIS) for the property at 1-11 Oxford Street, Paddington (hereafter called the subject site). The subject building is a three-storey former 'picture hall' designed in the Federation Free Classical Style. It is proposed to adapt the building for a future hotel and medical use.

The Amended Planning Proposal, as outlined in Section 1.6 of this report, is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, medical facility, event space and retail/food premises. Future built works will require subsequent Development Applications. This HIS has been prepared to accompany the Amended Planning Proposal for proposed planning control amendments, and to assist the consent authority in their assessment.

1.2. SITE LOCATION

The subject site is located at 1-11 Oxford Street, Paddington at the corner of South Dowling Street as shown in Figure 1.

Figure 1 – Locality diagram, subject site indicated in red



Source: SIX Maps, 2018

1.3. HERITAGE LISTING

The subject site is not a listed heritage item. However, it is identified as a contributory building within the Paddington Urban Conservation Area (C50). Busby's Bore, a heritage item of state-significance identified as SHR00568, is located underground, beneath the subject site.

The subject site is located in the vicinity of several heritage items identified in the *Sydney Local Environmental Plan (LEP) 2012*, Schedule 5 Environmental heritage, including:

- 2–20 Rose Terrace, 'Terrace group including interiors' (Item no: I1103);
- 260–262 South Dowling Street, 'Terrace group including interiors' (Item no: I1105); and
- 265–267 Oxford Street, 'Beauchamp Hotel including interior', (Item no: I416).

See Figure 2 for the location of these heritage items with respect to the subject site.

Part of the State-significant heritage item of Busby's Bore (State Heritage Register No: SHR00568) is located diagonally underground across the subject site. This is shown on the Sydney Local Environmental Plan 2012 Heritage Map at Figure 2. Busby's Bore State Heritage Register curtilage map at Figure 4. Busby's Bore has a physical curtilage extending to 3 metres from any external surface of Busby's Bore.

In addition, the subject site is located within the following heritage conservation area of local significance:

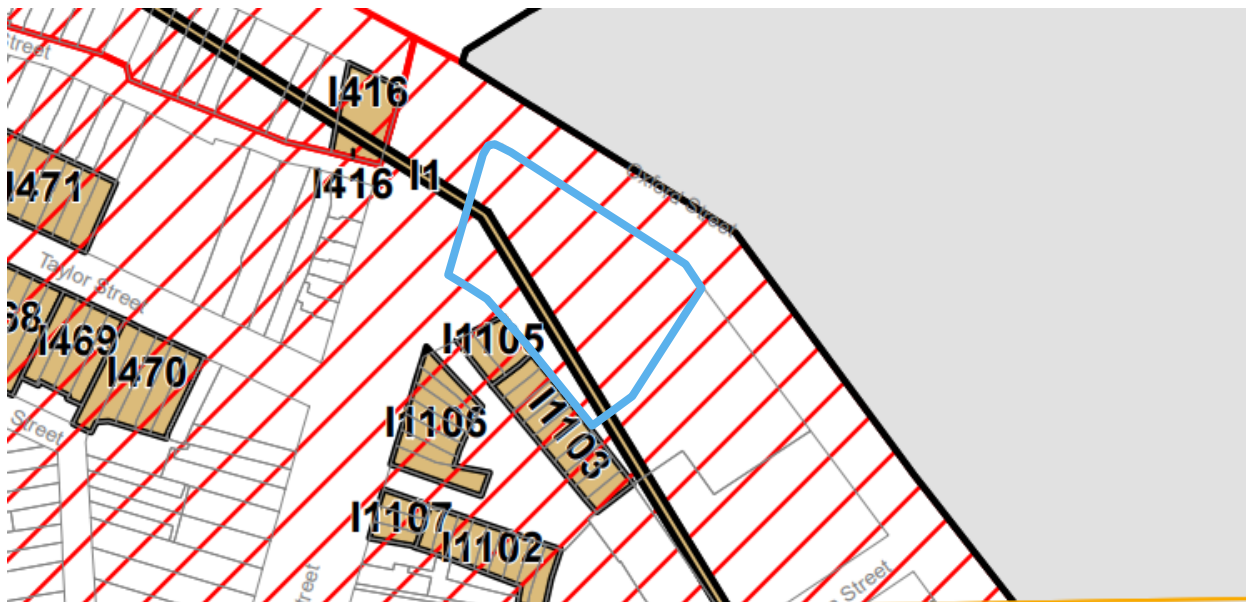
- Paddington Urban Heritage Conservation Area (identified as Map Reference "C50").

Located west and northwest of the subject site is another heritage conservation area of local significance:

- Oxford Street Heritage Conservation Area (identified as Map Reference "C17").

Located on the northern side of Oxford Street is the local government area of Woollahra. No heritage items are identified in the *Woollahra Local Environmental Plan 2014* as being in proximity to the subject site. However, the Paddington Heritage Conservation Area (C8) adjoins the subject site on the northern side of Oxford Street (see Figure 5).

Figure 2 – Extract from Heritage Map showing subject site outlined in blue



Source: Sydney Local Environment Plan 2012, Heritage Map HER_022

This map shows a section of the Barcom Avenue area in Chicago. The streets depicted include Barcom Avenue at the top, Sturt Street, Taylor Street, Sims Street, Chisholm Street, and Rose Tree. A red line runs diagonally across the map, likely representing a city block boundary or a specific zoning district. A blue line highlights a specific parcel located between Taylor Street and Sims Street, east of Chisholm Street. The map uses various shades of yellow and orange to represent different lots or parcels, and a grey area at the top right suggests a park or undeveloped land.

HERITAGE COUNCIL OF NEW SOUTH WALES

PLAN

UNDER THE HERITAGE ACT, 1977

Description BUSBY'S BORE

Mun./Shire/City of SYDNEY

Locality SYDNEY to CENTENNIAL PARK

Parishes of ST LAWRENCE & ALEXANDRIA

County of CUMBERLAND

Scales - DR indicated

BUSBY'S BORE SHOWN THUS -
ON PLAN
ON ELEVATION

FILE H.C.33455

Adapted from M.3454
archival plan in
possession of 1000

N.S.W. GOVERNMENT GAZETTE
No. 66 of 6.5.66

THIS IS THE PLAN REFERRED TO IN
INTERIM/PERMANENT

CONSERVATION ORDER No. 568

PLAN APPROVED
Kevin Callaghan

PLAN NUMBER
H.C. 1764

Note: Prepared from a plan compiled in 1852.
This was based on information shown on
a lithograph produced by D.T. Leigh in 1848
for illustration a return on Busby's Bore
dated January 4th 1855

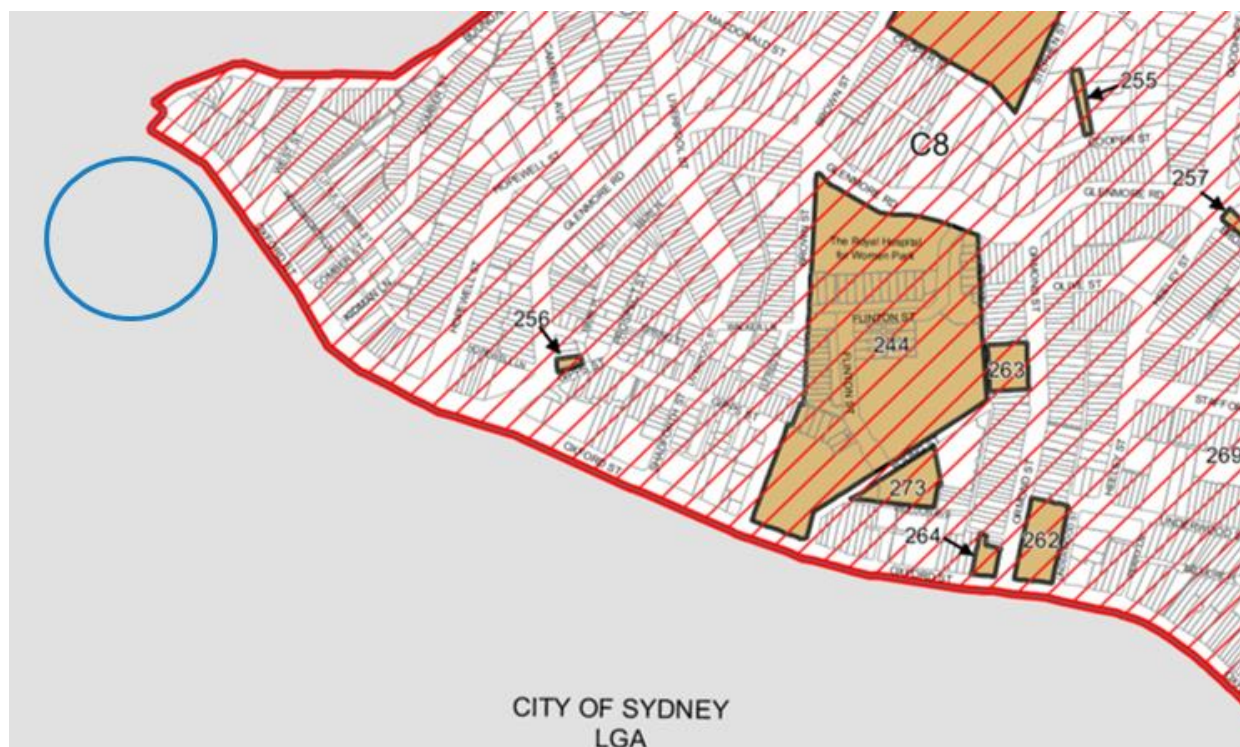
Subject Site

Busby's Bore shown as a black line

Note: Outcrop extends 50m from all external corners of the bore and shafts

INTRODUCTION 3

Figure 5 – Extract from a Heritage Map, showing the local government area of Woollahra adjoining the subject site on the northern side of Oxford Street. The approximate location of the subject site is circled in blue. The Paddington Heritage Conservation Area (C8) is shown hatched in red



Source: Woollahra Local Environmental Plan 2014, Heritage Map, Sheet HER_001

1.4. METHODOLOGY

This HIS 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 Environmental Plan 2012* and the *Sydney Development Control Plan 2012*.

1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Lynette Gurr (Associate Director, Heritage), Ashleigh Persian (Senior Heritage Consultant) and Leonie Masson (Historian). Stephen Davies (Director, Heritage) has reviewed and endorsed its content.

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

1.6. THE PROPOSAL

This HIS has been prepared to accompany an Amended Planning Proposal. The Amended Planning Proposal seeks to amend the following planning controls:

- Looking to seek approval for proposed maximum height of RL 68.655 (Height relates to lift overrun);
- Proposed above ground Floor Space Ratio (FSR) of 2.95:1.
- Additional floor space, equal to the floor space of any parts of a basement used for the purpose of the following uses:
 - (a) Ancillary tourist and visitor accommodation uses;

- (b) A health services facility; and
- (c) Entertainment and club floor space.

The proposed planning control amendments are intended to facilitate a future hotel development at the subject property, with additional ancillary basement uses, including medical facilities.

The following architectural drawing documentation for Amended Planning Proposal Drawings for Oxford Street Hotel, prepared by Tonkin Zulaikha Greer Architects and dated April 2019, shows the potential future outcome provided by this Amended Planning Proposal. This Amended Planning Proposal is not applying for consent for any physical works, and only seeks to amend the planning controls outlined above. Actual building works will be subject to future Development Applications and design refinement.

Drawing Title	Dwg No	Rev	Scale @ A3	Date
Cover Sheet	N/A	N/A	N/A	April 2019
Index	PP-00	B	1:1	29.04.2019
Site Plan	PP-01	B	1:500	29.04.2019
Council Diagram Section	PP-02	B	NTS	29.04.2019
Existing Section	PP-03	B	1:200	29.04.2019
Heritage Interpretation Plan	PP-04	B	1:200	29.04.2019
Basement 02 Plan	PP-05	B	1:200	29.04.2019
Basement 01 Plan	PP-06	B	1:200	29.04.2019
Ground Floor Plan	PP-07	B	1:200	29.04.2019
First Floor Plan	PP-08	B	1:200	29.04.2019
Second Floor Plan	PP-09	B	1:200	29.04.2019
Third Floor	PP-10	B	1:200	29.04.2019
Fourth Floor Plan	PP-11	B	1:200	29.04.2019
Fifth Floor Plan	PP-12	B	1:200	29.04.2019
Cross Section	PP-13	B	1:200	29.04.2019
Long Section	PP-14	B	1:200	29.04.2019
Northern Elevation	PP-15	B	1:200	29.04.2019
Western Elevation	PP-16	B	1:200	29.04.2019
GFA Diagrams 1	PP-17	B	1:500	29.04.2019
GFA Diagrams 2	PP-18	B	1:500	29.04.2019
3D View	PP-19	B	NTS	29.04.2019
3D View Looking West	PP-20	B	NTS	29.04.2019
Shadow Analysis - Aerial	PP-21	B	1:1000	29.04.2019
Shadow Analysis - Aerial	PP-22	B	1:1000	29.04.2019
Shadow Analysis - Aerial	PP-23	B	1:1000	29.04.2019
Shadow Analysis - Aerial	PP-24	B	1:1000	29.04.2019
Shadow Analysis – 13-15 Oxford Street	PP-25	B	NTS	29.04.2019
Shadow Analysis – 13-15 Oxford Street	PP-26	B	NTS	29.04.2019
Shadow Analysis – 13-15 Oxford Street	PP-27	B	NTS	29.04.2019
Shadow Analysis – 13-15 Oxford Street	PP-28	B	NTS	29.04.2019

Shadow Analysis – 13-15 Oxford Street	PP-29	B	NTS	29.04.2019
Shadow Analysis – 13-15 Oxford Street	PP-30	B	NTS	29.04.2019

Extracts of the future intended built form, based on the proposed planning control amendments, are included below.

Figure 6 – Extract of the proposed plans, showing the potential future built outcome provided for by this Amended Planning Proposal – Northern Elevation (Oxford Street)



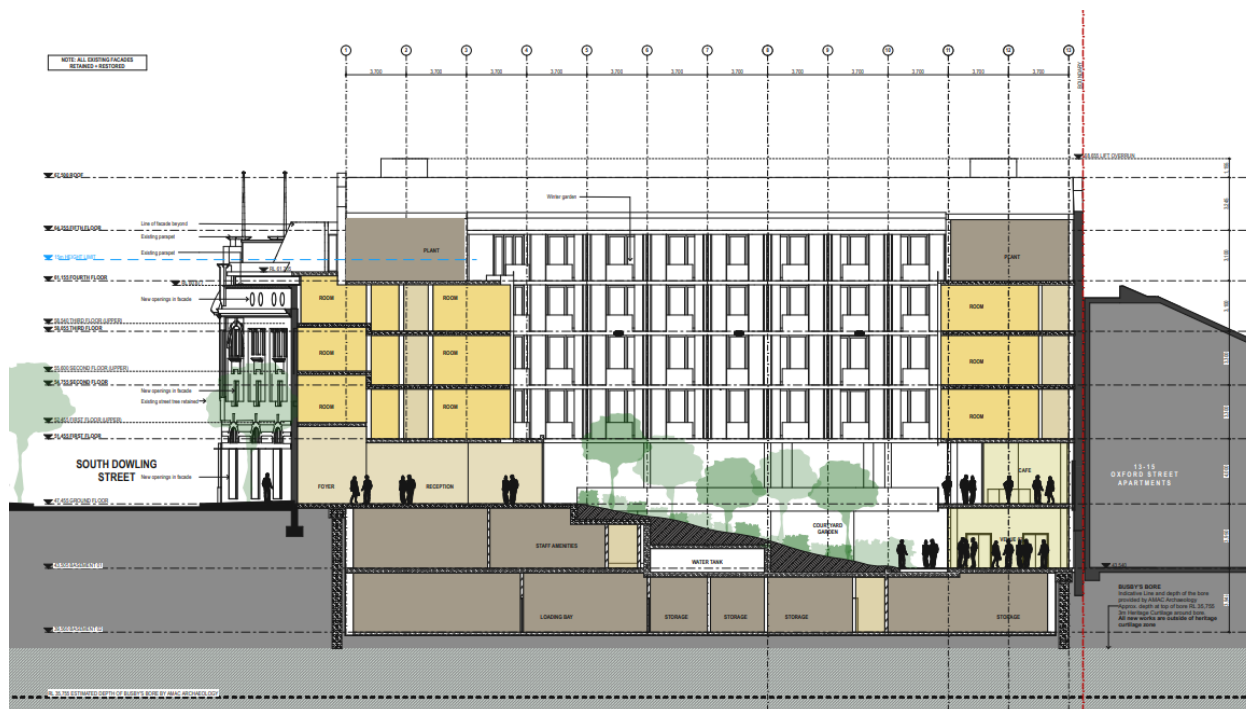
Source: Tonkin Zulaikha Greer Architects, 29.04.2019

Figure 7 - Extract of the proposed plans, showing the potential future built outcome provided for by this Amended Planning Proposal – Western Elevation (South Dowling Street)



Source: Tonkin Zulaikha Greer Architects, 29.04.2019

Figure 8 - Extract of the proposed plans, showing the potential future built outcome provided for by this Amended Planning Proposal – Section, showing the indicative location of Busby's Bore underneath the proposed basement level.



Source: Tonkin Zulaikha Greer Architects, 29.04.2019

The architectural plan extract included above at Figure 8 shows the indicative location of the State-listed Busby's Bore heritage item buried beneath the subject site location. The heritage curtilage of Busby's Bore is stated as;

All those pieces or parcels of land extending between Centennial Park and College Street, Sydney, along with a curtilage of three metres from all surfaces of the horizontal channel of the Bore itself and three metres from all surfaces of all the vertical shafts and offset shafts and structures associated with the Bore, as shown edged heavy black on the plan catalogued H.C. 1564 in the office of the Heritage Council of New South Wales.¹

The architectural plans provided demonstrate that the intended future built form of the subject property, which will be facilitated by this Amended Planning Proposal, retains the 3 metre curtilage (distance) between the underside of the basement and Busby's Bore, adhering to the heritage curtilage.

¹ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5045164>

2. SITE DESCRIPTION

The subject site is located at 1-11 Oxford Street, Paddington, at the corner of South Dowling Street. The subject building occupies a prominent corner position and has frontages to both Oxford Street and South Dowling Street. The subject site is described at the whole of Lot 1 and Lot 2 of Deposited Plan 130269 and Lot A in Deposited Plan 377984 has an area of approximately 1,547m².

Figure 9 – Aerial view of subject site



Source: Google Earth, 2018

The subject building is a three-storey former 'picture hall' designed in the Federation Free Classical Style.

The building is built of brick external walls which are rendered and painted cream. The parapet has stepped detailing at the splay corner integrating arched corning. There are a combination of regular rectangular sash windows and also three-bay half-circle casement windows on the upper floor. Windows on the ground floor are limited to highlight windows and altered shopfronts. The main entrance on the splay corner of the site is accessed via a curved and pointed staircase leading to a pair of timber framed doors with sidelights and highlight window, within a half-circle framed opening. The building has a suspended cantilevered awning over the pedestrian footpath which steps up and curves around the splayed corner entrance.

The front entrance has lost a significant amount of its original detailing including the original portico with domed roof lantern and the original "Olympia West's Pictures" signage.

Figure 10 – Exterior of subject site showing South Dowling Street façade



Source: Urbis

Figure 11 – Exterior of subject site showing Oxford Street façade



Source: Urbis



Figure 12 – Oxford Street facade

Source: Urbis



Figure 13 – Oxford Street façade at ground floor

Source: Urbis



Figure 14 – Exterior of entrance on Corner of Oxford and South Dowling Streets

Source: Urbis



Figure 15 – View of subject building facing east

Source: Urbis



Figure 16 – View of subject building and adjacent heritage items from corner of South Dowling and Marshall Streets,

Source: Urbis



Figure 17 – View of the adjoining heritage items from South Dowling Street

Source: Urbis

The interior of the subject site comprises the former cinema, several retail stores at the ground floor, with office spaces on the levels above along the Oxford street façade and a former bar and restaurant along the South Dowling façade.

The cinema theatres and associated facilities take up the largest portion of the site. The cinema contains two theatres divided by a central foyer and entrance. The cinema theatres extend from the ground floor to the second floor as two large open spaces. Theatre two, to the east of the building slopes down towards the eastern façade of the building and ends in a stage at the centre of the eastern façade with storage facilities on either side. Theatre one (the larger of the two) slopes down towards the west and ends in a stage and similar storage facilities.

There are some areas of timber panelling in both theatres along the walls and around the projection booth at the rear of each theatre. Both theatres are accessible via stairs from the foyer to the first-floor level. The theatres are currently empty and are most representative of the renovations that occurred during the 1970s. The foyer likewise is representative of the 1970s renovations which included the installation of off form concrete walls, a waffle concrete ceiling and 'candy bar'. Access to the cinema is via the Oxford Street entrance which was also established in the 1970s. Refer to Figure 18 through to Figure 24 below.

The ground floor retail spaces were part of the original design of the building but have since been altered and do not reflect the original layout of the building. The three ground floor retail spaces along the Oxford Street elevation are separated by the entrance to the cinema, a staircase to the upper levels and a fire exit for the cinema. The spaces are in varying sizes and states and do not contain any substantial original fabric. A nightclub is located on the ground floor along the eastern façade below theatre two. The entrance to the nightclub is via the north-east corner of the building on Oxford Street.

Located above the retail spaces on level one and two are various office spaces. It is understood that these spaces and the connecting corridors were adapted into offices during the 1970s renovations. The offices still contain the original window openings to Oxford Street; however, some have been boarded up.

The area along South Dowling Street elevation contained a bar and restaurant. The first and second floors are accessible via the original entranceway on the corner of Oxford and South Dowling Streets. It is considered the stair configuration is original however the detail, including hand rail and finishes are from the 1970s fit out period. The remaining area of the ground floor contains a former kitchen and an electrical substation. The first floor above contains storage rooms and bathrooms. This room is what may have been the first-floor foyer to the cinema configuration of the 1920-1970s before the insertion of twin cinemas in 1973. The windows behind the South Dowling Street elevation are in their original configuration. The second level connects to the spaces along the Oxford Street elevation via the original entry staircase.



Figure 18 – Cinema foyer on ground floor

Source: Urbis

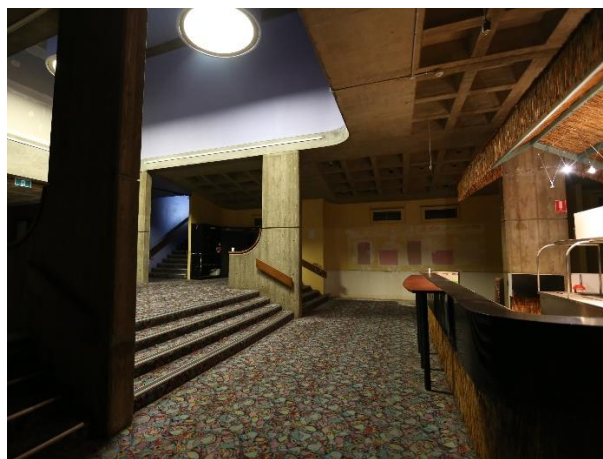


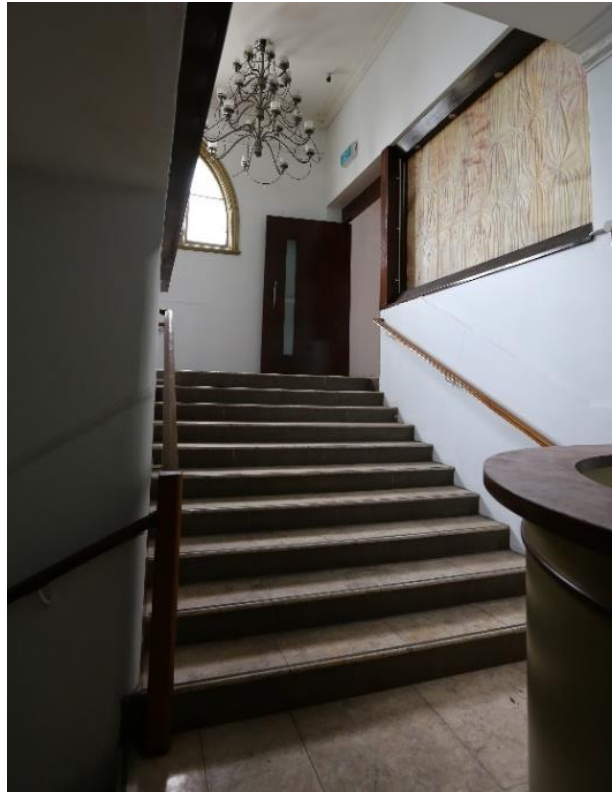
Figure 19 – Cinema foyer and bar on ground floor

Source: Urbis

Figure 20 – Photographs of the staircase from the ground floor foyer.



Source: Urbis



Source: Urbis



Figure 21 – Entrance to cinema from inside cinema

Source: Urbis



Figure 22 – Inside cinema facing stage and screen

Source: Urbis



Figure 23 – Side entrance to cinema

Source: Urbis



Figure 24 – Inside cinema facing stage and screen

Source: Urbis



Figure 25 – Bar on level one

Source: Urbis



Figure 26 – Stairwell

Source: Urbis



Figure 27 – bathrooms on level one

Source: Urbis



Figure 28 – Staircase from level one to former bar on level two

Source: Urbis



Figure 29 – Former bar on level two

Source: Urbis



Figure 30 – Staircase to former bar on level two

Source: Urbis



Figure 31 – Second floor tenancy located along Oxford Street

Source: Urbis



Figure 32 – Tenancy located along Oxford Street

Source: Urbis



Figure 33 – Tenancy located along Oxford Street

Source: Urbis



Figure 34 – Tenancy located along Oxford Street

Source: Urbis



Figure 35 – Tenancy located along Oxford street façade

Source: Urbis



Figure 36 – Ground floor stairwell to Oxford Street tenancies added in the 1970s

Source: Urbis

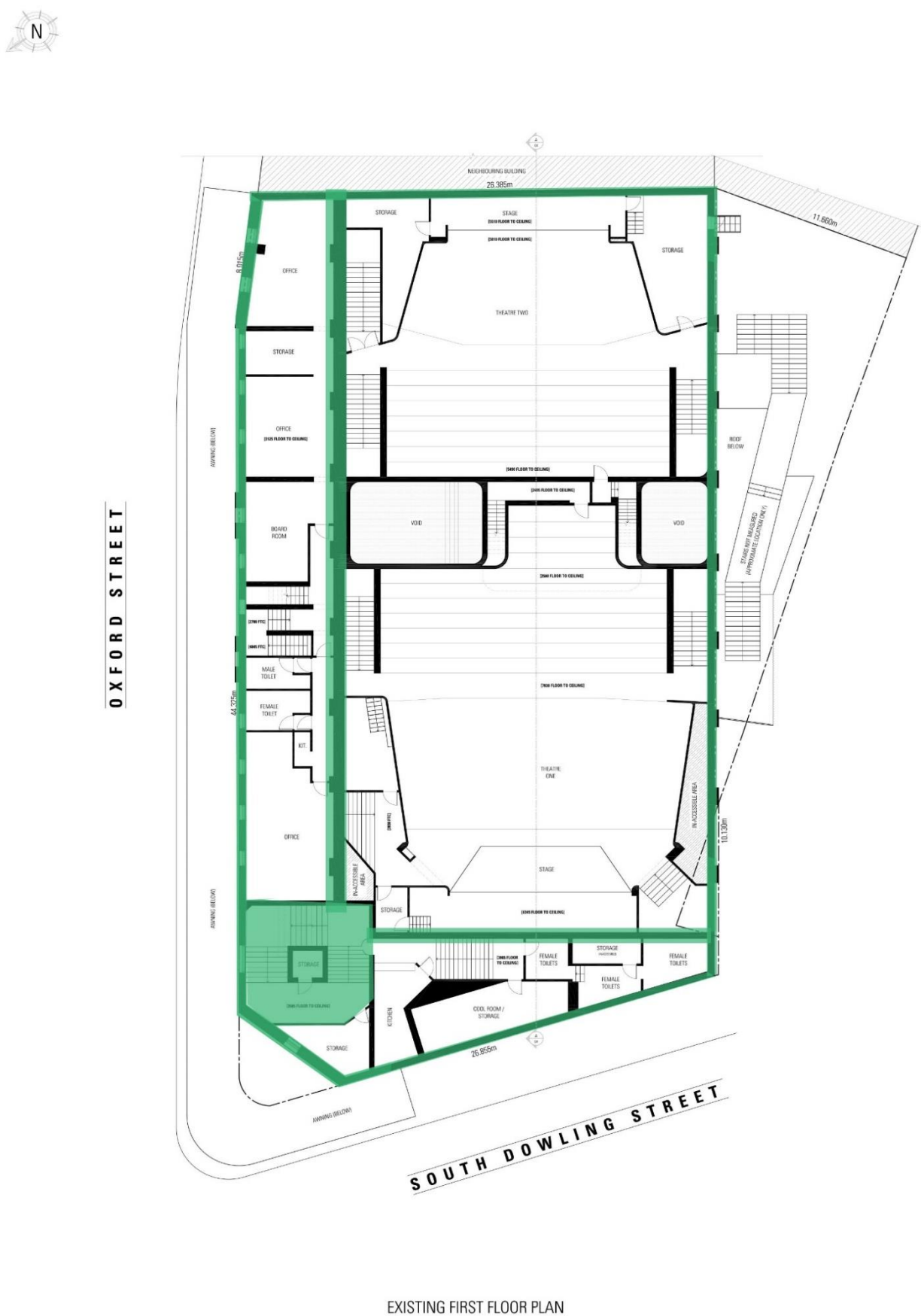
Figure 37 – Existing Ground Floor Plan with overlay showing original fabric in green



EXISTING GROUND FLOOR PLAN

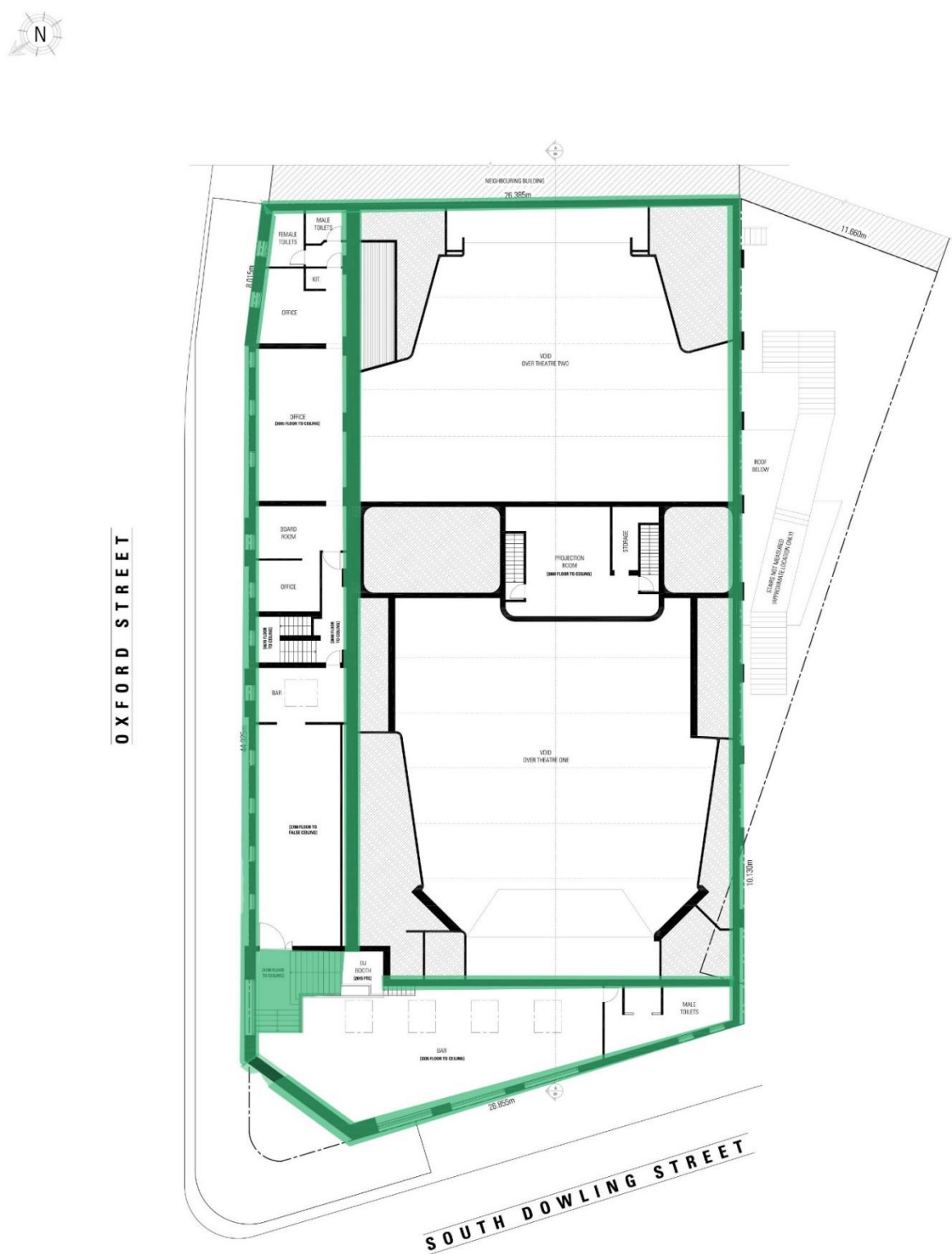
Source: Urbis

Figure 38 – Existing first floor plan with overlay showing original fabric in green



Source: Urbis

Figure 39 – Existing second floor plan with overlay showing original fabric in green



EXISTING SECOND FLOOR PLAN

Source: Urbis

2.1. PERIMETER SPACES TO OXFORD AND SOUTH DOWLING STREETS

The masonry wall that separated the original street facing spaces from the theatre still exists within the building. This is intact with no openings other than that located in the 1970s entry to the Academy Twin Cinemas. Whilst this is a solid masonry wall, much of the wall has been finished with plasterboard and lightweight walls. There is evidence of cracking in a number of the exposed rendered masonry arches. This prevents an inspection that will gauge the structural condition of the original wall.

The following images and captions describe the current condition of the masonry wall, floor structure and spaces between the theatre area and the building façade to Oxford and South Dowling Streets.



Figure 40 – First Floor, art studio, looking to the masonry wall and engaged piers with plasterboard finish. Engaged piers are located along the extent of the wall. Later addition plaster cornices and ceilings. Timber flooring is possibly original.

Source: Urbis, April 2019



Figure 41 – First Floor, hall way showing arches abutting structural walls along the extent of the original masonry wall. Here the wall has a later addition plasterboard finish. Cracking is evident above the masonry arch.

Source: Urbis, April 2019



Figure 42 – First Floor, Later addition, timber framed walls subdividing areas into offices are later addition

Source: Urbis, April 2019

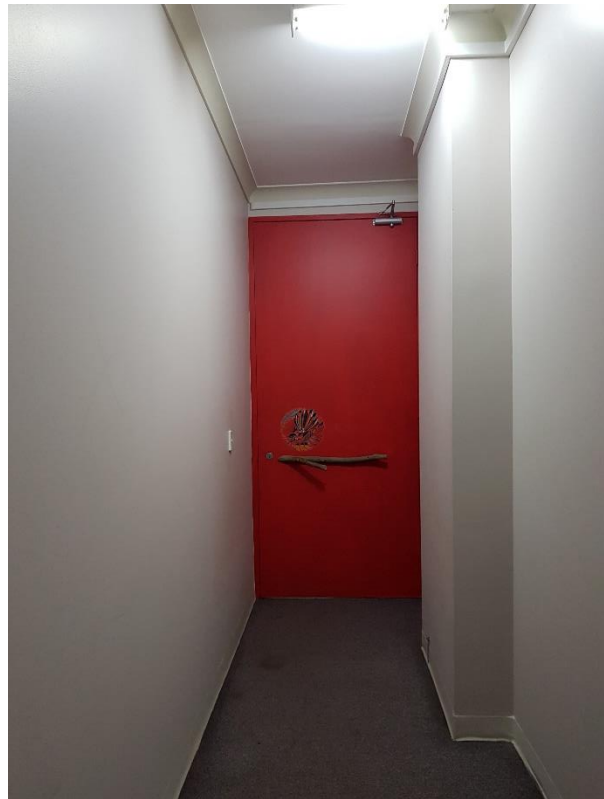


Figure 43 – Second Floor, Hallway interconnecting to office space. Masonry wall with engaged piers finished in plasterboard (at right). Lightweight timber framed stud wall with plasterboard finish (at left)

Source: Urbis, April 2019



Figure 44 – Entry to Oxford Street appears to be part of the original theatre configuration.



Figure 45 – Dado line etched within the rendered plaster walling indicates a ramp existed previously at a lower level within this space

Source: Urbis, April 2019



Figure 46 – Evidence of Dado line etched within the rendered plaster walling currently at floor level indicates a ramp existed previously at a lower level within this space

Source: Urbis, April 2019

Source: Urbis, April 2019



Figure 47 – Lower Ground Floor space currently operating as a bar

Source: Urbis, April 2019



Figure 48 – Staircase between Ground and First Floors showing the recessed arch to the landing wall. Plaster board ceiling and cornices are later addition

Source: Urbis, April 2019

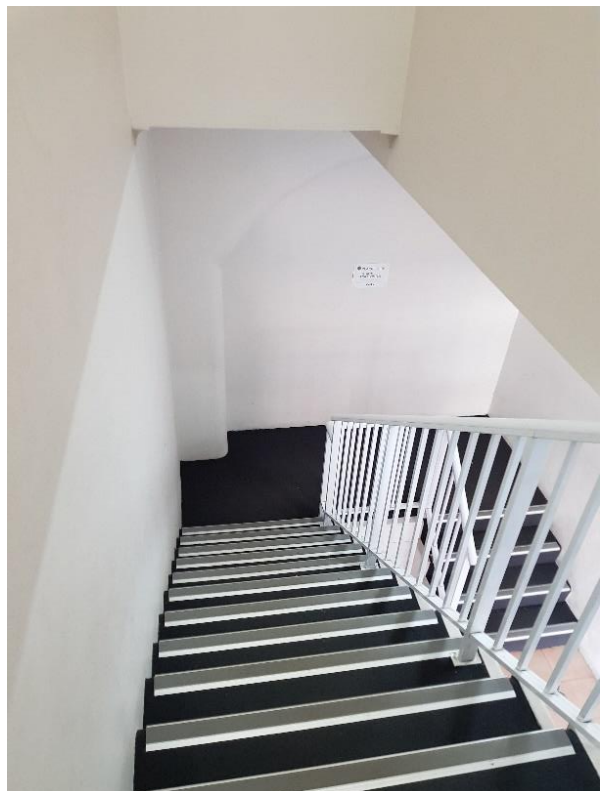


Figure 49 – Staircase between Ground and First Floors looking down the staircase to the recessed arch to the landing wall. Steel balustrade is later addition.

Source: Urbis, April 2019



Figure 50 – Western stair with Art Deco inspired balustrading leading from Ground Floor entry foyer. The layout and finishes are later addition

Source: Urbis, April 2019

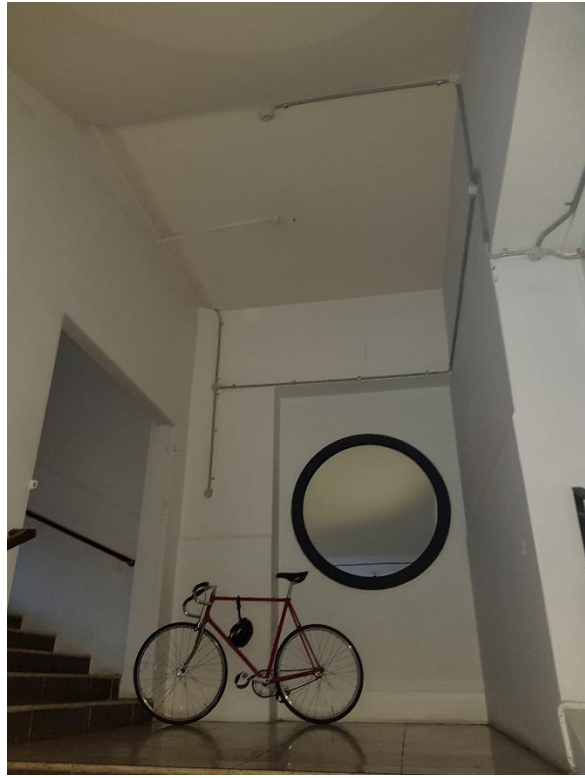


Figure 51 – Western stair leading from Ground Floor entry foyer to Second Floor entry has heavily modified finishes.

Source: Urbis, April 2019



Figure 52 – Stairwell between Ground and Second Floors have rendered masonry walls. Stair tread and balustrading are later addition

Source: Urbis, April 2019



Figure 53 – Stairwell between Ground and Second Floors have rendered masonry walls. Stair tread and balustrading are later addition

Source: Urbis, April 2019



Figure 54 – Second Floor Restaurant with later addition fitout. The spatial configuration forms part of the original bar layout. Art Deco plaster cornice are later additions.
Source: Urbis, April 2019



Figure 55 – Stair to Second Floor Restaurant showing later addition Art Deco style decorative plaster cornice

Source: Urbis, April 2019

Summary of Perimeter Spaces to Oxford and South Dowling Streets

The internal masonry wall, floor structure and spaces between the theatre areas and the façades to Oxford and South Dowling Streets, forms part of the original configuration to the subject building. The walls originally separated the theatre from the residential spaces a first and second floor and the shops are ground floor. Notwithstanding, this section of the building has had several phases of alterations and additions. The residential apartments on the First and Second Floors were converted to office accommodation. There is no extant fabric that reflects the layout of the original residential use of the building. The offices are now used as artist studios on the First Floor and office and restaurant on the Second Floor.

The structural masonry walls are intact. There are no openings or penetrations within this internal wall except for the 1970s alterations and additions associated with the Academy Twin Cinema development. The masonry wall is a major structural feature within the building. Original entries and exits off Oxford and South Dowling Streets to No 1-11 Oxford Street, are still evident in the building layout and façade. The structural condition of the wall is unknown due to the layers of finishes.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following overall historical development of the area is taken directly from the State Heritage Inventory Form for *Paddington South Conservation Area*:

In 1811, Governor Macquarie dedicated 490 acres to the south of South Head Road for public use. This included all land south of Oxford Street from South Dowling Street to Centennial Park and Moore Park. The area was swampy and unattractive for residential settlement. South Head Road (now Oxford Street) was built in 1803 to access a Pilot and Signal Station at South Head. The first toll bar in Paddington was at the intersection of Darlinghurst and Oxford Streets. By 1841 it was relocated near Victoria Barracks (cnr Oxford and Glenmore Road).

The growth of Paddington gained momentum in 1838 when it was decided to build the new military barracks at Paddington Hill. The site chosen was located on part of the Sydney Common adjoining the road to South head. At this time, the land was described as being remote from the town centre with a terrain unsuitable for agriculture and covered with stunted trees, sand, and scattered outcrops of stone. Its advantages as a location for a Military Barracks included its proximity to good drinking water at Busby's Bore, the bounteous quantity sandstone available plus the high ground which was very suitable for defence purposes. The barracks fronted the South Head Road and for its first 30 years were surrounded only by the crown lands of the Sydney Common. Once the Victoria Barracks were erected and the soldiers in residence, stores and cottages grew up in the vicinity to cater for the militia and their needs.

Within the Conservation Area there were a number of larger grants for public purposes and three grants to individuals. This included a grant of 2 acres to L.W. Newcombe. In 1839, Charles Gordon was granted one acre in the vicinity of today's Stewart Street and established a Mill. A further acre was granted to Gordon in 1843. Gordon's Mill was a Paddington landmark until the 1870s. Gordon's Grant was bounded by Stewart Street, Regent Street, and the rear boundary of Leinster Street properties and Gordon Street properties. Other minor industries also began including a wool-washing business, lime and the first commercial salt water boiling station.

The subdivision of areas of the Sydney Common commenced in the 1850s. The areas were divided into Blocks of roughly 15 - 40 lots and gradually released for sale over the next 25 years. Lots generally had frontages of 20 feet, with wide allotments along Moore Park Road. Major releases occurred in 1867, 1871 and 1881-1882. Land Grants for Roman Catholic Church, St Mathias School, Wesleyan Church at Newcombe and Oxford, State School and land for Reservoir on Oxford Street were also made. The extensive areas devoted to public purposes reflects the intentions of the 1811 dedication of the Sydney Common for public use. By 1851 Paddington had a population of 1,389 inhabitants, making it the third largest village in Sydney after Glebe and Balmain. The first state school was opened in 1856 and called the Paddington School. In 1857 St Mathias Samoan Church was opened in Oxford Street. By 1859 there were 1000 houses in Paddington with 3,100 inhabitants. In 1860 the municipality of Paddington was proclaimed and 6 years later the first Paddington Town Hall was built. The council set itself a task of laying water and gas pipes, constructing streets and gutters and generally bringing 'order out of chaos'.

From 1861-1871 Paddington's population rose by 60% to 4,250, a higher growth rate than for the whole of Sydney in the same period. The first Catholic mass was celebrated in Underwood Street and by 1866 a wooden structure was built in Gordon Street for Catholic services. This building was later closed and then re-opened in 1873. By 1870 there were 52 shops in Paddington, 37 of them being located on Old South Head Road (Oxford Street). The shops picked up trade from those travelling from the city to Bellevue Hill and Bondi.

The Depression in 1890s brought building activity in Paddington to a halt. By 1895 the depression was receding, but from that time on buildings were less ambitious and smaller in size. The area of land left in Paddington on which to speculate was not large and the market was more cautious due to the economic climate.

New transport, in the introduction of trams and buses, made the concept of living in a healthy detached house on a half acre block in the suburbs entirely possible. There was no longer a need to live near one's work now that people could commute on public transport to and from work. The

change in landlord ownership began as the middle class owners and tenants slowly moved out of the suburb. There was consequently less of an interest in well maintained properties. By 1930 Paddington was a slum. Tenants could not pay rent, and the landlords could not afford to maintain the buildings. Streets fell into disrepair. Many terraces became rooming houses, and balconies were boarded up to accommodate more people per house.

During the 1960s there was pressure from developers on the local authorities to demolish much of the suburb for high-rise development. As a result the Paddington Society was formed in 1964. The aims of the Society were to conserve the suburb as important to Australia's heritage, to increase and improve its amenities, and to research and publish its history. Paddington was listed as the first ever conservation area by the National Trust (NSW) in 1979. This Conservation Area forms a part of the Paddington Conservation Area as listed on the Register of the National Estate.²

3.2. SITE HISTORY

The subject site is comprised of several portions of land namely: part of a former roadway (Marshall Street); Block L of the Sydney Common; and part of the subdivision of 1 acre 3 roods 32¼ perches originally granted to Maria Zouch on 30 April 1840.

The present legal boundary of the site dates to August 1952 following the sale of Lot B of Olympia Pty Limited's landholding of 2 roods 14 perches to Francis Ryan Smith (present site of 13-15 Oxford Street). Olympia Pty Limited's retained ownership of Lot A, comprising one rood twenty-five perches of land.

The present site is legally described as the whole of the land within Lot 1 and Lot 2 of Deposited Plan 130269 and Lot A in Deposited Plan 377984.

3.2.1. Marshalls Brewery

By 1857, Joseph Marshall senior had established a brewery in South Head Road (now Oxford Street) offering "ale equal to English table ale, or the lager beer of Germany".³ Between the 1860s and 1880s, Marshall progressively acquired property in Oxford Street including Lots 3 to 6 inclusive and part Lot 7 of a subdivision of Maria Zouch's land grant, and Block L of the Sydney Common (triangular piece of land bound by Marshall, Oxford and Dowling Streets).

By the 1870s, Marshalls Brewery was renowned for their bottled and draught ale and draught porter. In 1876, they received a first prize medal at the Melbourne Exhibition for their bottled porter. According to the Commissioners, the porter was "of excellent manufacture, and of neat and appropriate design".⁴

² NSW State Heritage Inventory—Database Number 2421492.

³ "Notice – publicans and families...", *Sydney Morning Herald*, 27 March 1857, p6

⁴ "Receipt of a Prize Medal", *Australian Town and Country Journal*, 1 January 1876, p12

Figure 56 – Detail from This plan of the City of Sydney: including the environs of Pyrmont, Balmain, Redfern, Chippendale, the Glebe, Surry Hills, Paddington & c. / William Henry Wells, 1850.



Source: NLA,

Figure 57 – Detail from Plan of the Municipality of Paddington compiled by H S Chauncy, 1880.



Source: SLNSW

Figure 58 – Detail from Paddington Parish of Alexandria Map, c1890s.



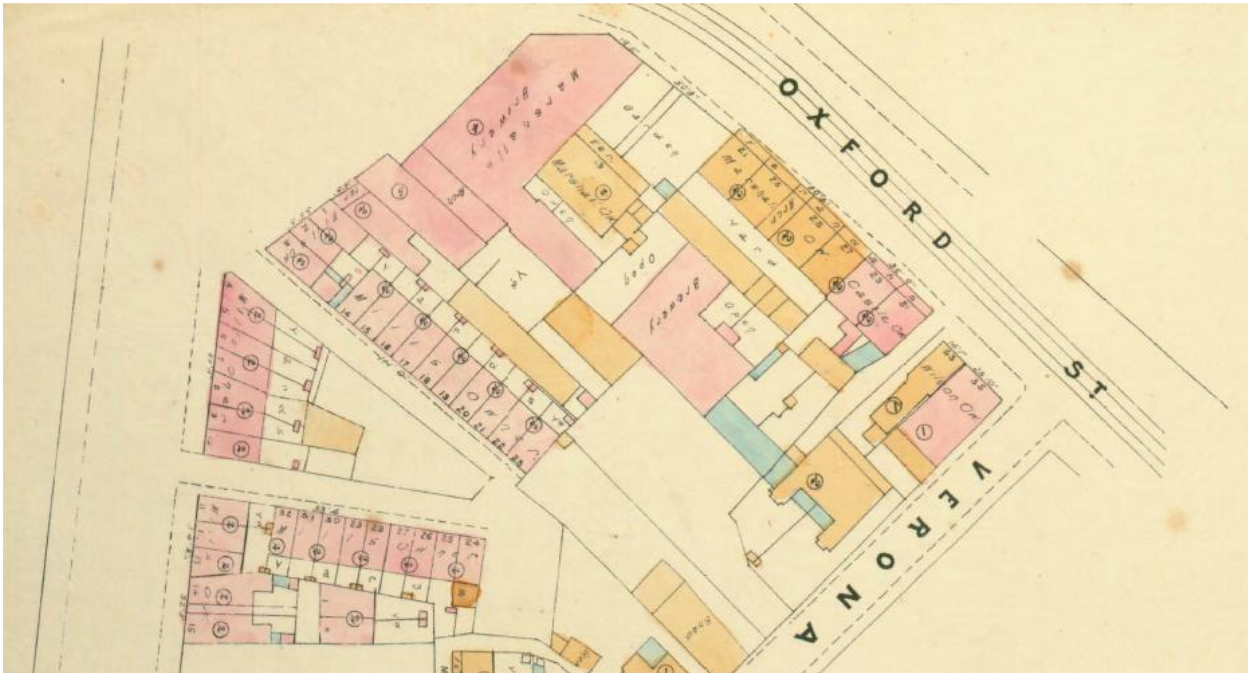
Source: NLA

Figure 59 – Extract from Detail Survey Paddington (in part) and City of Sydney (in part), Sheet No. 1, 1885.



Source: SLNSW,

Figure 60 – Detail from Rygate & West's Plans of Sydney, 188? Sheet 33.



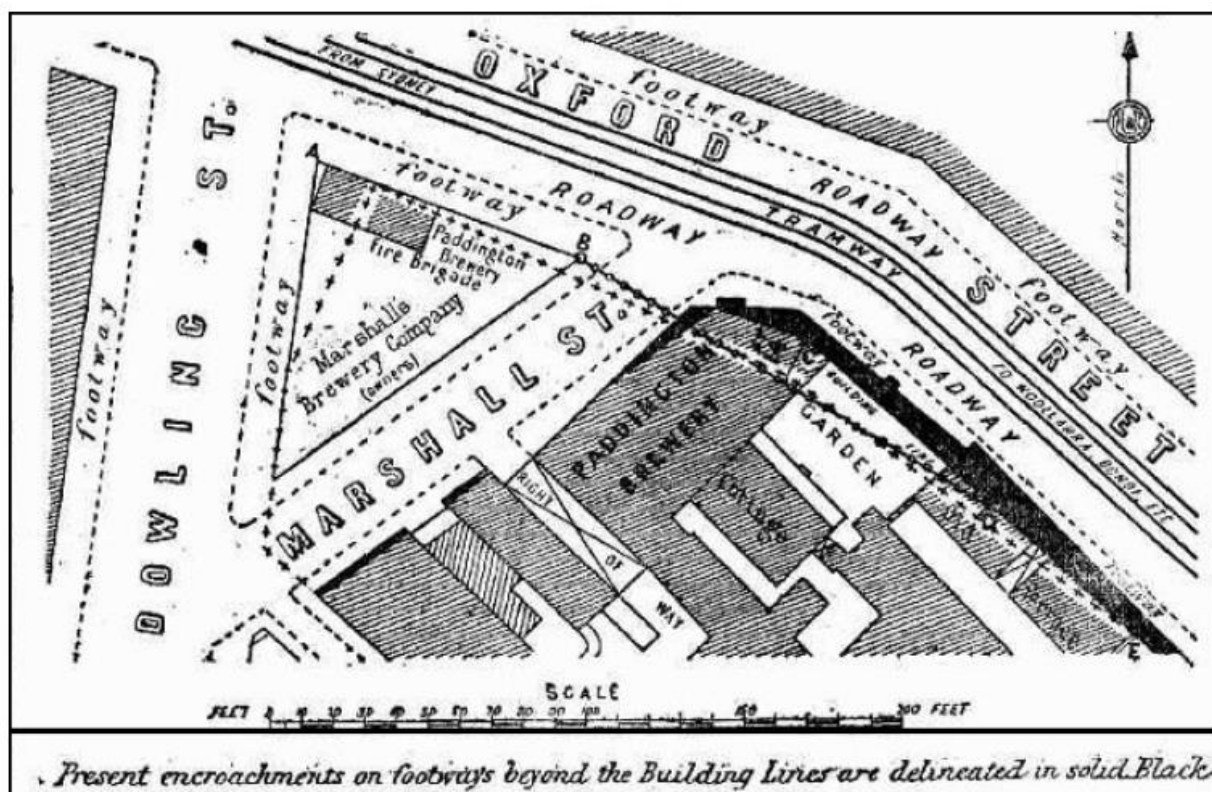
Source: City of Sydney Archives, 1171_032.pdf

Figure 61 – Extract from Detail Survey Paddington (in part) and City of Sydney (in part) Sheet No. 1, 1885.



Source: SLNSW,

Figure 62 – Proposed improvements to Oxford Street.

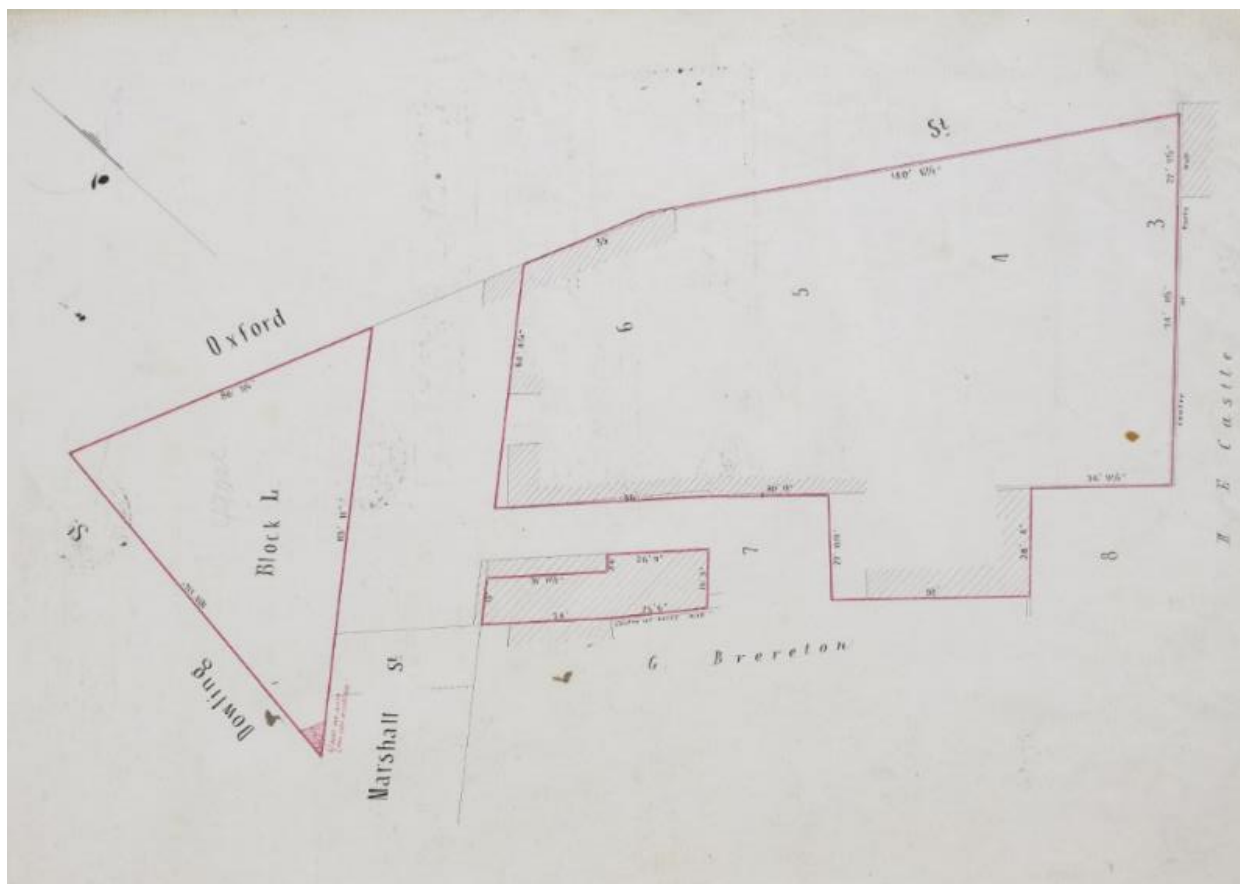


Source: Daily Telegraph, 18 July 1892, p3

In November 1910, Marshall's Co-Op Breweries Ltd (the latest incarnation of the company established in the 1850s) conveyed the brewery site to Olympia Limited. At this date, the site comprises the parcels of land outlined in red on the accompanying block plan (see Figure 63), totalling one rood, thirty-six and three-quarter perches. This plan shows Marshall Street as part of the brewery property but in this instance not comprised in the land title as it was crown land vested in Marshalls' Brewery. Incidentally, an Act was passed in May 1894 authorising Paddington Council to close portions of Marshall Street and a right of way leading therefrom and convey part of the said land to Marshall's Paddington Brewery Ltd⁵ in exchange for part of their property in Oxford Street required for road widening and improvement thereto.

⁵ "Oxford-street Improvement Act, New South Wales Government Gazette, 28 May 1894, No. 326

Figure 63 – Block plan accompanying CT Vol 1254 Fol 65, 1 July 1898.



Source: NSW LRS

The *Evening News* reported the sale of the property as follows:

At the close of the fifties, Mr Joseph Marshall took up his quarters in the neighbourhood and the good water which abounded in the district made excellent beer, In the course of time he erected the Paddington Brewery on that part of the toll house site which faced a side street now called Marshall-street, immediately in front of this street was a triangular block of land which he secured after the tollbar was removed further up the old south head road. On this he built the outbuildings, offices, storerooms and bottling department of the brewery.

In Belmont Villa he resided and reared his family. It was a snug habitation with a garden sloping down to the roadway at the corner of Dowling and what is now Oxford street, the former street having been extended from the vicinity of Napier street to the main road. ...The Paddington tollbar disappeared in the seventies. In 1886 the historic corner was used by the Paddington Brewery Fire Brigades as its station house. Respecting the Paddington Brewery, the proprietors in 1883 were Messrs Joseph Marshall (who lived in Belmont Villa) and James J Marshall. About the year 1889 the business was floated into a company called Marshalls Paddington Brewery Limited. The business is now being removed to Leichhardt, and the site of demolished structures has an earthquake appearance Mr T J West, of picture theatre fame. And on it he is erecting imposing buildings, which will go far as evidence of Paddington's coming greatness.⁶

Likewise, The Newsletter noted in February the following year that:

Marshall's Paddington Brewery Co (Ltd) will carry on more intensive operations than ever at their establishment at Leichhardt. Their old site, top of Oxford-street, which had become too small, has been purchased for West's Eastern Suburbs Picture Show, for which the position is unique.⁷

⁶ "Old Paddington", *Evening News*, 11 April 1911, p6

⁷ "King George Reforms", *The Newsletter*, 22 February 1911, p9

3.2.2. Olympia Theatre

Thomas J West was a pioneer of cinematograph entertainment and established "West's Pictures" in 1910. The following year, West took over Pathé. For a brief period, West's Pictures was one of Australia's largest film production and exhibition companies in the silent era. The firm merged in 1912-13 with Spencer's Pictures, Amalgamated Pictures and the Greater J D Williams Amusement Company to form Union Theatres Ltd (exhibition) and Australasian Films Ltd (distribution).⁸

In November 1910, John Kirkpatrick, architect, called upon Paddington Council to approve his plans for a new theatre and Olympia buildings at the corner of Oxford and Dowling Streets, Paddington. The plans were duly approved; the Council did however vote to refer the question of the cost of resumption of portion of the site to the works committee.⁹ Demolition of the brewery took place in the first half of 1911. The building contract was awarded in early July to J Earnshaw (Figure 64). At the end of August, *"the walls of West's new Olympia have now been carried to the requisite height, and the big Ironwork is now being fixed to carry the dress circle, which, itself will seat 750 persons"*.¹⁰

Figure 64 – Other works – West's Olympia.

West's Olympia, in Oxford-street, the biggest picture-hall south of the line, will be ready for occupation within a few weeks, rapid progress having been made with the work of late. Apart from the hall itself, the company is constructing a number of new shops and flats, after the German fashion. That is to say, each flat will have its own entrance, and will look out over a big courtyard and flower plots, where the children of the occupants may play. Each set of rooms will be provided with a separate bathroom and kitchen, and everything to ensure privacy has been done. Special attention is to be given to the lighting, which will be on the most modern principle, and altogether the premises will be as far advanced as compared to some Sydney structures as the Dreadnought is in advance of the wooden fighting ship. Mr. John Kirkpatrick, the architect, has specially designed the buildings to meet the requirements of the Australian climate, so that the comfort of tenants may be taken for granted. The builder is Mr. J. Earnshaw.

Source: *Daily Telegraph*, 12 September 1911, p11

The building was completed in December and the theatre was officially opened to a packed house on 26 December. The programme included the film "The Power of Love", preparation for Delhi Durhur, Amongst the Glaciers, the Pathe Casette, Viennese Beauty Spots, and "a wealth of comic subjects".¹¹ Figure 66 and Figure 65 comprise two views of the completed building.

⁸ <https://www.ausstage.edu.au/pages/organisation/38956>, viewed 13 June 2018

⁹ "Paddington's Entrance Block, The Olympia Theatre", *Daily Telegraph*, 22 November 1910, p4

¹⁰ "Theatrical Tit-Bits", *Sydney Sportsman*, 30 August 1911, p3

¹¹ "Olympia Theatre, West's New Picture Hall", *Sydney Morning Herald*, 27 December 1911, p7

The following description of the new building was furnished in *The Sun* on 27 December 1911 (p8):

The theatre proper has a frontage of 150ft. to Oxford-street and 100ft. to Dowling-street. The immediate frontage to Oxford-street is occupied for a depth of 18ft. only by shops on the ground floor, as well as wide and expansive exits and entrances. The theatre hall covers an exact space of 70ft. by 148ft. One-third of this area is filled with a dress circle that has a seating capacity greater than any other theatre in the world, taking 630 odd seats, with extensive gangways and staircases of solid concrete.

A feature of the floors is the rake of the auditorium, each part, including the pit end as well as the circle, having excellent falls so that an uninterrupted view may be obtained from every part of the house.

It is in the ventilation that the theatre shows to advantage. At the opening last night, it was favorably commented upon. The idea has been a system of Tobin tubes carried through the centre of each wall and under the floors, and with a large and crowded audience underneath the circle they proved admirable.

The roof has six sliding sections— three on each side— and a beautiful current of air passing through gives all the comfort of the open-air show.

The main entrance is treated in a semicircular form, with a dome having openings filled with glass illuminating the name of West's, Ltd. This main entrance at the corner of Dowling-street, as a theatre entrance, is an architectural triumph. Electric lighting throughout the building was executed by Mr. Reeves Barker, the firm's special expert.

The operating chamber is built of fireproof lumber, reinforced in concrete with iron bands embedded. In the event of trouble the chamber is absolutely isolated from the rest of the house. A large flue, 3ft in diameter, is carried up and right through to the outside walls, giving ample ventilation. One of the special features of this theatre is its large foyer, opening from the back of the dress circle. Mr. A Brandon Cremer was specially brought over from West Australia to take charge of this theatre hall.

Figure 65 – West's Pictures Olympia Theatre, c1912.



Source: Cinematreaasures.org_theatres_1281_photos_93967, viewed 31 May 2018

Figure 66 – Corner Architecture – A Handsome Portico.



Source: *The Sun*, 5 February 1912, p10

Union Theatres Ltd announced in May 1919 that West's Olympia would be closed for a brief period for extensive alterations. The "New Olympia Theatre", otherwise known as Union de Luxe New Olympia Theatre, was officially reopened on 19 June featuring the film, "For Husbands Only".¹² According to the *Sydney Morning Herald*, "its construction embodies the latest English and American ideas, and facilities are provided for both pictorial and musical and dramatic entertainment."¹³

By 1921, West's Olympia was one of 80 cinemas controlled by Union Theatres. By the end of the 1920s, Union Theatres was the largest cinema chain in the country.¹⁴

Olympia Limited, the owner of the property, in 1925, consolidated its landholdings on a single certificate of title. On the accompanying plan (Figure 67), the area shaded brown thereon was set aside for the re-alignment of Oxford Street. At this date, the property comprised two roods and fourteen perches of land. Two years later, Olympia Limited leased the site to West's Limited, who were part of the Union Theatres cinema chain.

The New Olympia was one of the first of Sydney's suburban cinemas to install the equipment to show 'talkies', putting many musicians out of work.¹⁵ Soon after, Union Theatres went into liquidation in October 1931 (at the height of the Great Depression) and Greater Union Theatres purchased all the assets of the bankrupt business. In the second half of the 1930s, Greater Union undertook maintenance of West's Olympia Theatre, including a new proscenium, wall decorations and auditorium light fittings, and reduced seating capacity to 1,741. The alterations took place between 1936 and 1938 as Sam Hood, photographer, took a series of photographs of the theatre in this period (Figure 68). The most likely date for the work is after April 1937 when Olympia Ltd conveyed a lease of the Olympia Picture Theatre to Greater Union (Extension) Limited.¹⁶

¹² "New Olympia re-opens", *The Sun*, 15 June 1919, p16

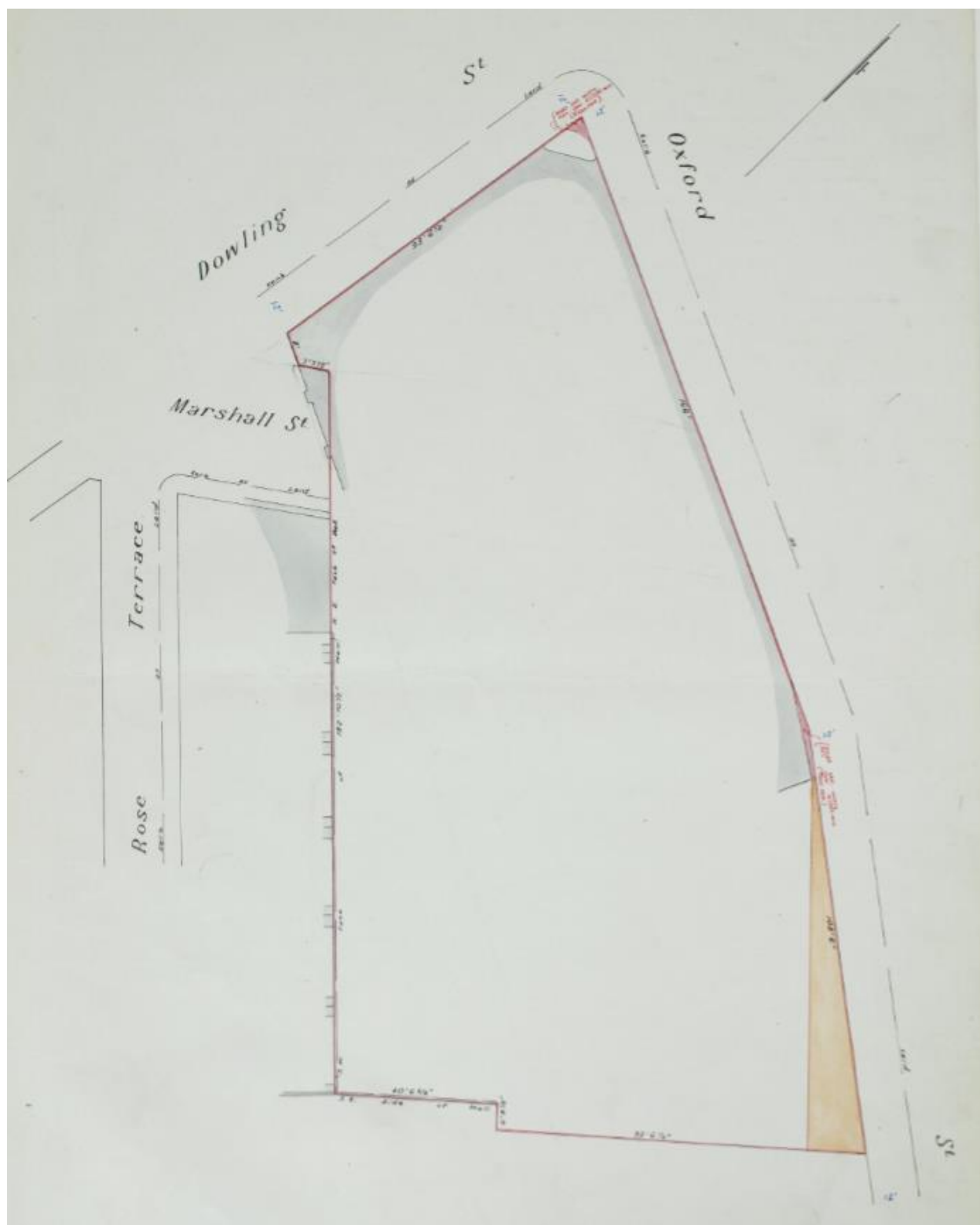
¹³ "New theatre to be opened in Oxford-street", *Sydney Morning Herald*, 15 June 1919 p6

¹⁴ Film Weekly, 11 July 1935 and Ian Bertran, David and Goliath: "The Grand Theatre Company and the National Exhibition Chains" in <https://www.mcc.murdoch.edu.au/ReadingRoom/hfilm/BERTRAND.html>, viewed 14 June 2018

¹⁵ "The Talkies", *Sydney Morning Herald*, 25 July 1929, p11

¹⁶ CT Vol 4463 Fol 74, NSW LRS

Figure 67 – Block plan accompanying CT Vol 3713 Fol 241, April 1925.



Source: NSW LRS

Figure 68 – Sam Hood - Five views of proscenium and front stalls, West's Olympic Theatre, and Dress Circle lounge, showing Art Deco influences in the detailing, 1936 -1938.



Source: SLNSW, Digital order no: hood_08108



Source: SLNSW, Digital order no: hood_08109



Source: SLNSW, Digital order no: hood_08346



Source: SLNSW, Digital order no: hood_23271



Source: SLNSW, Digital order no: hood_23274



Source: SLNSW, Digital order no: hood_23270

Figure 69 – Sam Hood - Foyer stairs, dress circle foyer with ticket box at left, c1938.



Source: SLNSW, Digital order no: hood_23272

Figure 70 – Detail from 1943 aerial survey of Sydney showing subject site shaded yellow.



Source: NSW LRS, SIX Maps

Figure 71 – Various events, West's Olympia, 1946.



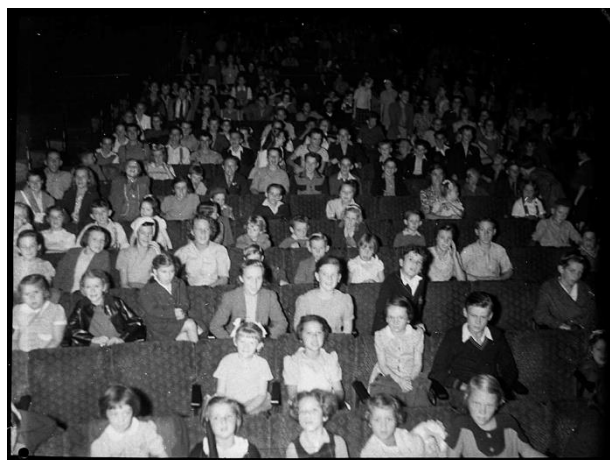
Source: SLNSW, Digital order no: hood_21181



Source: SLNSW, Digital order no: hood_21192



Source: SLNSW, Digital order no: hood_21191



Source: SLNSW, Digital order no: hood_21180

Figure 72 – Various events, West's Olympia, 1946.



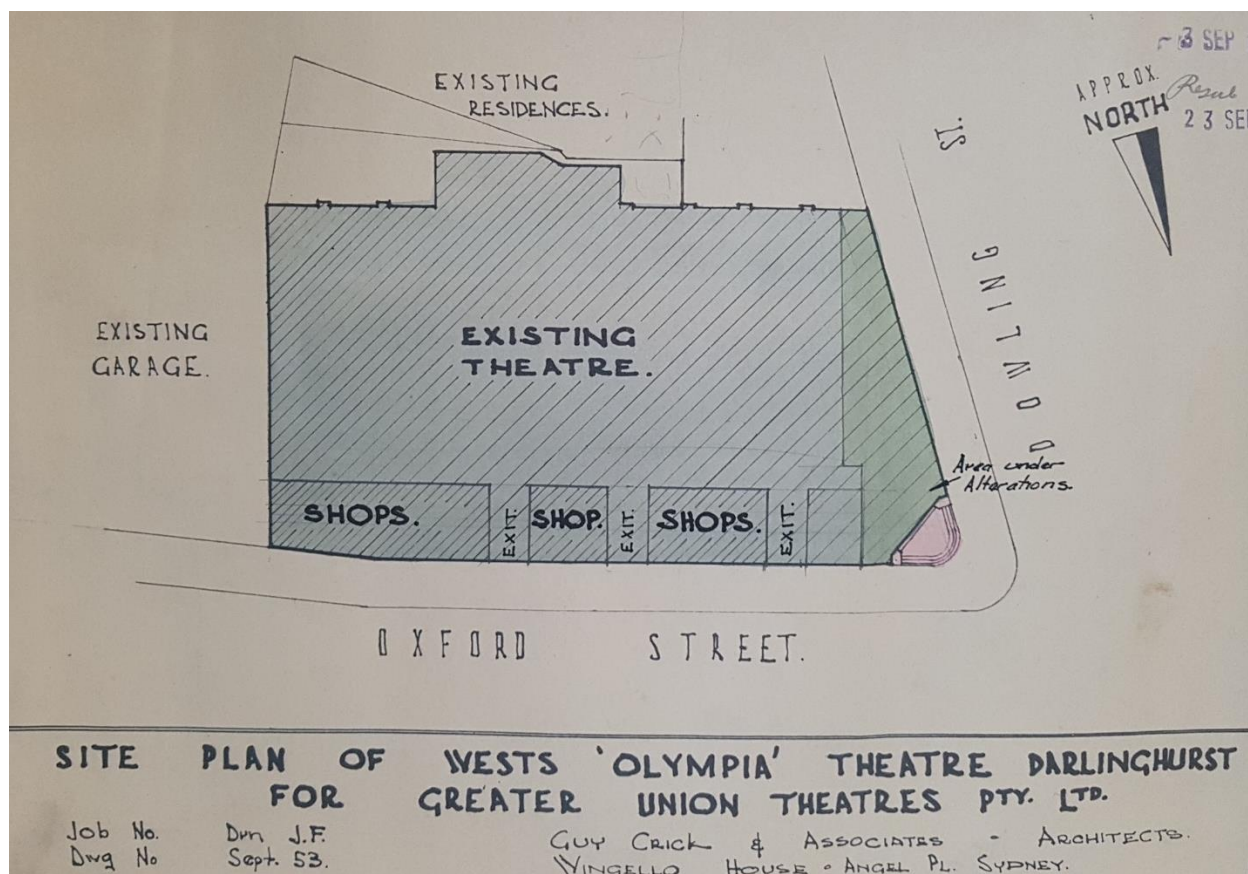
Source: SLNSW, Digital order no: hood_21194



Source: SLNSW, Digital order no: hood_21195

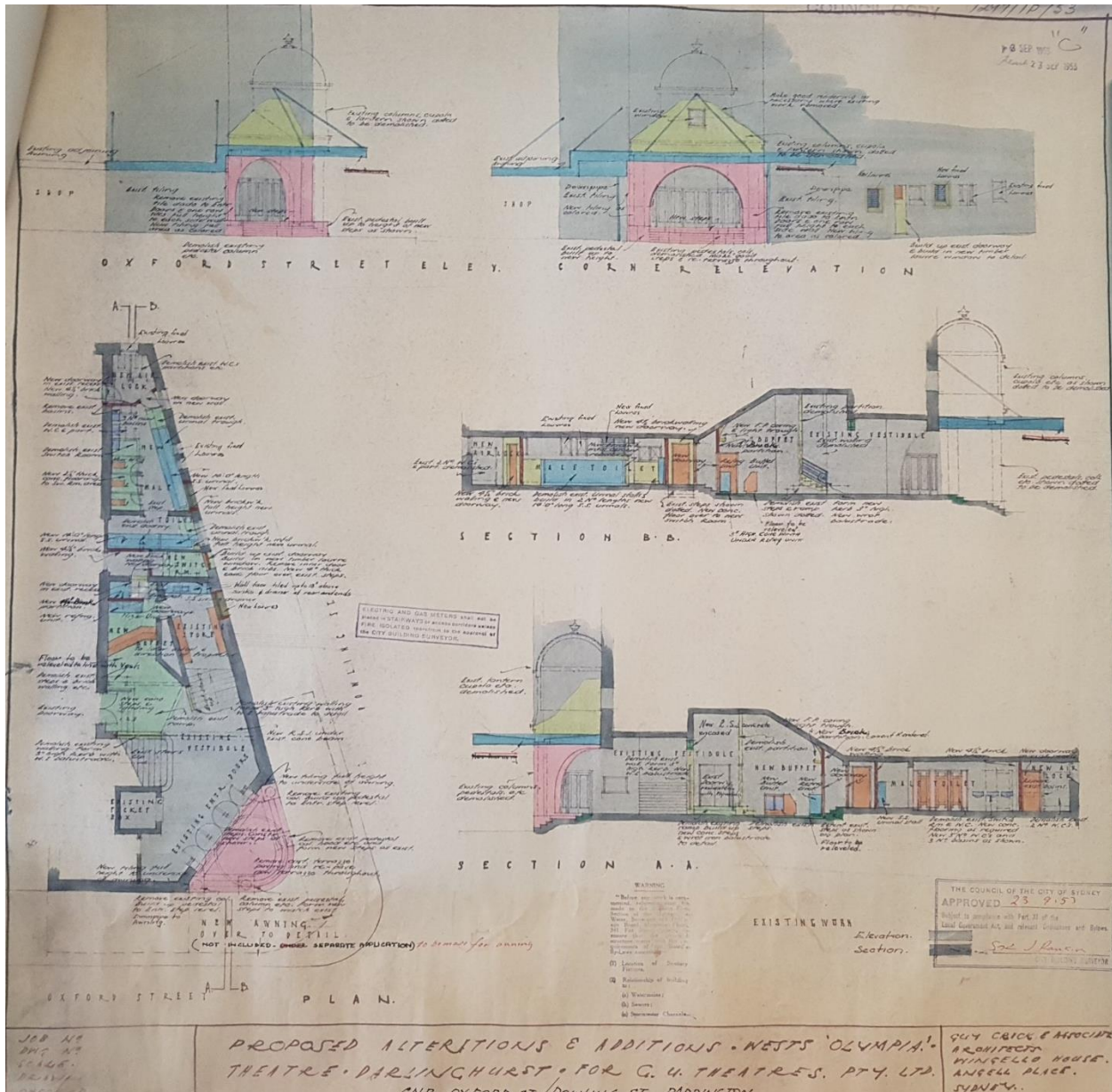
The City of Sydney Council approved plans in September 1953 by Guy Crick & Associates for alterations and additions to West's Olympia Theatre as shown in Figure 73, Figure 74 and Figure 75. The theatre reopened the following year as the "Odeon". In a 1956 photograph of Oxford Street (Figure 76), a neon sign for Odeon is clearly visible on the outside of the building.

Figure 73 – Guy Crick & Associates, architects - Site plan of Wests 'Olympia' Theatre Darlinghurst for Greater Union Theatres Pty Ltd, September 1953.



Source: City of Sydney Archives,

Figure 74 - Guy Crick & Associates, architects – Proposed alterations & additions, Wests 'Olympia' Theatre Darlinghurst for Greater Union Theatres Pty Ltd, September 1953.



Source: City of Sydney Archives,

Existing final Louvre

Demolish exist. M.C.S. partitions etc.

NEW AIR LOCK

New doorway in exist. recess

New 4" brick walling

Remove exist. basins

Demolish exist. N.C.E. part.

Demolish exist. Switch Room

New 2" thick conc. floor to Sw. Rm. area

NEW MALE

NEW TOILET

Demolish exist. doorway

New 12" x 10" length S.S. urinal

New 4" brick walling

New doorway

New 12" x 10" length S.S. urinal

New brick w/ full height new urinals

Demolish exist. urinal trough

Existing final Louvre

New 12" x 10" length S.S. urinal

New brick w/ full height new urinals

Demolish exist. urinal trough

New brick w/ full height new urinal

Build up exist. doorway

Build in new timber Louvre window. Remove inner door & brick ribs. New 4" thick conc. floor over exist. steps.

Hall floor tiled up to 18" above sinks & drains at rear and ends

New Louvre

NEW SWITC

NEW BUFFET

To later detail & direction of proprietor

EXISTING STORE

EXISTING VESTIBULE

EXISTING ENTR. DOORS

NEW AWNING

OVER TO DETAIL

(NOT INCLUDED - UNDER SEPARATE APPLICATION)

OXFORD STREET

PLAN.

ELECTRIC AND GAS M placed in STAIRWAYS or ac FIRE ISOLATED therefore the CITY BUILDING SUR

URBIS
09_1-11_OXFORD ST_AMENDED_PLANNING_PROPOSAL_HIS

Figure 76 – Odeon Theatre, 1-11 Oxford Street, Paddington, 1956.



Source: City of Sydney Archives, LenStone_Vic Solomons Collection_195 Odeon Theatre

Figure 77 – Detail from City of Sydney City Building Surveyor's Detail Sheets, c1956.



Source: City of Sydney Archives, 801_011.pdf

The theatre closed in 1960. Six years later, 1-11 Oxford Street was sold to The Greek Orthodox Community of New South Wales.¹⁷ They lodged a successful development application in 1966 for alterations to the building for use as theatre, shops and committee rooms. More specifically, to use a section of the second floor of the building fronting Oxford Street and the mezzanine floor of the theatre for the purpose of offices and committee rooms for the Greek community in addition to the existing use of the premises as a theatre, shops and residential. The estimated cost of the work was \$800.¹⁸

At this date, the building was described as a part three-storey, part single storey picture theatre with mezzanine floor, occupying a site 175' x 93', used since before 1951 "for the purpose of a picture theatre with shops on the Oxford Street frontage and as a residential on the upper floors". On 22 August 1969, Wests Olympia reopened as the "Mandala Cinema", the home of cult and rock films. At this time, the original theatre was gutted and rebuilt into shops, offices, apartments, restaurant, and a community centre for the Greek Orthodox community, with the twin auditoriums being located on the ground floor level and a new entrance from Oxford Street.

In August 1971, the Theatres and Films Commission granted an application by Academy Theatres Pty Ltd for a license for the former Mandala Theatre which had been closed by December 1970. The new licensee lodged a successful application to undertake "extensive alterations within the existing premises" to convert it to a twin cinema complex. This involved:

"Demolition of the existing circle, auditorium floor, stage etc within the existing auditorium and retain some of the shops on the Oxford Street frontage. The areas occupied by the Greek orthodox Church and residential will remain and the existing entrance foyer will become part of the Church occupancy with the whole fire isolated from the auditorium.

The proposal provides for the erection of two cinemas back to back within the existing auditorium. Each cinema is entered from a new entry from Oxford Street off which is a large foyer common to both cinemas. From the foyer is access via stairs to theatre 1 and theatre 2 which are to be known as Academy 1 and 2 respectively.

Off the foyer are toilets common to both cinemas.

Each cinema is served by a projection suite common to both and centrally located at the rear of and between the two cinemas.

*The axis of the cinemas is parallel with Oxford Street."*¹⁹

The approved plans for alterations designed by H O Woodhouse & Danks, architects, estimated to cost \$350,000 alterations, were completed within twelve months. Surprisingly, the City of Sydney described the subject works on their building surveyors' card as "minor". The "Academy Twin Cinemas" opened on 29 June 1973, with "Fritz the Cat" and Roman Polanski's "Macbeth" (Figure 80). By September 1974, the "bistro" was separately operated as a combine restaurant-nightclub under a separate lease from Academy Theatres Pty Ltd.

The Academy Twin screened mostly art house films. The cinemas were quite spacious but without curtains. There was raked seating and some timber paneling on the walls. The cinemas seated 478 and 291 respectively and were known as Cinema 500 and Cinema 300.

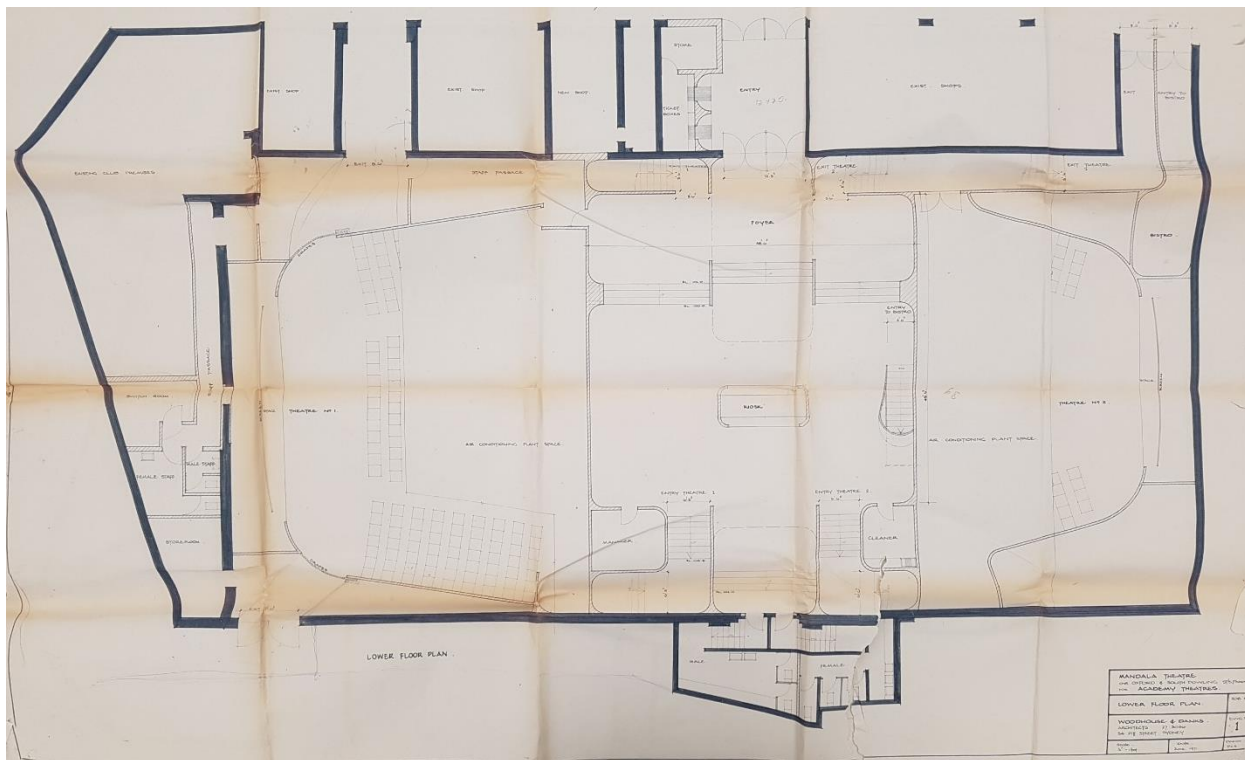
Figure 81 comprises three views inside the foyer of the Academy Twin in February 2004.

¹⁷ CT Vol 6544 Fol 49, NSW LRS

¹⁸ City of Sydney Archives, DA 66/973

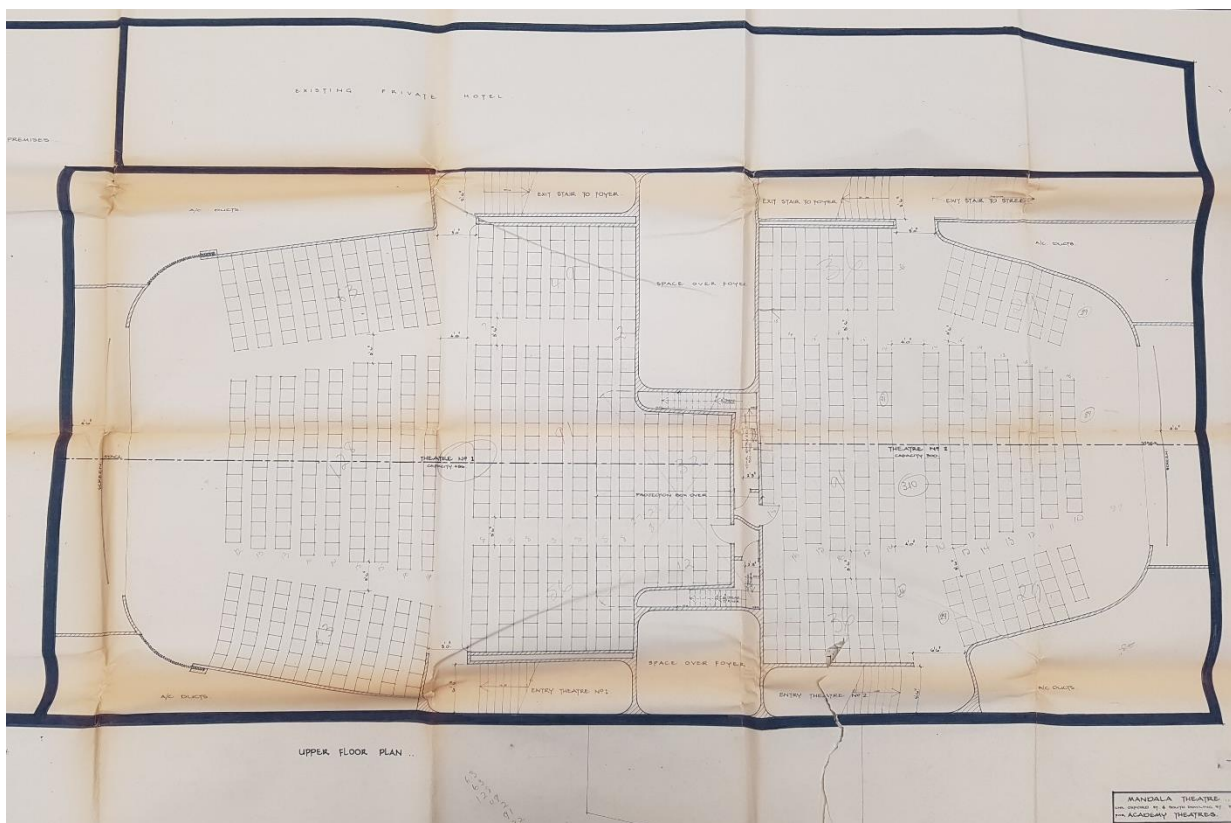
¹⁹ NRS15318, T4335 & 4336, *Academy Twin Cinema, Paddington*, State Records

Figure 78 – Lower floor plan, Mandala Theatre cnr. Oxford & South Dowling St/s, Paddington for Academy Theatre, June 1971. Woodhouse & Danks Architects.



Source: NRS15318, T4335 & 4336, Academy Twin Theatre, Paddington, State Records

Figure 79 – Portion of upper floor plan, Mandala Theatre cnr. Oxford & South Dowling St/s, Paddington for Academy Theatre, June 1971. Woodhouse & Danks Architects.



Source: NRS15318, T4335 & 4336, Academy Twin Theatre, Paddington, State Records

Figure 80 – Advertising feature on new Academy Twin Cinema in *Daily Telegraph*, 29 June 1973, p15.

DAILY TELEGRAPH, Friday, June 29, 1973

15

A NEW STAR FOR 'PADDO'

By Gay Richardson

The cinema in Australia is enjoying a new era of prosperity with at least 12 new intimate cinemas planned for Sydney alone.

The highly successful organisers of Canberra's Cinema Center decided the Paddington scene was too good to miss. They have erected a relaxed atmosphere cinema complex that is just right for the area. It's an ever-changing Oxford Street, a few blocks from Taylor Square.

Cinema 300 and Cinema 500 together with a licensed restaurant comprise the complex.

Namesake

Both theatres have a feeling of intimacy, informality and individuality that is rare in Australia — though popular in Europe and the United States for many years.

The name Academy was chosen for the redeveloped modern twin cinema complex in homage to the famed Academy Cinemas in Oxford Street, London.

In pre-war days the Academy Cinema in London was one of the early art cinemas — a haven for lovers of the then-styled "Continental" films.

In 1965 it was redeveloped as Academy One, Two and Three (the latter a club cinema seating 90 and specialising in revivals) together with the Pavilion Restaurant.

Impact

In the foyer of Paddington's Academy photo-murals of the London Academy depict the appearance of the Academy in its earlier days and as it is today.

In both the London Academies the emphasis is on selective programming of films of artistic and cultural appeal.

The management of the Academy Twin in Paddington will endeavor to maintain this standard in

lia presentations for Sydney audiences.

The Academy programme policy will be to provide a wide selection of films from all world sources.

It is the belief of the management that the impact of many films screened in the past has been lost in either unstable or inconvenient locations.

The Academy Twin will create the necessary environment and provide a showcase for such films.

Because Paddington has become the cultural centre of Sydney it attracts people from all spheres and at both Cinema 500 and Cinema 300 emphasis will be on programmes complementary to the special character of Paddington.

A great deal of thought has gone into the planning of the Academy Twin Cinema.

The impressive foyer is made from the same off-form concrete that is used in the Opera House.

Plush

The new entrance is on Oxford Street, not on the corner of South Dowling and Oxford as it used to be before the theatre was renovated.

In the foyer the high ceiling goes right up to the original ceiling.

Every inch of the flooring throughout the cinema, the staircase and the foyer is covered with a specially woven carpet in shades of red which actually glow when the lights shine on it.

The color scheme throughout is white, red and charcoal.

Cinema 500 which opens with the R-rated and animated cartoon Fritz the Cat has 500 black vinyl seats.

Cinema 300 where Macbeth will be screened as the opening film seats 300. This is a stadium-shaped



An artist's impression of the striking foyer of the Academy Twin Cinema, Paddington.

MAKING THE SCENE IN PADDINGTON

academy twin cinema OXFORD STREET

A RELAXED ATMOSPHERE CINEMA COMPLEX —
WITH ALL THE INDIVIDUALITY OF GREENWICH VILLAGE,
CHELSEA & THE LEFT BANK

cinema 500

FRITZ — FREAKED-OUT FREE-LIVING FELINE, A CROSS BETWEEN CANDIDE & EVERY WIDE-EYED LIBERAL DROP-OUT



Based on the characters created by R. Crumb

cinema 300

ROMAN POLANSKI OUTDOES HIMSELF IN TELLING THE CLASSIC STORY OF MURDER WITCHCRAFT & REVENGE!



Columbia Pictures Presents a Playboy Production Roman Polanski's film of **MACBETH** Starring Jon Finch, Francesca Annis, Martin Shaw. Screenplay by Roman Polanski & Kenneth Tynan from the play by William Shakespeare

FULLY AIR-CONDITIONED

academy

cinema 500 twin cinema cinema 300

Oxford Street, Paddington—100 yds. from Taylor Square

TELEPHONE 33 4453

FRITZ SESSION TIMES
Today 9 pm, late show 11.15 pm.
Sat 12, 2, 9, 11.15, Sun 2 & 9 pm.

MACBETH SESSION TIMES
Today 9.15 pm only. Sat and Sun 1 and 9.15 pm.

Parking — at Kings, Oxford Square, 5 minutes walk! Special late show each Fri. & Sat. 10.30 p.m. 'FRITZ THE CAT.'

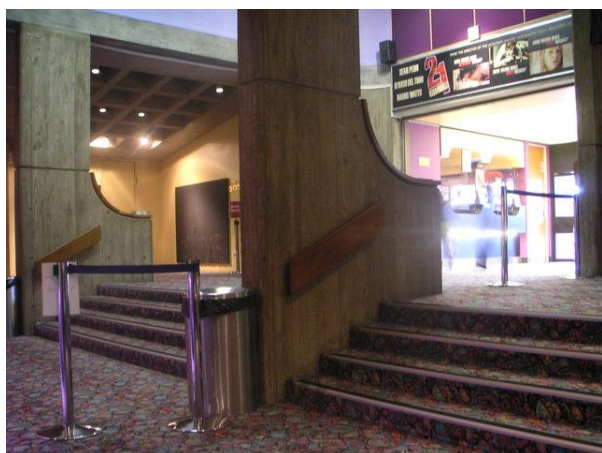
Ready to roll



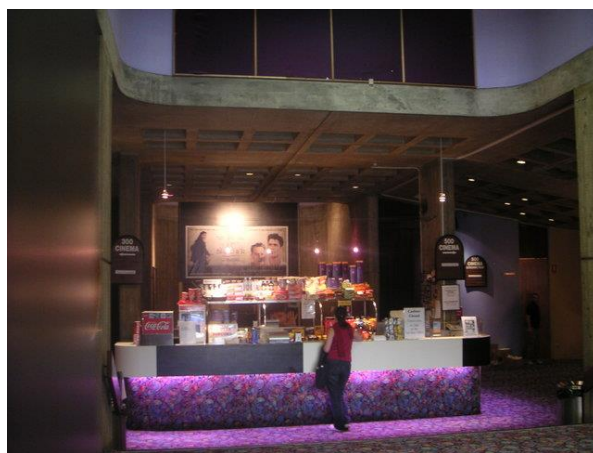
Technicians put the finishing touches to equipment in the air-conditioned projection room at the Academy Twin Cinema.

Source: State Records & Archives, NRS15318, T4335 & 4336, Academy Twin Theatre, Paddington

Figure 81 – Three views in foyer of Academy Twin Cinemas, February 2004.



Source: Cinema Treasures,
<http://cinematreasures.org/theaters/1281/photos>, viewed
 13 June 2018



Source: Cinema Treasures,
<http://cinematreasures.org/theaters/1281/photos>, viewed
 13 June 2018

Figure 82 – Two views of the Academy Twin Cinemas, March 2010.



Source: Cinema Treasures,
<http://cinematreasures.org/theaters/1281/photos>, viewed
 13 June 2018



Source: Cinema Treasures,
<http://cinematreasures.org/theaters/1281/photos>, viewed
 13 June 2018

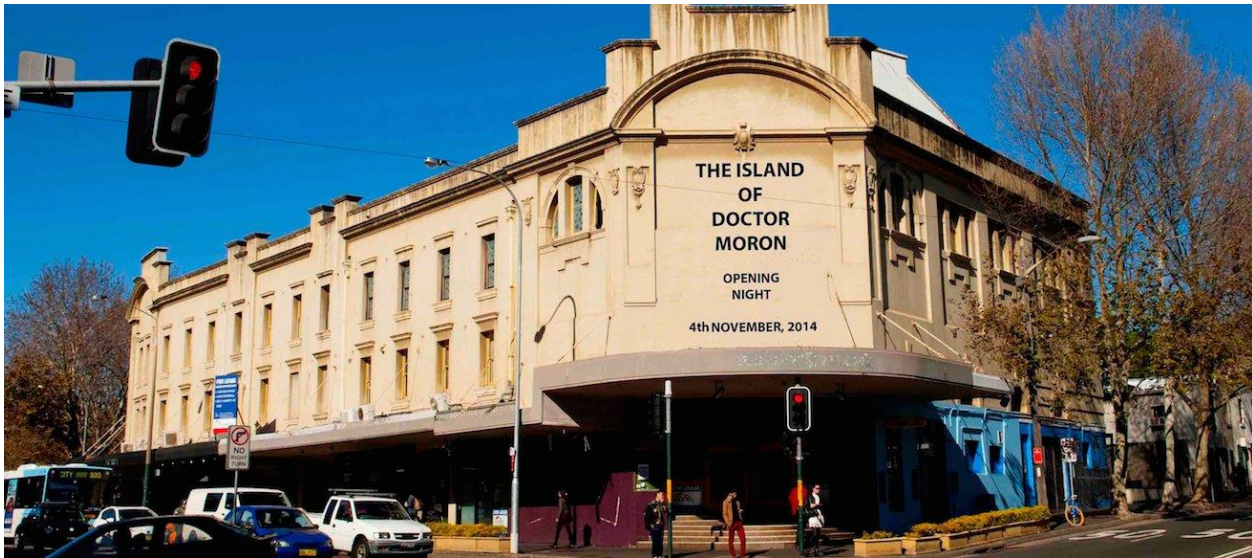
Figure 83 – Two views of subject site, February 2004 (left) and March 2006 (right). Note signage on corner façade for Grand Pacific Blue Room Restaurant/Bar.



The Academy Twin Cinemas were closed by the Palace Cinemas chain on 27 June 2010. Four years later the theatre was reopened by musical creator, Christ Dockrill under the former name The New Olympia, putting on his rock musical “The Island of Doctor Moron” (Figure 84).

The most recent incarnation of the upper floor of 1 Oxford Street is the Grand Pacific Blue Room in the space formerly occupied by the former Greek Orthodox Community meeting room and social club. The bar and restaurant are now closed.

Figure 84 – 1-11 Oxford Street, Paddington.



Source: Concrete Playground, <https://concreteplayground.com/sydney/arts-entertainment/stage-arts-entertainment-2/paddingtons-academy-twin-cinema-to-reopen-for-bizarre-rock-musical/>

Figure 85 – 1 Oxford Street, Paddington.



Source: Ronis Real Estate

3.3. ALTERATIONS AND ADDITIONS

The subject site was located within the Paddington Municipal Council until 1948 when it was absorbed into the City of Sydney. The Planning Street Cards for the subject site for 1949 to 1994 are shown below in the order shown on Council's Archives webpage. These include applications for the theatre itself as well as the various shops at ground level at 1-11 Oxford Street.

Figure 86 – City of Sydney Planning Street Card, 1949-1994.

LOCATION <i>1/11 Oxford Street. Paddington 317920 HATZIDON</i>		
NOTICES – DEVELOPMENT APPLICATIONS – CORRESPONDENCE.		
REFERENCE	DATE	SUBJECT
<i>1046/63</i> <i>D2</i>	<i>31.10.63</i>	<i>DA Alterations to premises for use as a restaurant and music hall Philip Productions Pty Ltd</i>
<i>622/65</i> <i>M2</i>	<i>27.10.65</i>	<i>use of premises as a hall for public functions by the Greek Orthodox Community of N.S.W. Wm E. Red. Associates.</i>
<i>552/66</i> <i>M2</i>	<i>16.6.66</i>	<i>use of premises as cinema and for theatrical entertainment J. Aragonostou.</i>
<i>673/66</i> <i>D2</i>	<i>20.12.66</i>	<i>DA Proposed alteration of use of premises for leather shops & committee rooms. (1/11) Greek Orthodox Community of NSW.</i>
<i>921/67</i> <i>M2</i>	<i>21.10.67</i>	<i>Unauthorized use of shop for manufacture of sandals. (10/1) Kurt Eulgen.</i>
<i>685/68</i> <i>M2</i>	<i>21/10/68</i>	<i>use of premises as a small goods shop - Refreshment room (Nº3) TEREZIA V. SUTZKO</i>
<i>945/68</i> <i>D2</i>	<i>11.10.68</i>	<i>DA the premises for hand mfg leather sandals & other leather goods. (Nº1) P. E. Briggs.</i>

Source: City of Sydney Archives

Figure 87 - City of Sydney Planning Street Card, 1949-1994.

LOCATION		BUILDING APPLICATIONS	
NO	DATE	APPLICANT	SUBJECT
2642/1 b2 166	13/1/66	Lies Steel Pty	Alce. to planning \$1200
2745/1 b2 166	19/1/66	W. E. Beck	Alteration. 1/2 Store.
167/14	21-5-77	98 Lau Chinese Rest	Alce. to Council, Basement. \$1460

Source: City of Sydney Archives

Figure 88 - City of Sydney Planning Street Card, 1949-1994.

LOCATION		NOTICES -- DEVELOPMENT APPLICATIONS -- CORRESPONDENCE	
REFERENCE	DATE	SUBJECT	
687 161	7/8/61	Extension of acquisition not to be processed with TC 3971/61	
520 01-77	27/7/77	DA - The ground floor as been taken with veranda to basement. Nela Inga Helmer	
167/14	8-9-74	removal of business machines S. Schroter	
44-81 -0310	16. 4. 81	DA Erection advertising structure. Walspace Advertising	
44-82 0732	15-10-82	DA Extensions of hours of trade (Refreshment room) No.3 K. R. R. R. R.	
44-83 0256	15. 1. 83	DA USE SHOP 1 FOR THE SALE OF CLOTHING.	
44-84 0036	23/1/84	DA To continue approved use as a Coffee Lounge (No 3) Aslanidis	

Source: City of Sydney Archives

Figure 89 - City of Sydney Planning Street Card, 1949-1994.

LOCATION		BUILDING APPLICATIONS	
NO.	DATE	APPLICANT	SUBJECT
181/49	10.2.49	Greater Union Theatre (Pop. Ltd.)	Engine room for emergency lighting (P3)
1294/53	3/9/53	G. J. Murray	alter. (F4150)
1651/53	2/11/53	" "	Murray (F4400)
645/54	15/4/54	Consolidated Printing Co.	Struct. support for electrical eqt.
273/70	2.70	J. G. Bourke	alter. \$5,000.

Source: City of Sydney Archives

Figure 90 - City of Sydney Planning Street Card, 1949-1994.

LOCATION		NOTICES DEVELOPMENT APPLICATIONS - CORRESPONDENCE	
REFERENCE	DATE	SUBJECT	
893	10.10.57	Use of premises as a sandwich shop (No 11)	
M2 1/57	10.57	H. Nicholson	
152	8.4.70	Use of prem. No 3A as a refreshment room.	
M2 1/70	8.4.70	Mandala Theatres Pty Ltd.	
329	20.7.70	Town Planning Enquiry	
M2 1/70	20.7.70	Remodelling for cinema and theatre.	
6	8.1.71	Proposed construction of 2 small cinemas inside existing theatre structure.	
M2 71	8.1.71	Readings Theatre Co.	
382	12.8.71	Complaint re alleged unauthorised use of shop No 5 for the sale of second hand clothing of a firm named Pop & Peter	
M2 1/71	12.8.71	R. Duncan (Comptroller)	
187	4.4.73	Illuminated sign on awning "Academy Twin Theatre"	
M2 1/73	4.4.73	Claude Neon Ltd - Greek Orthodox Community of NSW.	
302	4.5.73	Erect & illuminated signs on cinema building	
M2 1/73	4.5.73	Claude Neon Ltd.	

Source: City of Sydney Archives

Figure 91 - City of Sydney Planning Street Card, 1949-1994.

LOCATION <i>2 1-11 OXFORD ST PADDINGTON</i>			
BUILDING APPLICATIONS			
NO	DATE	APPLICANT	SUBJECT
<i>1339/78</i> <i>82</i>	<i>16.10.78</i>	<i>D. M. Magoffin</i>	<i>Peruse plans & photographs</i>
<i>264/79</i> <i>82</i>	<i>26.2.79</i>	<i>A. Lee</i>	<i>Inch. vent to coffee lounge (No. 3)</i> <i>\$2000</i>
<i>1347/79</i>	<i>28/79</i>	<i>Belairful Canvas Co.</i>	<i>Brest Sunblind</i> <i>\$1089</i>

Source: City of Sydney Archives

Figure 92 - City of Sydney Planning Street Card, 1949-1994.

LOCATION <i>1/11 Oxford St Paddington</i>		
NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE		
REFERENCE	DATE	SUBJECT
<i>291/74</i> <i>1/74</i>	<i>24/74</i>	<i>SA. The premises are quite hazardous due to</i> <i>defective means of egress</i>
<i>391</i> <i>1/75</i>	<i>25.6.75</i>	<i>Defective means of egress</i>
<i>814</i> <i>1/76</i>	<i>1/11.76</i>	<i>CHO - inquiry re use of 1st floor (1/11) as</i> <i>a restaurant - Peter Kozaitis</i>
<i>797/76</i> <i>D: 1/76</i>	<i>10.12.76</i>	<i>DA. Use first floor as licensed restaurant.</i> <i>TC 3008/76</i> <i>P. Kozaitis</i>
<i>1404/88</i>	<i>1/10/88</i>	<i>L. L. S. & S. W. H. Kwoy (P)</i>

Source: City of Sydney Archives

LOCATION		BUILDING APPLICATIONS	
NO.	DATE	APPLICANT	SUBJECT
1420/73 B2	22/10/73	CLARENDON NEON LTD	STRUCTURAL SUPPORT FOR ROOF SIGN \$600
1506/73 B2	12/11/73	CONSOLIDATED NEON	" " " VERTICAL SIGN \$800 (NO 7/11)
51/75 B2	28/1/75	SCIENTIFIC LIGHTING P/LD	STRUCTURAL SUPPORT FOR VERTICAL SIGN \$560
52/75 B2	"	" "	" " " " " " \$720
866/77 B2	28.7.77	The Greek Orthodox Community of NSW. Ltd.	Form door opening to easement. \$450
939/77 B2	2/9/77	T.W. GORREY TR.	Alterations. Gens. Hooc. \$600.
866/77 B2	27/7/77	Greek Orthodox Church	Alterations \$750.

Figure 94 - City of Sydney Planning Street Card, 1949-1994.

[illegible]

Source: City of Sydney Archives

Figure 95 - City of Sydney Planning Street Card, 1949-1994.

LOCATION 3 Oxford Street Paddington		
NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE		
REFERENCE	DATE	SUBJECT
392 112/58	9.4.58	Use of premises as a small goods shop (No 3) P. C. G. Dascolias
439/1/73	2.8.73	Use 1/11 as a refreshment room ACADEMY THEATRES PTY. LTD
624 112/73	31/10/73	Re Application of sign "ACADEMY THEATRE" Claude Neon Ltd (C.E. Minifie)
440A 1/73	20/1/73	Use ground floor & basement as theatre restaurant New South Wales Wine Distributors Pty Ltd.
53 112/74	31.1.74	Permission to erect illuminated sign Claude Neon Ltd (C.E. Minifie)
169/1/74 112/74	2/4/74	NEON SIGN - "LES GIRLS" MURRAY M.L.A. BARRACKOFF
297/74 112/74	24/5/74	DA. Use premises as a gent's hairdressers shop. Murray Barrackoff

Source: City of Sydney Archives

Figure 96 - City of Sydney Planning Street Card, 1949-1994.

LOCATION 311 Oxford St Paddington		
BUILDING APPLICATIONS		
NO.	DATE	SUBJECT
2229/6 B2	16.9.60	L. Wierwer Shop Front & Litterage £300
2012/67 B2	18.9.67	K. Hatzidakis Shopfront \$890
4460/69 B2	20/3/69	" " Permit - Photostatic
273/70 B2	25.2.70	J. B. Burke ALPS \$5000
777/72 B2	20/4/72	HO HOUD HOUSE & DANKE ALTERATIONS TO MANDALA THEATRE \$250,000
1400/73 B2	18/12/73	" " MECHANICAL VENTILATION \$1670
1410/73 B2	22/10/73	CLEARLINE AWNINGS STEEL AWNING \$700 PTY LTD

Source: City of Sydney Archives

[illegible]

3.4. THE ARCHITECTS

Unspecified architects undertook works to the theatre in 1919 and in the mid-1930s, during the Union Theatre era. We do not know the scale of alterations and additions to the external appearance of 1-11 Oxford Street.

In 1972/73, architects, HO Woodhouse & Danks, designed the extensive alterations to the Mandala Theatre to form two cinemas, known as the Academy Twin. A key design feature constructed in the building at this date was the waffle slab ceilings.

3.4.1. John Kirkpatrick, Senior (1856-1923)

Kirkpatrick also designed the Sydney Hospital, partly executed by Thomas Rowe and remodelled and completed by Kirkpatrick. Designs for public hospitals in Goulburn and Bathurst followed. In 1887, Sir Henry Parkes, an acquaintance of Kirkpatrick, held a competition for a state house to be constructed in what was to

be called Centennial Park, Sydney, to commemorate the centenary of Australian settlement. Kirkpatrick won this competition, although because of political wrangling related to the potentially excessive cost the building was never constructed. He carried out a greater part of the works of the Sydney Cricket Ground, including the double-decked Ladies Stand. Kirkpatrick's residential commission included two of Sydney's finest late Victorian houses, "Woollahra House" and Mr Walter Halls House. His work also included many business houses and stores in the City of Sydney.

Kirkpatrick was criticised by fellow architects and others who claimed that he had undue influence among parliamentarians, particularly the secretary for public works, (Sir) William Lyne, and that this accounted for his uncanny success in acquiring commissions for major public buildings. Parliamentary records indicate that Lyne did indeed give Kirkpatrick exceptional support in the debates related to these buildings. (Sir) John Sulman also recorded his belief that Kirkpatrick systematically influenced competition judges by withholding repayments on loans.

On 24 May 1887, Kirkpatrick married Annie Elizabeth Douglas Morris in Sydney. They had nine children, of whom the eldest and youngest sons became architects. Kirkpatrick's practice survived the 1890s depression despite petitions against him in the bankruptcy court. He joined the Institute of Architects of New South Wales in 1891 and was a fellow by 1904 but he was never on good terms with the institute.

In 1894, Kirkpatrick proposed a 'Marine Drive' to run along the foreshores of Port Jackson, preventing waterfront development and preserving a green belt for public use. It never eventuated. In 1903, he was selected as chairman of the royal commission appointed to recommend a site for the national capital. The commission originally recommended the site of Albury, but, for political reasons, Canberra was later chosen.

Kirkpatrick was not only closely involved in the initial investigations but, as one of the judges, recommended the acceptance of Walter Burley Griffin's design for the city. Kirkpatrick was a cousin of (Sir) Denison Miller, governor of the Commonwealth Bank. When it was decided in 1912 to construct major buildings in each State, Kirkpatrick became official bank architect, commencing with the commission, completed in 1916, for the large Commonwealth Bank on the corner of Martin Place and Pitt Street, Sydney. Banks in Melbourne, Newcastle and Geelong followed. Kirkpatrick was also commissioned to design war-service homes and, in partnership with his eldest son, Herwald, constructed 1,777 houses in all States between 1918 and 1921. In 1920, Kirkpatrick recommended Sydney's Martin Place be widened and extended to Elizabeth Street, culminating in a large war memorial. Although patriotic fervour was strong among Australians wishing to honour their war dead, and the proposal was argued for years after Kirkpatrick's death, the financial implications proved an insurmountable barrier.

On May 14 1923, Kirkpatrick died of cancer in Woollahra, survived by his wife and children, and was buried in South Head cemetery with Presbyterian forms. His practice, continued for a time by Herwald, was later incorporated into the firm of Robertson & Marks, with whom Kirkpatrick had been involved in ventures dating back to 1912.²⁰

3.4.2. Guy Crick (1901-1964)

Guy Crick (1901-1964) was born in Hobart and was educated in Melbourne. For four years, he attended the Technical College in Melbourne studying architecture part-time. He served his articles of indenture with Edwin J Ruck in Melbourne and later went to Tasmania where he was employed by Edward Stone designing large, industrial buildings. For some years, he was lecturer in History of Architecture at Hobart technical College.²¹

In 1924, he moved to Sydney and managed to gain employment in the office of Henry Eli White, one of the most prolific and influential cinema and theatre designers in Australia during the 1920s. Here he would have become familiar with the Union Theatres (later Greater Union) and established a relationship with the company that enabled him to design cinemas for it up until the early 1960s.²² Crick had indirect contact with the film industry through his brother, Stanley, who worked for the Melbourne branch of the film production and distribution company, Pathé Frères and later for Fox Films (he was Managing Director for Australasia in June 1922).

²⁰ Australian Institute of Architects NSW – Architects Biographical information: John Kirkpatrick Senior F.I.A.N.S.W.

²¹ Australian Institute of Architects NSW – Architects Biographical information: Guy Crick A.R.A.I.A., A.I.A.A

²² Office of Environment and Heritage Inventory: Scone Civic Theatre (by Roy Lumby): <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5053894>, viewed 22 June 2018

White closed his office at the onset of the Great Depression and Crick went into partnership with the cinema specialist architect, Charles Bohringer (Bohringer Taylor and Crick), in 1929. They specialised in the erection of theatres but also designed a considerable number of flats, residences and factories. His career at the firm was relatively short lived, with Crick leaving the firm to form Crick & Associates, along with Bruce W Furse, who had worked in the Bohringer office as a draughtsman.

Guy Crick also partnered with George Webster as joint managing directors in the “Better Theatres” company, which combined their skills in exhibition and architecture to create a varying but recognisable chain of theatres, the Kings Circuit. This was a new concept in suburban theatres.²³ Better Theatres Ltd was registered in 1936 with a capital of £10,000 and the objective to *carry on the business of theatre, music hall proprietors etc.* Directors are noted as George Wells, Charles Wells, Guy Crick, George Webster among others.²⁴ Kings Theatres Ltd was registered in 1936 with nominal capital of £2,000 in £1 shares. Similarly, the objective was to *carry on the business of picture show, theatre, ballroom and recreation room proprietors &c.* First directors were recorded as Crick, Webster and Alexander Reid.²⁵

Kings Theatres focused on the prosperous North Shore and Eastern beach suburbs of Sydney. One of the earliest was the Rose Bay North Kings Theatre²⁶ (refer to the comparative analysis below). Kings Theatres were located in Gordon, Lindfield, Chatswood, Mosman, Bondi Beach, Bronte, Clovelly, Marrickville, Ashfield, Balmain and Epping. The chain was formulated through a series of private companies, one for each building.

3.5. THEATRE ARCHITECTURE IN SYDNEY BEFORE WORLD WAR II

The first theatre was opened in Sydney in January 1796, possibly at Bells Row (Bligh Street) or High (George) Street near Jamieson or Hunter Streets. There were occasional shows at this theatre until 1800. It would be another thirty-three years before Sydney’s first “permanent” theatre was established. The “Theatre Royal” was opened by Barnett Levey in 1833 in a former grain warehouse in George Street.

Five years later, Joseph Wyatt built the “Royal Victoria” in Pitt Street. This became Sydney’s only theatre in 1838 when the Theatre Royal burnt down. In 1855, Joseph Wyatt built the “Prince of Wales” Theatre in Castlereagh Street. This building burnt down in October 1860 and was replaced by a new theatre on the same site designed by renowned architect, JF Hilly. It opened in May 1863. A little over a decade later, this building was destroyed by fire in 1872.

By the end of the 1890s, Sydney had several theatres, including the Royal Standard, Criterion, Gaiety, Her Majesty’s Theatre and Grand Opera House, Lyceum, Haymarket Music Hall and Theatre Royal. There were also several halls serving as places of amusement and hosting theatrical performances.

In 1894, a shop at 148 Pitt Street hosted the first moving picture demonstrations with five Kinetoscopes. Two years later, the first projected film was shown at 237 Pitt Street. The first purpose-built theatre for moving pictures, the Bijou at Railway Square, was built in 1909. Within two years, there were 14 full-time picture theatres in the City of Sydney. In 1913, Union Theatres Ltd controlled 29 cinemas in Australia, and by 1921, the firm had 80 cinemas. According to *The Argus*, 26 August 1920, there were 808 cinemas operating across the country, of which 346 showed films one day a week. Another 179 cinemas operated two days per week.²⁷ The following year, cinema attendance across the country numbered over 28 million, while that of performance theatres was around 4.5 million.²⁸

According to Ross Thorne, an expert on Australian theatrical buildings, “the development of the picture palace was nothing very extraordinary, and that its beginning was parallel to, or intermixed with theatre design”.²⁹ Many theatres and cinemas were built during the 1920s. Buildings varied considerably in size, form and quality - local halls, open-air structures, simple shed-like structures, decorated settings and modern movie houses in a “high cinema style”. What set many of the new buildings apart was the presence or absence of the proscenium and back of stage area.

²³ Cinema Treasures: <http://cinematreasures.org/theaters/38261> as viewed 05/07/2018

²⁴ “New Companies” *Daily Commercial News and Shipping* list Tuesday 29 January 1935, page 4

²⁵ “Companies Registered, Dominion Films”, *The Sun*, Friday February 28, 1936, page 3

²⁶ Cinema Treasures: <http://cinematreasures.org/theaters/38261> as viewed 05/07/2018

²⁷ Thorne, Ross, *Cinemas of Australia via USA*, 1981, p68

²⁸ Roe, p40

²⁹ Thorne, Ross, *Theatre History and Design*, 1975, p174

Cinemas provided a cheaper, geographically closer and more regular form of entertainment. Theatre required a large retinue of actors and elaborate stage sets, resulting in high cost and, therefore, more expensive tickets. While live theatres had traditionally been centred in the city, the cinema, or “moving picture” theatre, spread throughout the suburbs, mainly to locations close to public transport. Despite this, the city housed the largest and most luxurious cinemas notably the State and the Plaza, “grand picture palaces built for the age of the ‘talkies’ in the late twenties”.

The advent of the ‘talkies’ and the depression in 1929, dealt a deadly blow to live theatre in Sydney. By the mid-1930s, only the Royal and Adelphi remained as live theatres. By 1934, there were only 22 cinemas in the city but 115 in the suburbs.

The transition from silent film to talking pictures was also reflected in theatre design in the 1930s. Throughout the twenties, theatre design ran the gamut of revivalist styles referencing historical periods such as Egyptian, Persian, Roman, Tudor, Renaissance, Chinese and Spanish Mission. By the end of the twenties, theatre proprietors and architects began to adopt new aesthetic styles, Art Deco and Expressionist-inspired “Moderne”. The former was expressed in angular motifs and geometric forms such as in the GN Kenworthy designed, Cremorne Orpheum. Yet other architects looked to Moderne or German Expressionism which eschewed both superfluous decoration and stark functionalism in favour of sweeping, uninterrupted lines and curved forms found in the Metro Theatre.

Film companies such as Union Theatres (later Greater Union) and Kings Theatres embraced art deco and “moderne” styles. The cinema chains set about remodelling and revamping old theatres or rebuilding new cinemas. Tastefully decorated lounges and foyers emphasised the social aspect of a visit to the cinema. Inside the auditorium there were plush seats, mood lighting and modern appointments. Theatres also provided a range of services for their patrons including hearing aids, child minding services, crying rooms, snack bars and tray sellers.

Prolific theatre architects of this period were Charles Bohringer and Guy Crick (later partnering with Bruce Furse). Crick and Furse designed upwards of thirty purpose-built cinemas for Kings Theatres, and remodelled some fifty others, across Australia. Other well-known cinema architects included Soilleux and Taylor (H Vivian Taylor), who acted as an architect and acoustic consultant for over 500 cinemas and theatres. Kaberry and Chard undertook most of their cinema work in the 1930s and sought to design buildings that were both beautiful and individual.³⁰

The popularity of movies was given impetus by the introduction of “talkies” in 1928. Their popularity was stalled by the Depression. Movies provided a measure of escapism for those who could still afford to attend. The Second World War also had its impact. As television became more widely available in the late 1950s, the picture theatres seemed doomed despite the novelty of drive-in cinemas. Hotels at this time gained longer opening hours and clubs became a popular weekend venue.

3.6. COMPARATIVE ANALYSIS – THEATRES AND CINEMAS

3.6.1. Introduction

Historic research of the subject building at 1-11 Oxford Street, Paddington reveals that it has undergone numerous alterations and additions since its construction in c1911. This was due to the associated changes in commercial and retail use of the site (refer to Section 3.3). Furthermore, many Federation Free Classical style buildings in Sydney, not constructed for government use, have been demolished or extensively modified over time. Therefore, the heavily modified theatre building at 1-11 Oxford Street, Paddington, is typical for a building of this type and period.

Generally speaking, cinema buildings do not have a high rate of survival. In the 1920s, Australia was second only to the United States, for the number of cinema seats per population. There were an estimated 1,520 cinemas in 1929.³¹ Statistics in 1938 showed a decrease in numbers from 1929. However, there was a steady increase between 1938 and 1958 when television became widespread. The introduction of television directly contributed to a dramatic number of cinema closures in suburbs and country towns. Between 1958 and 1969, the number of cinemas dropped by 59% and more than a thousand cinemas were closed.³²

³⁰ Ross Thorne, 1981, *Cinemas of Australia via USA*, Architecture Department, University of Sydney, p 57

³¹ Ibid 68

³² Ibid 68

Closures were largely within the suburban and country areas, with only 7% within the capital cities.³³ From the mid-1970s, when television converted to colour, there was a further reduction in suburban and country cinemas, and while cinemas in the larger capital cities increased, there was a general reduction in seating capacity, with cinemas generally forming part of new cinema complexes.³⁴


Thus, a great number of cinemas and theatres have been lost, redeveloped for multiplex cinemas, adapted for other uses. Only a few continue to operate as theatres, and fewer still are in their original configuration. Given there are limited numbers of theatre buildings within each local government area, this comparative analysis considers examples from across NSW.

Recognised cinema/theatre expert Ross Thorne, conducted a study of cinema buildings within New South Wales, including early 20th century cinemas by various architects. Whilst it is not intended to be a comprehensive study of more than 2,000 cinemas in Australia, it includes cinemas in most major cities and suburbs. These examples have been identified through historical research and looks at surviving built form. Many buildings identified in Thorne's study do not survive. This highlights the loss of this building typology. The following comparison draws on Thorne's study and considers cinema's dating from 1910 to the late 1930s. This represents cinemas which have either retained much of their original fabric, or which continue to operate as either cinemas, or commercial venues.

³³ Ibid 69

³⁴ Ibid 69

3.6.2. Theatre and Cinemas 1920s and 1930s


Item Details	Description/ Significance	Image
<p>State Theatre 49 Market Street, Sydney 1926-1929 Designed by John Eberson and Henry White Listings: Heritage Act – State Heritage Register (#00446) City of Sydney Local Environment Plan 2012 (#1887) Current Use: Live Theatre Integrity: High – Except for modifications to the basement theatre, the building is largely intact</p>	<p>The following has been summarised from the State Heritage Register listing for the Theatre:³⁵</p> <p><i>"The State Theatre, Market Street, Sydney is of national heritage significance at an exceptional level, as a major milestone in the development of the cinema building in Australia, being a departure from the then popular 'atmospheric cinemas' and one of the last of the great flamboyant cinemas erected in the late 1920s, just prior to the Great Depression.</i></p> <p><i>Its architectural composition is unique in Australia. The architectural and spatial progression from the introductory Gothic imagery on the street frontage, through the 14th century Gothic Hall and Robert Adam inspired Empire Room to the Baroque drama of the Rotunda and French Empire decorated foyers into the splendour of the main auditorium is an experience unparalleled in any 19th or 20th century building in New South Wales. The interiors that make up this composition are of the highest of quality design in terms of theatricality and execution, they remain almost completely intact and in excellent condition.</i></p> <p><i>The surviving sections of the Gothic detailing are unique, of the highest quality craftsmanship and of exceptional significance. The State Theatre achieved a consistency of execution by the use of the gothic motif not only in the main street level foyers, as the spatial introduction to the Theatre and shopping areas, but across the whole street frontage, over the full extent of the multi storey Market and George Streets facades and throughout the upper interior levels of the Shopping Block. The original Gothic imagery of the street level facade and on the soffit of the awning, reflected and set the scene for the lavish interiors. The detailing remains almost intact and in good condition, except where Art Deco decoration was substituted in 1937.</i></p> <p><i>The 1937 Market Street shop front alterations have a high level of cultural significance as a fine and now rare example of Art Deco style of shopfront design, executed at a time</i></p>	 <p>Source: Office of Environment and Heritage Inventory: State Theatre</p>

³⁵ Office of Environment and Heritage: State Theatre: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045499>

Item Details	Description/ Significance	Image
	<p><i>when the Shopping Block needed a radical new image to counter flagging consumer support. Unfortunately, the alterations of latter decades have adversely impacted on the quality and integrity of this Art Deco decoration. The ultimate failure of the Shopping Block as a retail venue further reduces the significance of the Art Deco decoration.</i></p> <p><i>Other aspects of the complex are significant for their original functions including a multi storey retail arcade, ballroom and theatre, although none of these activities survived into the late 20th century. The State Theatre was a popular place for the public screening of newsreels and special movie presentations, while the State Ballroom remained a popular entertainment venue for many decades. The majority of the original interior decoration of these spaces has long since been removed.</i></p> <p><i>The State Theatre Building is significant as one of only two surviving theatre buildings in Sydney to have been designed by the well-known theatre architect Henry E White. The other is the Capitol Theatre."</i></p> <p>The State Theatre is a significant built form within the Market Street streetscape. It has state heritage significance and retained a high degree of external and internal planning, fabric and detailing. By comparison, the former theatre at 1-11 Oxford Street, Paddington, has retained a small portion of its original external fabric and little of its original internal fabric. The State Theatre's theatre and theatre has continuously operated as a place of live entertainment and cinema-use from 1926 to the present. The State Theatre was designed with various entertainment facilities, including a multi storey retail arcade, a ballroom, and bar/café. The former theatre at 1-11 Oxford Street, was designed with retail at street level only. The place has survived through the introduction of more commercially feasible uses including restaurants, bars and offices, and occupation by the Greek community, together with modified theatre designs. The original residential use at 1-11 Oxford Street was removed and converted to commercial use form an early period. By contrast, The State Theatre had no residential use as part of its planning.</p>	

Item Details	Description/ Significance	Image
<p>Former Mandolin Theatre 150 Elizabeth Street, Sydney</p> <p>1905, partially rebuilt with new façade in 1911</p> <p>Designed by GL Grant</p> <p>Listings: Heritage Act – State Heritage Register (As Cyprus Hellene Club) (#00773)</p> <p>City of Sydney Local Environment Plan 2012 (As Cyprus Hellene Club) (#1745)</p> <p>Current Use: Occupied by the Cyprus Hellene Club.</p> <p>Integrity: Moderate- Most of the façade remains from the 1911 rebuilt. The cinematic interior is largely from the 1971-1974 conversion.</p>	<p>The following has been extracted from the State Heritage Register Listing for the Cyprus Hellene Club:³⁶</p> <p><i>"The building was initially built to be used as a meeting place for cultural and social activities and was continuously used for these events including cinema and theatre. It is a rare example of a purpose-built building in Sydney largely continuously used for its initial purpose. The building holds architectural significance as it still contains some examples of original architecture. It is a good example of Federation Romanesque style. The interior also contains examples of certain features that could date from the original construction in the 1920s and also has features from each of the renovations since."</i></p> <p><i>The Mandolin Theatre began as a club for the German community, then transitioned from use as a theatre, social hall, tea room, political meeting space, Aboriginal civil rights meeting space, and a radio broadcasting hall, before being repurposed officially to a theatre in 1961 when it underwent an extensive renovation. The Mandolin Theatre became the Phillip Street Theatre, then in 1971 the Richbrooke Theatre, and finally in 1974, the Rivoli Cinema. The cinema eventually closed in 1996 and has since been the home of the Cyprus Hellene Club."</i></p> <p>The Mandolin Theatre and the former theatre at 1-11 Oxford Street are both designed with Federation Free Classical Style façades - one in brickwork with sandstone detailing, while the subject site is rendered and painted. The Mandolin Theatre has retained much of its original elevational treatment. By comparison, the façade of 1-11 Oxford Street has been modified, particularly at ground level. The interior of the subject site has been heavily modified through various phases of development and change of use. 1-11 Oxford Street was purpose built as a cinema, whilst the Mandolin Theatre was built as a community centre. Both buildings have undergone significant refurbishment to accommodate the changing needs and continue to a public meeting space for social activities. The Former Mandolin Theatre is State heritage listed whilst 1-11 Oxford Street is not listed, although a contributory item with a conservation area.</p>	 <p>Source: Office of Environment and Heritage Inventory: Cyprus-Hellene Club</p>


³⁶ Office of Environment and Heritage: Cyprus-Hellene Club: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045005>

Item Details	Description/ Significance	Image
<p>Albury Regent Theatre 456 Dean Street, Albury Opened 1927 Designed by Lewis and Harrison. Listing: Albury Local Environment Plan 2010 (item #132) Current use: Cinema Integrity: High</p>	<p>The following has been summarised from the State Heritage Register listing for the Cinema Centre³⁷:</p> <p><i>"Forms part of an important corner group of Dean Street buildings. Historical associations. Rated by theatre expert, Professor Ross Thorne, as about fourth in importance in the State (after Sydney's State and Capitol and Newcastle's Civic Theatres) and that the interior of the auditorium could be rated the most highly decorated and largely intact interior outside Sydney and Newcastle. Building has been identified by Heritage Council in a survey of NSW Theatres in 1982 - (Rated Highly). Links with items I30 and I31."</i></p> <p>The Albury Cinema Centre is a significant example of an Inter-War Free Classical style cinema. The former cinema at 1-11 Oxford Street, is designed in the Federation Free Classical style, commonly used for cinema or theatre buildings. The facade of the Albury Cinema Centre is modulated to a fine degree. The former cinema at 1-11 Oxford Street has a simplified architectural treatment. The Albury Cinema Centre has retained much of its original decorative detailing, whilst the former cinema at 1-11 Oxford Street has lost much of its original detailing and features. Both buildings are located on a prominent corner site and have landmark qualities.</p> <p>Both the Albury Cinema Centre and the former cinema at 1-11 Oxford Street, underwent internal refurbishments in the 1970s to modernise facilities. However, the Albury Cinema Centre retained a large proportion of its original fabric and remains a significant example of an intact cinema building. While both sites are significant for ongoing recreational use, the Albury cinema centre has been used exclusively as a cinema theatre and thus has a greater level of representative value. Both cinemas have retail at ground level with access directly off the streets.</p>	 <p>Source: Office of Environment and Heritage: Albury Cinema Centre</p>

³⁷ Office of Environment and Heritage: Cinema Centre: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1000032>

Item Details	Description/ Significance	Image
<p>Scone Civic Theatre</p> <p>144 Kelly Street, Scone</p> <p>1937-1938</p> <p>Designed by architects, Crick and Furse</p> <p>Listings: Heritage Act - State Heritage Register (#01660)</p> <p>Upper Hunter Local Environmental Plan 2013 (#159)</p> <p>Current use: cinema.</p> <p>Integrity: High. Highly intact foyer, crush lounge and cinema.</p>	<p>The following has been summarised from the State Heritage Register listing for the Theatre.³⁸</p> <p><i>"Scone Civic Theatre is a medium sized cinema designed in the Inter-War Art Deco Streamline Moderne style. The building is concrete and brick construction. Ornament on the building is concentrated on the upper part of the building, featuring a stepped skyline on which the cinema's name - Civic - was promoted vertically in stylised lettering. A parallel line motif defines the top of the parapet and the buildings length giving a streamlined effect.</i></p> <p><i>The premises consist of the cinema auditorium and one retail shop (originally a milk bar). The interiors of the foyer, crush lounge and cinema auditorium are highly intact. The auditorium is a two-level cinema, originally seating 808 people. The seating in the stalls has been replaced, however there are still original seating in the gallery. The auditorium curves inwards towards the screen and stage. All the original wall decoration remains intact, comprising abstract Expressionist geometric motifs that extend from the floor to the ceiling along the length of the auditorium. These streamlined geometric patterns are typical of the work of Crick and Furse. The rear biograph room retains original projection equipment and rectifier.</i></p> <p><i>The Scone Civic Theatre is of State significance as the last remaining intact theatre (in NSW) designed by the nationally important theatre architects, Crick and Furse. It is a fine and representative example of their work as well as an exceptional example of the Inter-War Moderne style of architecture. The Functionalist interiors (overlaid in Art Deco detailing) - the auditorium and foyers remain substantially unaltered and demonstrate a high level of research and technical significance. The Theatre also demonstrates a high level of social significance for its contribution to the cultural life of the community and districts for almost 80 years."</i></p> <p>The Scone Civic Theatre is a largely intact, Inter-War period cinema which has retained a much greater proportion of its original design and fabric than 1-11 Oxford Street. The Scone Civic Theatre was designed by architects, Crick and</p>	  <p>Source: Office of Environment and Heritage Inventory: Scone Civic Theatre</p>


³⁸ Office of Environment and Heritage: Scone Civic Theatre: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053894>

Item Details	Description/ Significance	Image
	<p>Furse, whilst 1-11 Oxford Street was updated in the 1950s by Sydney-based architect, Guy Crick, a prominent cinema designer. Both properties are representative of a cinema building with retail at street level incorporated within the premises and continuing this use since opening.</p>	
<p>Randwick Ritz Theatre</p> <p>39-47 St Pauls Street, Randwick</p> <p>Designed by Aaron Bolot, 1937</p> <p>Listings: Heritage Act – State Heritage Register (#00348)</p> <p>Randwick Local Environment Plan 2012 (#1447)</p> <p>Current Use- Cinema</p> <p>Integrity: Moderate</p>	<p>The following has been summarised from the State Heritage Inventory listing for the Ritz Theatre:³⁹</p> <p><i>“The Randwick Ritz is a good example of a picture theatre showing the smaller scaling and reduced decoration often applied to suburban theatres. It is one of the few surviving examples of the hundreds of cinemas which were built during the 1930s, the most creative period of cinematic design in Australia. It has many fine pieces of Art Deco decoration in a restrained Art Deco setting. The Ritz Theatre is a record of the cinema culture of the 1930s. The building has an excellent ability to interpret aspirations, uses, tastes and importance of cinema in the society of the 1930s. It is the last known surviving theatre by AM Bolot. Following demolition or alteration of most suburban picture theatres, it is now an important and rare survival.”</i></p> <p>Both Randwick Ritz Theatre and the former purpose-built theatre building at 1-11 Oxford Street, have landmark qualities in the local streetscape - displaying a distinctive architectural design. The Randwick Ritz Theatre is designed in the Art Deco style, whilst 1-11 Oxford Street is designed more than two decades earlier in the Federation Free Classical style. Unlike 1-11 Oxford Street, the Ritz is largely intact with some internal modifications to expand the capacity, the theatre retains much of its original interior. Both sites have been continuously used as a public entertainment venue, although the Ritz, despite a brief closure, has been used exclusively as a cinema and thus has a higher level of significance as an example of an early 20th century cinema in New South Wales. 1-11 Oxford Street was updated in the 1930s and some Art Deco detailing is evident in the interior of the former theatre.</p>	 <p>Source: Office of Environment and Heritage Inventory: Ritz Theatre</p>


³⁹ Office of Environment and Heritage: Ritz Theatre: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045406>

Item Details	Description/ Significance	Image
<p>Cremorne Orpheum Theatre</p> <p>380 Military Road, Cremorne</p> <p>Design by GN Kenworthy (1935)</p> <p>Builder: F. T. Eastment and Sons P/L</p> <p>Listings: North Sydney Local Environmental Plan (Listing number 10066)</p> <p>Current use: cinema</p> <p>Integrity: Highly intact externally. Significant auditorium modifications, stalls modified for shops and dress circle retained as cinema however has been restored. Five additional screens added around the auditorium.</p>	<p>The following has been summarised from the State Heritage Inventory listing for the Theatre.⁴⁰</p> <p><i>"The Cremorne Orpheum was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Its intricate and lavish ornamentation exemplifies the successful use of the Art deco style in popular architecture and with original fittings and decoration intact, it survives as arguably the finest example of Art Deco cinema design in Sydney.</i></p> <p><i>The horizontal facade is lined with shops. The entrance to the cinema is impressively defined with stepped awning and stepping metal and glass light prisms over the doors. The interior remains remarkably unaltered. The two-tiered auditorium exemplifies Art Deco whimsy and fantasy; it features two 'gambolling Nordic nudes' ensconced in backlit niches beside the stage, grasping disc-like suns in their outstretched hands. The ornately modelled plaster ceiling sets off chrome and glass light prisms. The decorative proscenium arch outlines a stage built both for vaudeville and cinema screenings, while a series of wall panels at the rear of the auditorium, reveals a gradually ascending sun. The foyers too are in character."</i></p> <p>The Cremorne Orpheum Theatre, like 1-11 Oxford Street, holds a high level of aesthetic significance as a visible landmark in its local area, with a largely intact exterior representative of a significant architectural style in Australian history.</p> <p>Both sites have been significant to the public, with retail spaces having continuous operation at street level. Similar to 1-11 Oxford Street, the Orpheum has undergone significant modification to divide the original layout to accommodate a greater number of cinemas to better cater to the growing population of cinema goers in the inner-city suburbs. Despite alterations, the Orpheum has retained a higher level of intact design intent and decoration in the interior, representing the original 1930s Art Deco styling, in comparison to 1-11 Oxford Street, where the 1970s refurbishment made little effort to keep the interior styling sympathetic to the original fit out.</p>	 <p>Source: Office of Environment and Heritage Inventory: Cremorne Orpheum Theatre</p>



⁴⁰ Office of Environment and Heritage: Cremorne Orpheum Theatre: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2181198>

Item Details	Description/ Significance	Image
<p>Minerva/Metro Theatre Kings Cross</p> <p>28-30 Orwell Street, Potts Point</p> <p>Architect: C Bruce Dellit, Guy Crick, Bruce Furse, Dudley Ward (1939)</p> <p>Listings: Sydney Local Environmental Plan 2012 (Listing number 11150)</p> <p>Current use: Live theatre</p> <p>Integrity: moderate-high</p>	<p>The following has been summarised from the State Heritage Inventory listing for the Metro⁴¹:</p> <p><i>"The Metro Theatre is of state significance for its historic, associative, aesthetic and representative values, and for its rarity. Since its construction in 1939 the Metro Theatre building (formerly the Minerva Theatre) has been an architectural and cultural icon of Potts Point, Sydney and New South Wales. It forms part of the history of theatre, cinema and modern architecture in NSW and reflects the boom in cinema/theatre development in the 1930s.</i></p> <p><i>The Metro Theatre, although altered, is an exceptional example and represents the apotheosis of the Art Deco Streamline Moderne style in New South Wales. Although altered internally, the shell of the auditorium remains. The auditorium's dramatically backlit fluted proscenium ensemble splays and the coved and streamlined plaster ceiling still make a powerful visual impression despite the modifications to the remainder of the interior fabric of the auditorium. The setting of the theatre is complemented by the adjoining Minerva/Roosevelt nightclub and the Minerva Building and other buildings in the immediate locale which collectively form an arresting streetscape group and contribute to the remarkable collection of inter-war buildings in the Potts Point area. The Metro Theatre is rare as one of few surviving cinema / theatre buildings from the Inter-War period, and in the Streamline Moderne style, in the state. It is rare as an exceptional example of the period, typology and style. It is also rare as a surviving (albeit altered) example of the work of Crick and Furse. It is not only the best surviving example, but represents the culmination of their work, prior to the dissolution of the firm in 1940."</i></p> <p>Both Metro Theatre and 1-11 Oxford Street are corner theatre buildings with landmark qualities. Both are prominent within the local streetscape. The Metro has retained much of its original external Art Deco features, fabric and architectural. The former cinema at 1-11 Oxford Street, designed in the Federation Free Classical style has lost some of its external features and much of its internal configuration and detailing replaced with layers from the 1930s (Art Deco), 1950s</p>	 <p>Source: Office of Environment and Heritage Inventory: Metro (The)</p>


⁴¹ Office of Environment and Heritage: Metro (the): <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2420013>

Item Details	Description/ Significance	Image
<p>Savoy Theatre 18-24 Katoomba Street, Katoomba</p> <p>Designed by architects Crick and Furse (1936)</p> <p>Builder: AF Little</p> <p>Listings: Blue Mountains Local Environmental Plan 2005 (Listing number K090)</p> <p>Current use: retail / restaurants.</p> <p>Integrity: Shopfronts highly intact although the upper façade has been altered. Interior damaged by fire. Interior modified for restaurant and other uses.</p>	<p>and 1970s. Like 1-11 Oxford Street, the Metro has undergone internal modifications, which have allowed the property to evolve with the changing needs of the community, to retain their social significance.</p> <p>The following has been summarised from the State Heritage inventory listing for the Theatre.⁴²</p> <p><i>"The Savoy is a two storey inter-war functionalist style cinema. The entry at ground floor level features glazed doors approached by stairs with curved metal handrails. A number of individual shopfronts either side of the entry are finished with black glass and chrome with curved glass windows and curved banding to some windows. The first floor has a parapet wall modelled with horizontal linear banding and horizontal steel framed windows. A squat tower at the north end of the façade has been removed. The original awning has curved steps.</i></p> <p><i>The Savoy, formerly King's and the Amusement Hall, has played a significant role in the social and cultural life of Katoomba for ninety years.</i></p> <p><i>The Savoy is also regarded as a good (albeit altered) example of Inter-war design retaining its important Art Deco shopfronts that give character to the streetscape at pedestrian level. Its prominent location near the north end of Katoomba Street makes the Savoy a local landmark."</i></p> <p>The Katoomba Savoy Theatre is a significant example of an early 20th cinema in the Blue Mountains area. Unlike 1-11 Oxford Street, where the cinema is surrounded by a variety of free classical buildings and other structures of a contemporary style, the Savoy is singularly distinctive in the local landscape. Both sites serve a significant functional purpose as a public retail and recreation area, having shared their street frontages with retail services, and have ongoing social significance as a public recreation space.</p>	 <p>Source: Google Maps 2018</p> <p>The original drawing below shows the vertical tower element (now removed)</p>  <p>Source: http://springwoodhistorians.blogspot.com/2011/04/savoy-theatre-katoomba.html</p>

⁴² Office of Environment and Heritage: Savoy Theatre: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1170419>

Item Details	Description/ Significance	Image
<p>Roseville Cinema</p> <p>112-116 Pacific Highway, Roseville</p> <p>Designer: Unknown</p> <p>Listings: Ku-ring-gai (Local Centres) Local Environment Plan 2012 (Listing number #1111)</p> <p>Integrity: Low-Moderate</p>	<p>The following has been summarised from the State Heritage inventory listing for the Theatre:43</p> <p><i>"Reasons for listing: historic, cultural, social, rarity value, Municipal significance."</i></p> <p>The following is summarised from Ross Thorne's Movie Theatre Heritage Register:</p> <p><i>"The cinema is the last remaining remnant of an era that once boasted six cinemas in the suburbs in close proximity, ie Lindfield (10), Chatswood (3), Willoughby (2), Gordon (1)."</i></p> <p>Unlike 1-11 Oxford Street, Roseville Cinema was not purpose built, but rather adapted from an existing Public Hall dating to 1918. The Roseville Cinema's façade was remodelled and internal modifications. In 1932, Roseville also underwent a significant renovation. Internal upgrade works occurred in the 1970s. Both properties retain a smaller level of significant original fabric, the exterior design of both, and internal decorative elements remain emblematic of their early use as a cinema. Later adaptations have allowed each building to continue acting as a public entertainment space.</p>	 <p>Source: Office of Environment and Heritage Inventory: Roseville Cinema</p>
<p>The Hub Newtown</p> <p>7-13 Bedford Street, Newtown</p> <p>Opened in 1910, converted to a cinema in 1913 and remodelled 1939</p> <p>No applicable statutory listings</p> <p>Current use: Vacant.</p> <p>Integrity: Moderately intact.</p>	<p><i>The Clays Bridge Theatre (now The Hub) opened in 1910 with vaudeville. It was converted into a cinema, opening on 16th July 1913. Re-modelled in 1939 to a modern Art Deco style and re-named Hub Theatre. Later known as Hub Theatre No 1, after the nearby former Coronation Theatre on Erskineville Road, Erskineville had been re-named Hub Theatre No.2.</i></p> <p>Similar to 1-11 Oxford Street, The Hub is an example of an early 20th century cinema, with a highly modified façade. The former cinema at 1-11 Oxford Street lost its distinctive corner cupola feature. Similarly, The Hub underwent significant modifications in the 1930s in the popular Art Deco style. The Hub is an example of an extant 1910 recreational building adapted to use as a cinema. The site has been vacant over various periods and redeveloped to accommodate changing needs in recreation and entertainment. The Hub Newtown bears strong</p>	 <p>Source: http://cinematreasures.org/theaters/32227</p>

⁴³ Office of Environment and Heritage: Roseville Cinema: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1880757>

Item Details	Description/ Significance	Image
	similarities to the former cinema at 1-11 Oxford Street. However, in contrast, the Federation Free Classical style façade of the cinema at 1-11 Oxford Street has some original features.	
<p>Enmore Theatre</p> <p>118-132 Enmore Road, Enmore</p> <p>Opened in 1921 to a design by Kaberry and Chard. Remodelled in 1936, to the design of Charles Bohringer in a stunning 'jazz' Art Deco style</p> <p>Listings: Marrickville Local Environmental Plan 2011</p> <p>Current use: Primarily as a live music venue.</p> <p>Integrity: Highly intact externally and generally intact auditorium</p>	<p>The following has been summarised from the State Heritage Register listing for the Theatre.⁴⁴</p> <p><i>"The Enmore Theatre presents a dominant 'modern' element within the predominantly late 19th - early 20th century streetscape. The Art Deco facade of this building emphasises strong horizontal and vertical lines. The building is of rendered masonry with a raised parapet and Art Deco motif above the wide, multi-leaf doorway. The doors are timber framed with glass insets and brass detailing. An awning with pressed metal lining adorns the entrance.</i></p> <p><i>This building illustrates the development of suburban theatres in the late 1930s - early 1940s and is of social significance to the local community."</i></p> <p>The Enmore Theatre, like 1-11 Oxford Street, is an example of an early 20th century, purpose-built cinema building within a suburban streetscape. The former cinema at 1-11 Oxford Street was designed in the Federation Free Classical style, while the Enmore Theatre is Art Deco styling, typical of their respective construction periods. Both the Enmore Theatre and 1-11 Oxford Street retain the original street level retail. Enmore Theatre is predominantly single storey, whilst the theatre at 1-11 Oxford Street is three-storey with mixed uses development around the perimeter.</p>	 <p>Sources: Cinema Treasures February 2004 http://cinematreasures.org/theaters/32315/photos/38271</p>

⁴⁴ Office of Environment and Heritage: Enmore Theatre: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2030116>

Item Details	Description/ Significance	Image
<p>The former Valhalla Theatre</p> <p>166 Glebe Point Road, Glebe</p> <p>Opened in 1937 and designed by noted cinema architectural firm Kaberry & Chard.</p> <p>Listings: Sydney Local Environmental Plan 2012</p> <p>Current use: Commercial/ office</p> <p>Integrity: Low to moderate – modified for office use including new fenestration</p>	<p>The following has been summarised from the State Heritage Register listing for the Theatre.⁴⁵</p> <p><i>"The former Valhalla Cinema is a large imposing rectilinear brick structure with four (largely intact) shops and the main cinema entrance fronting Glebe Point Road. The main façade retains a large amount of original detailing, and demonstrates characteristics of the Inter- War Moderne style, including asymmetrical massing, contrasting horizontal and vertical elements, plain finished surfaces and linear embellishments, although it reflects a very restrained example of the period and style. The façade has been modified with new window openings, including new porthole openings.</i></p> <p><i>The building was converted into offices c2000, with demolition of much of the theatre.</i></p> <p><i>The Valhalla Theatre is significant because of its associations with the well-known architectural firm, Kaberry & Chard. It provides evidence of the "boom" in cinema construction that took place across New South Wales during the second half of the 1930s and the 1940s. The building is also a rare example of a suburban cinema that survived until the early twenty-first century, although it is an altered and restrained example."</i></p> <p>The interior of the Valhalla Theatre has undergone considerable change, particularly when converted to office use (c2000). Whilst many modifications have been made to the primary structure, the distinctive Inter- War Moderne style façade has been retained and conserved. Similar to the former cinema at 1-11 Oxford Street, the two former cinema buildings retain the qualities of their original use through retention of external fabric and continuing public usage.</p>	 <p>Source: Sydney Art Deco Heritage http://artdecoheritage.blogspot.com/2011/11/valhalla-cinema.html</p>

⁴⁵ Office of Environment and Heritage: The Valhalla: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2427824>

3.6.3. Summary

The Federation Free Classical style building, dating to 1911 and located at 1-11 Oxford Street, Paddington, is one of several thousand cinemas built in New South Wales in the first decades of the 20th century. The 1920s to the 1930s was a boom period and numerous existing cinema buildings in Sydney and throughout New South Wales still operate. Whilst some are intact, most are highly modified.

Whilst the former cinema at 1-11 Oxford Street is unusual as a Federation Free Classical style building, the façade has been modified, including the ground floor shopfronts, removal of the corner cupola and other decorative elements. In addition, the interior has been altered extensively, with little original fabric remaining and the original configuration and design intent altered. There are a number of extant cinema examples from the 1920s and 1930s that are more intact. Although of a slightly later age, the Albury Cinema Centre is a largely intact example of an Inter-War Free Classical purpose-built cinema, retaining both fabric, design and use. Other sites, such as the State Theatre and the Scone Civic Theatre are representative of highly intact theatres continually operating in their original purpose.

Although 1-11 Oxford Street retained its original main entry on the corner and fenestration on the upper levels, like many cinemas of that period, it underwent extensive internal remodelling to better accommodate the changing requirements of cinema technology and the needs and popularity of cinema goers.

Similarly, the Katoomba Savoy and Enmore Theatre have retained their original Art Deco facades and undergone internal modifications. The Orpheum reconfigured its interior to incorporate more theatres. Yet each of these venues has retained stylistic elements of the original design, incorporating Art-Deco features in the refurbished interiors. In contrast, the 1970s refurbishment of 1-11 Oxford Street has entirely re-interpreted the space and removed the majority of the internal features, except for elements such as the corner foyer stairs. The original residential apartment spaces on the first and second floors, have been removed at an early period and replaced with commercial office spaces. Original theatre foyers have been converted to restaurants, bars, conveniences and access / egress routes.

No 1-11 Oxford Street is representative of many theatres which successfully combined a cinema with street level retail spaces and the shops have continued to operate in this form. The Randwick Ritz is one of many cinemas that share this combined commercial arrangement, adapted to suit the commercial nature of the suburban cinema. Paddington is an area where there are a number of art-house cinemas located in close proximity to the subject site. All these venues require modification and diversification of maintain that use. The former cinema at 1-11 Oxford Street, Paddington, is not unique in this regard. It is an example of a mixed-use development comprising public entertainment, retail, commercial and originally residential spaces. Although, like many cinemas, commercial competition in the local area has led to the demise of its commercial feasibility and led to its closure.

This comparative analysis concludes that a Federation Free Classical style purpose-built cinema with commercial and retail use is unusual. However, the extensive modifications and alterations to the exterior, and particularly the interior, of 1-11 Oxford Street identifies it not a good example of that style and typology. The subject site represents the early 20th century development of cinemas as a place of entertainment in inner suburban Sydney. The building has undergone several phases of refurbishment and restructuring to adapt to the changing needs of a cinema venue and place of public entertainment, in an environment where film-going is becoming less popular.

3.7. COMPARATIVE ANALYSIS – BRUTALIST FITOUTS OF THE 1970S

The various phases of development have referenced architectural styles and building techniques commonly used during the period of those changes. The internal modifications dating to the 1970s, saw the introduction of Brutalist architectural features internally, including concrete waffle ceilings and concrete elements within the internal fitout.

Urbis has prepared a comparative analysis of this fitout against a number of prominent buildings in the Sydney region to assess the heritage significance of the internal fitout dating to the 1970s.

3.7.1. Art Gallery of New South Wales

The construction of the Art Gallery of New South Wales (AGNSW) commenced in 1902 to the design of Walter Vernon. This first section of the AGNSW was completed in 1909 and is now known as the Vernon wing.

In 1968, the NSW Government undertook additions to the AGNSW, designed by Andrew Anderson, as part of the Captain Cook bicentenary celebrations. The Captain Cook Wing was opened to the public in 1972. Further modifications occurred to the AGNSW in 1988 and subsequent years.

The 1972 Captain Cook wing includes the entrance foyer which features concrete waffle ceilings. It is noted that Anderson's design was presented with the Sulman Award for architecture.

Figure 98 and Figure 99 – Interior spaces of the entrance court forming part of the 1972 Captain Cook wing. Note the waffle ceilings and travertine flooring throughout this space



Source: GML, 2017.

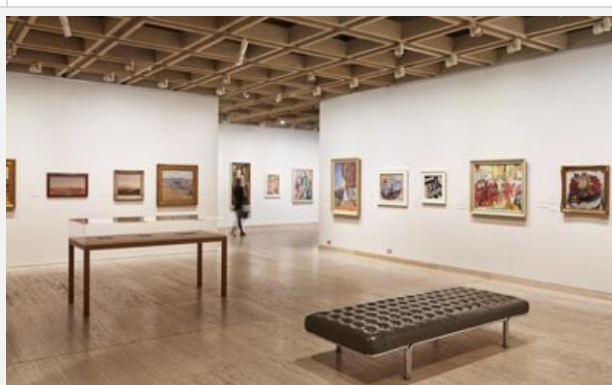
It is noted that other areas within the AGNSW that form part of the extension also feature waffle ceilings. This is evident in the use of concrete in the Yiribana Gallery at Lower Level 3 and to the 20th and 21st Century Australian Art at Ground Level.

Figure 100 – Yiribana Gallery



Source: AGNSW

Figure 101 – 20th and 21st c Australian Art



Source: AGNSW

The following Statement of Significance for the Art Gallery of NSW is provided on the State Heritage Inventory:

The Art Gallery of New South Wales, located near the eastern boundary of the Domain, is significant as the first purpose-built art gallery structure completed in New South Wales. It has social significance as the repository of the largest public art collection in the state and as the continuation of the earlier New South Wales Academy of Art which dated from 1871. The building is significant as a design of the Government Architect, WL Vernon, and was constructed to complete the 1880s building begun by the prominent nineteenth century Sydney architect John Horbury Hunt. It has social and aesthetic significance as a grand civic monument in the Beaux-Arts tradition common to Sydney cultural institutions at the time, and for its association with many prominent nineteenth and twentieth century business men and politicians, as well as artists and art lovers. The building has

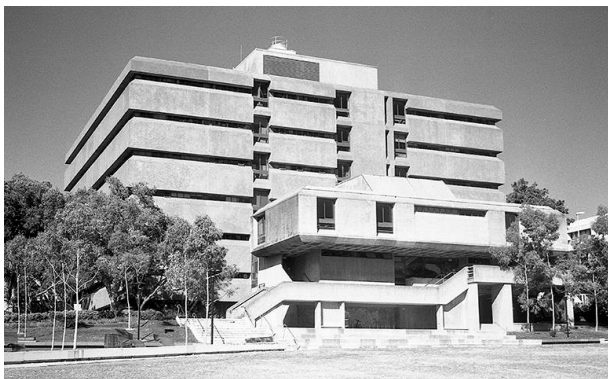
aesthetic significance as the finest, most intact, and indeed the only purpose-built public art gallery building in the city. It has significance for the strong contribution it makes to the character of the Domain. The building also has significance for the sequential development spanning some one hundred years with the latest extensions being the winner of the Sulman Award in 1989.

3.7.2. Molecular Bioscience Building, University of Sydney, Darlington

Constructed between 1970 and 1973, the Biochemistry and Microbiology Building (G08), located within the Darlington campus of the University of Sydney, has been identified by National Trust (NSW) as having heritage significance for its monumental streetscape significance, architectural and historical significance. It is characterised by its stark exterior, concrete columns and slab frames. It is the third Brutalist building that has been recognised by the National Trust within Australia.

It has not been identified to be of heritage significance within the NSW State Heritage Register.

Figure 102 – The School of Molecular Bioscience building at the University of Sydney



Source: Adam Dimech of The Grapevine

Figure 103 – Waffle ceilings beneath the verandah at the School of Molecular Bioscience Building

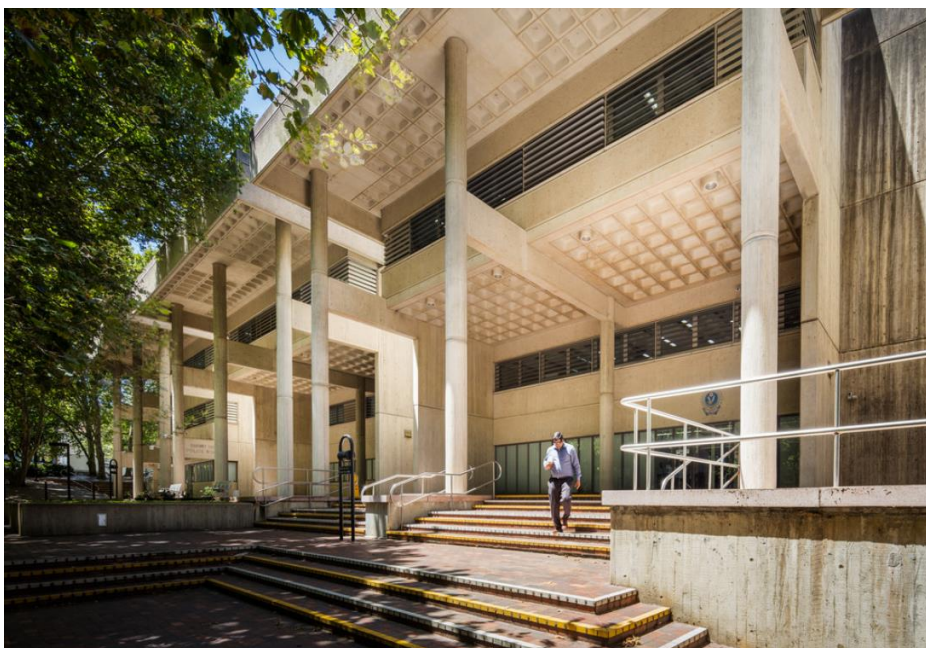


Source: Adam Dimech of The Grapevine

3.7.3. Sydney Police Centre, Surry Hills

The Sydney Police Centre situated at 701–703 Bourke Street, Surry Hills, was constructed originally as a single-storey brick and sandstone Federation Romanesque style building to the design of Walter Vernon. It is of unpainted face brickwork building and corbelled upstanding sandstone piers. The roof is slate with terracotta ridge capping. Subsequent modifications in 1979 introduced the Brutalist architectural features within the Sydney Police Centre.

Figure 104 – Sydney Police Centre, Location Sydney (Surry Hills)



Source: Flickr by Chimay Bleue

The following Statement of Significance for the former Police Station buildings including interiors is provided on the State Heritage Inventory:

The former Bourke Street Lockup is a small-scale public building of Walter Liberty Vernon, the New South Wales Government Architect. The original fabric is substantial intact and subsequent alterations in 1979 have generally respected the original floor plan and building form. The architectural detailing of the Bourke Street façade demonstrates Vernon's interest the principles of the Arts and Crafts movement's use of materials and the then though fleeting popularity of Neo-Romanesque style. Built on a site of double typical terrace allotment width, Vernon's design of the façade skilfully combines the scale of a small public building to the established nineteenth century typology of a typical Sydney terrace houses. The building makes a considerable architectural contribution to the setting of Bourke Street and adjacent terrace houses through careful use of materials, controlled scale, roof form and details.

Although enjoying mixed contemporary esteem in its original use for police detention or, after 1979, as an alcohol and drug advisory centre, the former lockup has played an important historical role in the development of the social structure of Surry Hills, and especially in serving the needs of serious social problems.

3.7.4. Former UTS Ku-ring-gai Campus, Lindfield

Subscribing to the Brutalist style of architecture, the former UTS Ku-ring-gai Campus Lindfield (also known as Lindfield Learning Village) was constructed through a period of five stages. The first stage was completed by 1971 and featured materials such as off-form concrete, face brickwork and architectural elements such as waffle ceilings, which were commonly identified within Brutalist buildings.

Figure 105 – UTS Ku-ring-gai Campus Lindfield, Level 5 corridor to the east of the auditoriums showing voids to Level 4



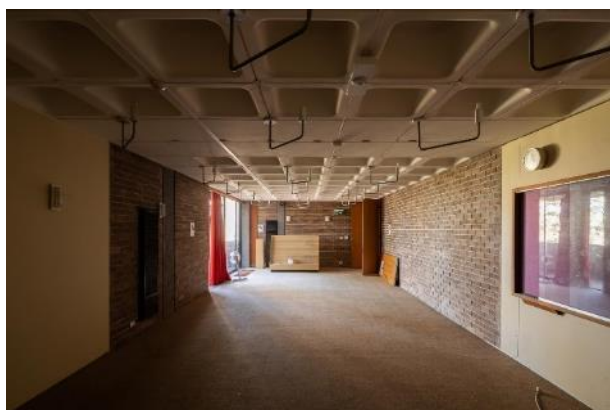
Source: Alexander Mayes

Figure 106 – UTS Ku-ring-gai Campus Lindfield, view from the main entrance to Stage 2 building at Level 5 showing the double height main circulation spine and walkway to level 6 above



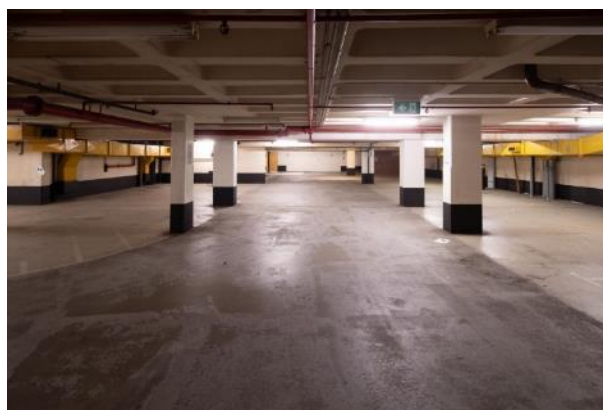
Source: Alexander Mayes

Figure 107 – UTS Ku-ring-gai Campus Lindfield, Leaning and teaching space in the north-eastern portion of Level 5



Source: Alexander Mayes

Figure 108 – UTS Ku-ring-gai Campus Lindfield, view of the carpark at Level 3 (Stage 1)



Source: Alexander Mayes

The Statement of Cultural Heritage Significance has been sourced from the Conservation Management Plan prepared by Urbis dated November 2018.

Lindfield Learning Village is of state heritage significance for its historic, aesthetic, associative, social and representative values, and for its rarity. It is also of research potential at a local level.

The Lindfield Learning Village is of historic significance at State level, primarily due to the important role of the Campus in the development of Australian Architecture in the second half of the twentieth century, and the role of the Campus in the development of Australian landscape design, and an appreciation for natural bush settings associated with the influential Sydney School. The Campus also influenced the design of educational buildings, with an emphasis on spatial planning to create a social environment. The Campus is also historically significant for its place in the development of teachers' education in NSW, and is representative of the substantial investment by State and Federal Government into Higher Education in the 1960s and 1970s. The Campus also has historical significance at a local level, for the role the Campus has played in education on the North Shore.

The Lindfield Learning Village has significant associations with important government and private practice architects and landscape architects, including David Turner and Peter Stronach. The associations with Bruce Mackenzie and Alan Correy are particularly important, as the Campus retains the ability to clearly illustrate the landscape design and construction techniques closely associated with the work of these influential landscape designers. The site is a major example of the application of Mackenzie's philosophy of building carefully within a pristine natural environment rather than starting with a cleared site and creating an 'artificial' natural landscape.

The Lindfield Learning Village has a high level of aesthetic significance, arising from the natural bushland setting, the buildings themselves and the landscape design and has won several awards including the Sulman Medal in 1978, a 1972 RAIA Merit Award and a Royal Australian Horticultural Society Award for Bush Landscape Design. The Campus remains largely intact, and is a seminal example of the Neo-Brutalist style in Australia, moderated by the influence of the Sydney School of architecture and the landscape design philosophies of Bruce Mackenzie and Alan Correy. The integration of the buildings with the natural bushland setting and topography of the site is particularly significant. The campus was also influential in the design of educational buildings, with an emphasis on spatial planning to create a social environment for students and staff. The site is of heritage significance as a seminal and rare example of these combined styles and hence is regarded as an important, demonstrating research value.

Former staff and students of the Lindfield Learning Village, during its time as various tertiary institutions have a special association with the site from working and studying at the unique site. The entry of the Campus on the Royal Australian Institute of Architects' Register of 20th Century Heritage, and nomination for State Heritage Register listing, indicates an appreciation for the site in terms of its significance for the development of Australian architecture and landscape architecture in the second half of the twentieth century.

The Campus is both a representative example of the design influences present in the building and its landscaped setting, and also rare in the combination of Neo-Brutalist and Sydney School influences on such a scale and with such a high degree of success. The presence of protected, rare, vulnerable and uncommon indigenous plant species in the vegetation of the site and its surroundings adds to the rarity value.

3.7.5. Conclusions

Based on the above research and comparative analysis, Urbis is of the opinion that the 1970s' fitout within the subject building has little heritage significance. The building is not a late twentieth century purpose-built building and does not present as a Brutalist style of architecture. The 1970s' fitout introduced imposing and intrusive concrete elements which have superseded the earlier, more refined interior. This 1970s' fitout has diminished the architectural integrity of the subject building as a whole and detracts from its understanding as a former 'picture hall' designed in the Federation Free Classical Style.

Architectural elements such as waffle ceilings are not cohesive to the original construction style or period of the Federation Free Classical style and a departure from the original design intent of the former 'picture hall'. When compared in the context of the greater Sydney region, there are better examples of Brutalist styles of architecture that are evident in their original format.

While the subject building is identified as having some heritage significance associated with its external aesthetic and historic contribution to the Paddington Urban Heritage Conservation Area and the traditional low-scaled built form of Oxford Street, it is noted for its Federation Free Classical style character when viewed from the public domain. Internal modifications from the 1970s' are not considered to be of heritage significance. The later phases of development, including the 1970s' fitout, do not contribute to the identified significance of the site within its context and setting in the Paddington Urban Heritage Conservation area.

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. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 1 – Assessment of heritage significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p> <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 type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<p>The property at 1-11 Oxford Street has significant historical associations with the early development of 'picture halls' in Sydney and was one of the first cinemas to show 'talkies'. This building has been substantially and irrevocably modified throughout the 1950s and 1970s. However, the façade retains important historical detail reflecting its Federation Free Classical style and period of construction. The façade of the building contributes to the historical layering, and variety of historical uses of properties along the Oxford Street corridor, and reflects the generally lower-scale traditional character of built form along Oxford Street.</p> <p>Given its significant modifications and low level of integrity, the property is not considered to meet the requisite threshold for heritage listing under this criterion. However, the building has the ability to contribute to the character of the Paddington Urban Heritage Conservation Area.</p> <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 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 checked="" type="checkbox"/>

Criteria	Significance Assessment
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>The building is associated with a number of architects associated with the design of the building, including John Kirkpatrick, who planned the original building in 1911, and Woodhouse & Danks who undertook the 1970s' alterations. The building is not considered to be a good or intact example of work by the architects.</p> <p>The property is not considered to meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <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"/> 	<u>Guidelines for Exclusion</u> <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 type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/>
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<p>This building has been substantially and irrevocably modified throughout the 1950s and 1970s, however the façade retains important historical detail reflecting its Federation Free Classical style and period of construction.</p> <p>Given its significant modifications and low level of integrity, the property is not considered to meet the requisite threshold for heritage listing under this criterion. However, the building has the ability to contribute to the character of the Paddington Urban Heritage Conservation Area.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <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 checked="" type="checkbox"/> has only a loose association with a creative or technical achievement <input type="checkbox"/>

Criteria	Significance Assessment
<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 building has a loose social associations for its former use as a theatre, cinema and place of community gathering and recreation. However, the original fabric from this use has been substantially removed and modified internally, with later layers obscuring the original historic fabric of the building. The building has not operated as a cinema for a number of years, and as such, the significance of this former use lies in the memories of previous generations, and this connection is generally lost.</p> <p>The property is not considered to meet the requisite threshold for heritage listing under this criterion.</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"/>
<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>Research potential associated with the building and its fabric is generally low, due to the substantial level of fabric removal and alteration during the later phases of development.</p> <p>Whilst the historic overview identifies former structures were located on the subject site, it is beyond the scope of this report to assess the archaeological potential of the site. A Baseline Archaeological Assessment for 1-11 Oxford Street, Paddington, has been prepared by AMAC Archaeological, dated November 2018. This report looks at the archaeological potential associated with the State heritage listed Busby's Bore, which traverses beneath the subject site. The AMAC Archaeological assessment states:</p> <p><i>"Busby's Bore crosses beneath the study site from southeast to northwest. It has high potential and is on the State Heritage Register with a 3m curtilage from external surfaces. Based on several expert opinions, desktop estimates are presented in this document for its location, but its real location and depth is not known."</i></p> <p>Urbis recommends the AMAC Archaeological assessment should be reviewed as part of this Amended Planning Proposal.</p>

Criteria	Significance Assessment
<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 checked="" 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 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>Intact 'picture halls' from the Federation period are a rare building typology throughout Sydney. However, the subject property is a highly modified example of this typology, with numerous subsequent uses and phases of fabric development. It is, therefore, not considered to be a good example of its type, or rare in the context of the 'picture hall' typology. There is little evidence remaining from this original use and the property has a low level of integrity.</p> <p>The property is not considered to meet the requisite threshold for heritage listing under this criterion.</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"/> shows rare evidence of a significant human activity important to a community <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
<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"> • cultural or natural places; or • cultural or natural environments. 	<p>The subject property is a modified example of a Federation period former 'picture hall' or cinema building. The internal spaces and fabric have been heavily modified and replaced with later phases of development, and the building now presents as a confused combination of periods and styles, detracting from the understanding of the original building. Externally, original elements of the building have been removed, and while the building still provides some aesthetic contribution to the Oxford Street streetscape, it is not considered to be an exemplar, nor intact example of its typology.</p> <p>The property is not considered to meet the requisite threshold for heritage listing under this criterion.</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 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 checked="" type="checkbox"/> • does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.3. STATEMENT OF SIGNIFICANCE

The subject property at 1-11 Oxford Street has been assessed against the Heritage Council of New South Wales seven (7) significance assessment criteria. It is concluded that the property does not meet the threshold for individual heritage listing. The subject building is a heavily modified example of a former 'picture hall' from the Federation period, which has been subject to numerous conversions, changes of use, and alterations from 1911 to the present. The building provides an aesthetic and historic contribution to the Paddington Urban Heritage Conservation Area, and the traditional low-scaled built form along Oxford Street. However, the building has lost a range of its original features and has a low level of intactness and integrity particularly internally. It is not considered that the small degree of remnant fabric internally (except the stair) warrants retention.

5. IMPACT ASSESSMENT

This Amended Planning Proposal seeks consent for an amendment to the planning controls for the subject site. These amendments are intended to facilitate the future development of a hotel, health services facility and club at the site. No physical built works are being applied for at this time and future works will require subsequent Development Applications.

However, the following impact assessment has had to have regard to the likely future built form that would be facilitated by the Amended Planning Proposal in order to assess the potential heritage impact of the planning control amendments.

5.1. STATUTORY CONTROLS

5.1.1. Local Environmental Plan

The proposed works are addressed in the table below in relation to the relevant clauses in the Sydney LEP 2012.

Table 2 – Sydney Local Environmental Plan 2012

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 or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item</p>	<p>The subject site is a contributory item in the Paddington Urban Conservation Area. It is also located adjacent to locally listed heritage items 'Terrace group including interiors' (Item No I1103 and I1105) at 2–20 Rose Terrace and 260–262 South Dowling Street respectively. The subject site is also located opposite to the 'Beauchamp Hotel including interior' (Item I416) at 265–267 Oxford Street and above a section of the State listed Busby's Bore.</p> <p>The Amended Planning Proposal as outlined in Section 1.6 of this report is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, health facility, event space and retail/food premises.</p> <p>As the property is within a conservation area and in the vicinity of other heritage items, consent for this work is required under Clause (2) of the <i>Sydney Local Environmental Plan (LEP) 2012</i>. Future built works will require subsequent Development Applications.</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</p>	<p>The Amended Planning Proposal as outlined in Section 1.6 of this report is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, health facilities, event space and retail/food premises. Future built works will require subsequent Development Applications.</p> <p>The concept plan included in this report has been provided to demonstrate the intended future, built outcome of this Amended Planning Proposal and provide a basis for assessment.</p> <p>Overall the proposed planning control amendments will provide for a future built outcome that is considered to be acceptable from</p>

Clause	Discussion
management plan is submitted under subclause (6).	<p>a heritage perspective, and that will not detrimentally impact on the significance of the broader Paddington Urban Heritage Conservation Area or heritage items in the vicinity.</p> <p>The intended future, built outcome, in its preliminary form, indicates that the intended redevelopment will retain and incorporate the existing façade of the building to Oxford Street and South Dowling Street. The existing building has been substantially and irrevocably modified from its original Federation period configuration, and there is limited original internal fabric.</p> <p>The retention and integration of the existing (highly modified) façade, will enable the building to retain its historical layers within the Paddington Urban Heritage Conservation Area, and the heritage character of the Oxford Street corridor, whilst also providing for the adaptive reuse of an underutilised building with obsolete spaces to create a vibrant mixed-use hotel and health facility.</p> <p>The future built outcome will increase the height of the existing building. However, the original form and appearance of the place will be identifiable through the retention of the prominent corner-fronting Federation Free Classical style façades to South Dowling and Oxford Streets. The increase in scale to Oxford Street and South Dowling Street corner is considered appropriate given the mix of built form at this intersection. The proposed increase in height on the subject site responds to the scale of the University of Notre Dame Medical School located diagonally opposite.</p> <p>The future built outcome indicated in the concept plans shows partial demolition of interiors of the subject site. Our physical inspections and historical research identify there have been substantial alterations associated with various phases of use and multiple layers of fabric change. Excluding the stairwell and some internal walls, little original internal fabric remains, and this has been obscured by the 1970s Brutalist style internal fit outs which detracts from the original Federation period details.</p> <p>The future built outcome shown in the concept plans indicates that the future redevelopment will require excavation for the construction of an additional lower basement level.</p> <p>We note that the heritage listing information detailed at Section 1.6 of this report confirms that a portion of the state-significant 'Busby's Bore' heritage item runs underground beneath the subject property. The exact location of the sub-surface Busby's Bore is yet to be determined. The AMAC Archaeological report states: "the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case 'desktop scenario' for the location of Busby's Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that</p>

Clause	Discussion
	<p>potential impacts to Busby's Bore or encroachment on its curtilage could be minimised or avoided. Physical confirmation of the location of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."</p> <p>AMAC Archaeological states: "the current basement design avoids Busby's Bore based on the various historic estimates of its location. With the appropriate expert input, updated modern data for the real location and depth of Busby's Bore could be obtained. That updated location data would be incorporated into an archaeological methodology and any potential impacts could be minimised or avoided. Physical confirmation of the location and integrity of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."</p> <p>All of the built heritage items in the vicinity would be retained by this Amended Planning Proposal and there would be no physical impact on the items. Views to these heritage items would be retained and would not be obscured by the Amended Planning Proposal. Views from principal rooms of the heritage items to the subject site would be minimal and not have a detrimental impact on their heritage significance". All efforts will be to avoid Busby's Bore. However, if the development does need to encroach on its SHR curtilage, a Section 57 Exemption Notification or a Section 60 Permit from the Heritage Division may be required and be prepared by a qualified Archaeologist.</p> <p>The Amended Planning Proposal is for the adaptation of an obsolete former cinema/theatre building, providing a new use to activate the building and this portion of Oxford Street.</p> <p>The retention of the existing subject façades as shown in the Amended Planning Proposal documentation, will ensure the significance of this former cinema/theatre building is understood, interpreted and appreciated within the streetscape of Oxford Street and the conservation area.</p> <p>The proposed planning control amendments are supported from a heritage perspective. Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being applied for.</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>This HIS has been prepared to accompany an Amended Planning Proposal for proposed planning control amendments, and to assist the consent authority in their assessment. While the subject property is not a heritage item, it is a contributory element within a heritage conservation area and is located within the vicinity of several heritage items.</p>

Clause	Discussion
<p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	

5.1.2. Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the Sydney DCP 2012.

Table 3 – Sydney Development Control Plan 2012

Clause	Discussion
3.9 HERITAGE	
<u>3.9.1 Heritage Impact Statements</u>	
<p>(1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:</p> <p>(a) heritage items identified in the Sydney LEP 2012; or</p> <p>(b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.</p>	<p>This HIS has been prepared to accompany an Amended Planning Proposal for proposed planning control amendments, and to assist the consent authority in their assessment. While the subject property is not a heritage item, it is located within a heritage conservation area and is located within the vicinity of a number of heritage items.</p> <p>The subject site is located within the following heritage conservation area of local significance:</p> <ul style="list-style-type: none"> Paddington Urban Heritage Conservation Area (identified as Map Reference "C50").
<p>(2) The consent authority may not grant consent to a development application that proposes substantial demolition or major alterations to a building older than 50 years until it has considered a heritage impact statement, so as to enable it to fully consider the heritage significance of a building and the impact that the proposed development has on the building and its setting.</p>	<p>The subject building was constructed in 1911, making it approximately 108 years old. Considerable demolition is proposed for the interior of the building. This HIS has been prepared to identify the heritage significance of the place, spaces and fabric associated with the building. The impact of the Amended Planning Proposal on the subject site, heritage conservation areas and heritage items in close proximity has been assessed in this HIS.</p>
<p>(3) A Heritage Impact Statement is to be prepared by a suitably qualified person, such as a heritage consultant. Guidelines for the preparation of Statements of Heritage Impact are available on the website of the Heritage Branch, NSW Department of Planning at www.heritage.nsw.gov.au.</p>	<p>This HIS has been prepared by heritage professionals at Urbis. This HIS has been prepared using the guidelines of the Heritage Branch and the principles of the Australia ICOMOS, The Burra Charter, 2013 (first adopted in 1979).</p>
<p>(4) The Heritage Impact Statement is to address:</p> <p>4 (a) the heritage significance of the heritage item or the contribution which the building makes to the</p>	<p>The subject site is not a listed heritage item. The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50). Busby's Bore, a heritage item of state-</p>

Clause	Discussion
<p>heritage significance of the heritage conservation area;</p>	<p>significance identified as SHR00568, is located underground, beneath the subject site.</p> <p>The subject site is located in the vicinity of several heritage items identified in the <i>Sydney Local Environmental Plan (LEP) 2012</i>, Schedule 5 Environmental heritage, including:</p> <ul style="list-style-type: none"> • 2–20 Rose Terrace, ‘Terrace group including interiors’ (Item no: I1103); • 260–262 South Dowling Street, ‘Terrace group including interiors’ (Item no: I1105); and • 265–267 Oxford Street, ‘Beauchamp Hotel including interior’, (Item no: I416). <p>In addition, the subject site is located within the following heritage conservation area of local significance:</p> <ul style="list-style-type: none"> • Paddington Urban Heritage Conservation Area (identified as Map Reference “C50”). <p>Located west and northwest of the subject site is another heritage conservation area of local significance:</p> <ul style="list-style-type: none"> • Oxford Street Heritage Conservation Area (identified as Map Reference “C17”). <p>Located on the northern side of Oxford Street is the local government area of Woollahra. No heritage items are identified in the Woollahra Local Environmental Plan 2014 as being in proximity to the subject site. The Paddington Heritage Conservation Area (C8) adjoins the subject site on the northern side of Oxford Street.</p>
<p>4 (b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;</p>	<p>The option to redevelop the site as a cinema was considered. However, several quality art house cinemas already exist in the Paddington local area. Therefore, the option to maintain the use of the subject site as a cinema was considered superfluous.</p> <p>Spaces within the subject building have been adapted since the building was first constructed. The building has operated as residential, offices, restaurants, bars and retail. The owners and developers of the subject site have looked at viable options for this building.</p> <p>The close proximity of the subject site to St Vincent’s Hospital has identified a need for a temporary accommodation servicing its health function. This, together with the need for hotel accommodation close to the CBD, has led to a hotel and health facility being a preferred option for the site.</p>
<p>4 (c) the impact of the proposed development on the heritage significance of the heritage item, heritage</p>	<p>See Section 5.2 of this report to see the assessment of heritage impacts of the proposed development on the subject site,</p>

Clause	Discussion
items within the vicinity, or the heritage conservation area; and	heritage items in close proximity and the Paddington Urban Heritage Conservation Area (the subject site is a contributory item within that conservation area).
4 (d) the compatibility of the development with conservation policies contained within an applicable Heritage Conservation Management Plan or Conservation Management Strategy, or conservation policies within the Sydney Heritage Inventory Report.	<p>Not applicable</p> <p>No conservation management plan (CMP) or conservation management strategy (CMS) has been prepared for the subject site.</p>
(5) Where the site adjoins another local government area, the Heritage Impact Statement is to address the potential impact on adjoining or nearby heritage items or heritage conservation areas in the adjoining local government area.	<p>The subject site adjoins the Paddington Heritage Conservation Area ("C8") in the Woollahra local government area. The Amended Planning Proposal and intended future built outcome as detailed in this report, are not considered to have any detrimental impact on the significance of this adjoining heritage conservation area or heritage items therein.</p> <p>The future intended built outcome for the subject site would not result in any physical impacts on properties within the adjoining Paddington Heritage Conservation Area. In addition, there would be no loss or visual impediment to significant views within the adjoining heritage conservation area as a result of the Amended Planning Proposal. Future development as facilitated by this Amended Planning Proposal is therefore considered acceptable from a heritage perspective.</p>
<p>(6) Where the development application proposes the full or substantial demolition of a heritage item, or a contributory building within a heritage conservation area, the Heritage Impact Statement is to:</p> <p>6 (a) demonstrate why the building is not capable of retention or re-use;</p>	<p>The Amended Planning Proposal will retain the facades to Oxford and South Dowling Streets.</p> <p>It is proposed the interior of the building will be modified substantially as part of the adaptive reuse of the building as a hotel and medical facility. The significant original space of the main entry, foyer and stairwell at the corner of Oxford and South Dowling Streets will be retained and conserved in the adaptive reuse.</p> <p>Proposed works will also include excavation for an additional basement level with an expanded footprint. However, the existing RLs of the building will be retained on the first and second levels. The majority of the internal structural wall will be removed because the limited depth of the perimeter spaces limits potential functions. In particular, the space requirements for hotel and health facility accommodation are not possible within the existing ground, first and second floors and basement levels.</p>
6 (b) include a statement from a quantity surveyor comparing the cost of demolition to the cost of retention if the demolition is recommended primarily on economic grounds;	Not applicable.

Clause	Discussion
6 (c) include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and	Not applicable. The subject building is in sound structural condition. No structural engineers report has been prepared for the purposes of this Amended Planning Proposal.
6 (d) include a pest inspection report if the building is a weatherboard building.	Not applicable. The subject building is a masonry structure.
(7) When giving consent to the full or partial demolition of a heritage item, a building in a heritage conservation area, or a building older than 50 years, Council may require photographic recording of the building as a condition of consent.	The subject building may require a photographic archival recording prior to the commencement of work.
<u>3.9.2 Conservation Management Plans</u>	Not applicable.
(1) A conservation management plan prepared by a suitably qualified heritage practitioner for development applications is required for the following: (a) a change of use of a heritage item of State heritage significance; (b) any alteration to the fabric or setting of a heritage item of State heritage significance which requires consent;	The subject site is not a heritage item.
(c) an award of heritage floor space under Sydney LEP 2012; or	Not applicable. There is no application for heritage floor space – the subject site is not a heritage item.
(d) substantial alterations and or additions to a heritage item considered by the Council to be of high local significance, unless the consent authority determines that it is not required.	Not applicable. The subject site is not a heritage item.
<u>3.9.3 Archaeological assessments</u>	The state-significant 'Busby's Bore' heritage item runs underground beneath the subject property.
(1) An archaeological assessment is to be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the NSW Office and Environment and Heritage.	AMAC Archaeological is a well-recognised practice comprising registered archaeologists. AMAC Archaeological has prepared an archaeological assessment of the subject site - "A Baseline Archaeological Assessment for 1-11 Oxford Street, Paddington", dated November 2018. This report accompanies the Statement of Environmental Effects. The approximate sub-surface location of Busby's Bore has been identified by AMAC Archaeological. The exact location of the sub-surface Busby's Bore is yet to be determined.

Clause	Discussion
(2) For development proposals in Central Sydney, refer to the Central Sydney Archaeological Zoning Plan to determine whether the development site has archaeological potential.	Not applicable
(3) An archaeological assessment is to be submitted as part of the Statement of Environmental Effects for development applications affecting an archaeological site or a place of Aboriginal heritage significance, or potential archaeological site that is likely to have heritage significance	<p>AMAC Archaeological has prepared an archaeological assessment of the subject site. This report accompanies the Statement of Environmental Effects. The approximate sub-surface location of Busby's Bore has been identified by AMAC Archaeological. The exact location of the sub-surface Busby's Bore is yet to be determined.</p> <p>The AMAC Archaeological report states: "the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case 'desktop scenario' for the location of Busby's Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that potential impacts to Busby's Bore or encroachment on its curtilage could be minimised or avoided. Physical confirmation of the location of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."</p> <p>AMAC Archaeological states: "the current basement design avoids Busby's Bore based on the various historic estimates of its location. With the appropriate expert input, updated modern data for the real location and depth of Busby's Bore could be obtained.</p>
<p>(4) An archaeological assessment is to include:</p> <p>(a) an assessment of the archaeological potential of the archaeological site or place of Aboriginal heritage significance;</p> <p>(b) the heritage significance of the archaeological site or place of Aboriginal heritage significance;</p> <p>(c) the probable impact of the proposed development on the heritage significance of the archaeological site or place of Aboriginal heritage significance;</p> <p>(d) the compatibility of the development with conservation policies contained within an applicable conservation management plan or conservation management strategy; and</p> <p>(e) a management strategy to conserve the heritage significance of the archaeological site or place of Aboriginal heritage significance.</p>	Refer to the Archaeological Assessment for the site prepared by AMAC Archaeological (dated November 2018).

Clause	Discussion
(5) If there is any likelihood that the development will have an impact on significant archaeological relics, development is to ensure that the impact is managed according to the assessed level of significance of those relics.	The AMAC Archaeological report states: “the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case ‘desktop scenario’ for the location of Busby’s Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that potential impacts to Busby’s Bore or encroachment on its curtilage could be minimised or avoided. Physical confirmation of the location of Busby’s Bore should be incorporated into the proposed development program to ensure it is not impacted.”
<u>3.9.4 Development of sites of State heritage significance or containing more than one heritage item</u>	Not applicable. The subject site is not a heritage item.
<u>3.9.5 Heritage items</u> (1) Development affecting a heritage item is to: (a) minimise the extent of change to significant fabric, elements or spaces; (b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits; (c) enable the interpretation of each of the significant values of the item through the treatment of the item’s fabric, spaces and setting; (d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of service	The subject property is not a listed heritage item. The concept plans indicate that it is intended that the future redevelopment will require the construction of an additional basement below the existing basement. We note that the heritage listing information detailed at Section 1.6 confirms that a portion of the state-significant ‘Busby’s Bore’ heritage item runs beneath the subject property. The approximate sub-surface location of Busby’s Bore has been identified by AMAC Archaeological and indicates that the proposed additional basement is likely to retain at least a three-metre separation from Busby’s Bore, as required by its SHR heritage curtilage. The proposed built outcome is likely to have no physical intervention within its heritage curtilage.
(2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.	Not applicable. The subject property is not a listed heritage item.
(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment.	The Amended Planning Proposal has demonstrated what the intended future, built outcome of the amended planning controls is in Section 1.6 of this report. This Amended Planning Proposal is a preliminary concept design only, provided to show the potential future built outcome that would be facilitated by this Amended Planning Proposal, and to provide a basis for impact assessment. A number of heritage items are located in close proximity. The following provides a heritage assessment of the potential heritage impact of the Amended Planning Proposal’s future built outcome on these heritage items in the vicinity.

Clause	Discussion
	<p>This Amended Planning Proposal will have no physical intervention on the heritage items within the vicinity. Important views to and from the heritage items in the vicinity would be retained and would not be obscured or detract from views to the future built outcome.</p> <p>Detailed design development of this scheme would occur at a later stage when physical built works are being applied for under subsequent Development Applications. A heritage consultant will be required to provide input into this design development stage.</p>
<p>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</p> <p>(a) providing an adequate area around the building to allow interpretation of the heritage item;</p> <p>(d) Retaining and respecting significant views to and from the heritage item.</p>	<p>All vicinity heritage items will be retained, and their existing curtilages and views will not be impacted in a negative manner. In any future works, conservation works to the subject building should form a requirement of a development application. This would enhance views to the facades from heritage items in the vicinity and the associated conservation areas.</p> <p>The Amended Planning Proposal also identifies an opportunity to improve the southern portion of the site and enhance landscape areas. These landscaped areas will enhance views from the two heritage items comprising terrace groups at 2–20 Rose Terrace and at 260–262 South Dowling Street. This will have a positive heritage impact by respecting and enhancing significant views from the heritage items in close proximity.</p>
<p><u>3.9.6 Heritage conservation areas</u></p> <p>(1) Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to:</p> <p>(a) topography and landscape;</p> <p>(b) views to and from the site;</p> <p>(c) significant subdivision patterns and layout, and front and side setbacks;</p> <p>(d) the type, siting, form, height, bulk, roof-scape, scale, materials and details of adjoining or nearby contributory buildings;</p> <p>(e) the interface between the public domain and building alignments and property boundaries; and</p> <p>(f) colour schemes that have a hue and tonal relationship with traditional colour schemes.</p>	<p>The future built outcome as facilitated by the Amended Planning Proposal indicates a proposed redevelopment will retain and incorporate the existing façade of the building to Oxford and South Dowling Streets. The existing building has been substantially modified from its original Federation state with limited internal fabric.</p> <p>The retention of the existing (highly modified) façade will retain the historic layers and character of the Paddington Urban Heritage Conservation Area, Oxford Street Heritage Conservation Area and the Paddington Heritage Conservation Area and provide an adaptive reuse option for an obsolete former cinema. The adaptive reuse will create a vibrant mixed-use hotel and medical facility.</p> <p>The future built outcome will increase the height and scale of the existing building. However, the original building form will be identifiable through the retention of the prominent corner-frontage and Federation Free Classical style façades. The increase in scale to the Oxford and South Dowling Streets corner complements the existing built form mix at this intersection. The proposed increased height allowance at the subject site would respond to the scale of University of Notre Dame Medical School located on the diagonally opposite corner.</p>

Clause	Discussion
	<p>Notwithstanding its altered state, the subject building would continue to contribute to the streetscape character of the Paddington Urban Heritage Conservation Area, Oxford Street Heritage Conservation Area and the Paddington Heritage Conservation Area (as part of the Woollahra LGA) through its existing Federation period façades.</p> <p>The Federation Classical Free style facades are important elements and contribute to the character of the conservation areas. The facades of the original building would be retained as part of future development facilitated by this Amended Planning Proposal. This will provide an opportunity to interpret the original use of the building as a cinema, which became a popular form of entertainment in the early half of the twentieth century and was forced to change to accommodate the technological changes and the rise and fall of popularity of this form of entertainment.</p>
(2) New infill buildings and alterations and additions to existing buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified in (1)(a) to (e) above.	Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being applied for.
(3) Infill development is not to include garages and car access to the front elevation of the development where these are not characteristic of the area.	<p>The proposed concept design that forms part of the Amended Planning Proposal, shows a loading bay accessible from South Dowling Street. As this is the secondary frontage, this is considered acceptable from a heritage perspective, subject to receipt and approval of final location of this opening and consideration of the physical impact on heritage fabric.</p> <p>However, detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works will be applied.</p>
(4) Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the individual conservation area.	<p>The proposed concept design to demonstrate the intended future outcome meets the policy guidelines for the Paddington Urban Conservation Area by:</p> <ul style="list-style-type: none"> • 1(c) retaining Federation public buildings through the retention of the remaining original fabric, being the existing façade to Oxford Street and South Dowling Street, the main entry foyer and principal original staircase.
<p><u>3.9.7 Contributory buildings</u></p> <p>(1) Contributory buildings are to be retained unless the consent authority determines the replacement is justified in exceptional circumstances.</p>	The proposed concept design indicates that the existing building would be retained as part of future development that would be facilitated by this Amended Planning Proposal. The existing façade would be retained as well as other structural elements. However, a high level of demolition of the interior would be required.

Clause	Discussion
	<p>Physical inspections and historical research confirm the original building has been substantially altered through various changes of use. This required alterations to fabric and reconfiguration of the interior. There is little if any original internal fabric remaining, and what remains has been obscured by the 1970s Brutalist style interior which detracts from and confuses the Federation period of the building.</p> <p>The retention and integration of the existing building façade would ensure the historic significance of this former cinema/theatre building is understood and interpreted within the streetscape of Oxford Street. Generally, however, any future demolition of internal elements of the site redevelopment would not detract from the streetscape character of the conservation areas.</p>
(2) Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building, except to remove detracting elements.	The facades of the building would be retained under the intended future, built outcome as facilitated by this Amended Planning Proposal. The detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being sought.
<p>(3) Alterations and additions to a contributory building are to:</p> <p>(a) respect significant original or characteristic built form;</p> <p>(b) respect significant traditional or characteristic subdivision patterns;</p> <p>(c) retain significant fabric;</p> <p>(d) retain, and where possible reinstate, significant features and building elements, including but not limited to original balconies and verandahs, fences, chimneys, joinery and shop front detailing;</p> <p>(e) remove unsympathetic alterations and additions, including inappropriate building elements;</p> <p>(f) use appropriate materials, finishes and colours; and</p> <p>(g) respect the pattern, style and dimensions of original windows and doors.</p>	<p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages. The concept plan included in the Amended Planning Proposal demonstrates the intended future, built outcome.</p> <p>Original significant elements to be retained as part of the Amended Planning Proposal will include the façades of the building facing onto South Dowling and Oxford Streets and the original entry, foyer and stairwell located to the original three levels on the north-western corner. Original fenestration would be retained on the original facades. Consideration should be given to reconstructing the original shop fronts at the ground floor to Oxford and South Dowling Street. Retention and reconstruction of these features will have a positive heritage impact on the contributory item within the conservation area.</p> <p>The Amended Planning Proposal removes an internal structural masonry wall within the interior of the building and is described in Section 2.1 of this report. This masonry wall has been identified as being substantially intact original fabric (see Figure 37, Figure 38 and Figure 39). This wall demarcates the perimeter rooms on each level from the original cinema auditorium. This area was used originally as ground floor shops, first and second floor residential and dress circle foyers. Various phases of development have seen these spaces change substantially and adopt different commercial uses. With the exception of the ground floor retail, these uses have been altered.</p>

Clause	Discussion
	<p>It is proposed to remove the majority of this wall to provide more flexible spaces within the proposed newly configured interior of a development comprising Hotel and Medical Facility. The proposed two basements would require additional excavation at the northern end of the site to allow for adequate space for a Medical Facility. The proposed removal of the original wall and footing will require the construction of a transfer beam to carry the load of the existing and additional building structure.</p> <p>Whilst the loss of the original wall will have some negative heritage impact, it is essential for the financial feasibility and internal planning for the adaptive reuse of the subject site as a Hotel and Medical Facility. The Amended Planning Proposal will retain small sections of the wall on the ground floor and there is an opportunity to interpret the alignment of the wall in paving patterns. This approach would mitigate some of the loss of the wall.</p> <p>There is an opportunity to interpret the historic layers of the site as part of the ground floor hotel space. This would include the role of the convict-built infrastructure of Busby's Bore in provided water from Lachlan Swamps (Centennial Park) to Hyde Park, Sydney, Marshalls Brewery production and the period as cinemas and place providing entertainment to the local community. An interpretation of the site should form part of any future development application.</p> <p>Generally, the proposed modifications to the interior would be considered acceptable from a heritage perspective.</p>
(4) Where an addition to the building is proposed, significant external elements are to be reinstated.	<p>Significant external features and elements would be retained as part of the Amended Planning Proposal for a Hotel and Medical Facility. A new interpretative dome element over the principal entry on the corner of Oxford and South Dowling Streets will have a positive heritage impact by recreating a landmark entry marker to the building. See also above discussion.</p>
(5) Foyers or other significant interior features, including hallway detailing, panelling and significant staircases, designed to be visible from the street, are to be retained especially where they form part of the building's contribution to the character of the heritage conservation area.	<p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being applied for. This Amended Planning Proposal is applying for planning control amendments at this stage only.</p> <p>However, the Amended Planning Proposal includes the retention of the original principal stair and foyer at the north-western corner of the building. Reinstating the original cinema entry would have a positive heritage impact on the building</p>
<u>3.9.8 Neutral and appropriate infill buildings</u>	Not applicable.

Clause	Discussion
<p>Neutral buildings are buildings that do not contribute nor detract from the significant character of the heritage conservation area. Neutral buildings are:</p> <ul style="list-style-type: none"> • From a significant historical period, but altered in form, unlikely to be reversed; • sympathetic contemporary infill; or • from a non-significant historical period but do not detract from the character of the Heritage Conservation Area. <p>(1) Demolition of neutral buildings will only be considered where it can be demonstrated that:</p> <p>(a) restoration of the building is not reasonable; and</p>	<p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50).</p> <p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50). It is proposed to retain the subject building with some demolition to its interior.</p>
<p>(1) (b) the replacement building will not compromise the heritage significance of the heritage conservation area</p>	<p>It is proposed to undertake conservation works to the exterior of the subject building and various internal spaces and elements of high heritage significance. The proposed works will enhance the heritage significance of the Paddington Urban Conservation Area (C50).</p>
<p>(2) Where demolition of a neutral building is allowed, a photographic record of the building may be required to be submitted to the City.</p>	<p>Not applicable</p>
<p>(3) Alterations and additions to a neutral building are to:</p> <p>(a) remove unsympathetic alterations and additions, including inappropriate building elements;</p> <p>(b) respect the original building in terms of bulk, form, scale and height;</p> <p>(c) minimise the removal of significant features and building elements; and</p> <p>(d) use appropriate materials, finishes and colours that do not reduce the significance of the Heritage Conservation Area</p>	<p>Not applicable</p>
<p><u>3.9.9 Detracting buildings</u></p> <p>Detracting buildings are buildings that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area.</p>	<p>Not applicable.</p> <p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50).</p>

Clause	Discussion
<p>(1) Development on sites containing detracting buildings is to improve the contribution of the site to the character of the heritage conservation area.</p> <p>(2) Alterations and additions to, or redevelopment of, detracting buildings are to:</p> <p>(a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area; and</p> <p>(b) respect the prevailing character of the area and street in terms of bulk, form, scale and height.</p>	
<p><u>3.9.10 Building materials for heritage items and buildings within heritage conservation areas</u></p> <p>(1) Where residential flat buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained.</p>	<p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50).</p> <p>Whilst the subject site is not a heritage flat building it is proposed to retain and conserve the original principal entry, foyer and staircase to the cinema building and ensure visibility from the street to the significance interiors of the building.</p>
<p>(2) Existing face brickwork and stone walls are not to be coated, rendered or painted.</p>	<p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being applied for. This Amended Planning Proposal is applying for planning control amendments at this stage only.</p>
<p>(3) Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred, and repair is not practical. Any replacement should be with similar materials.</p>	<p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are proposed. This Amended Planning Proposal is applying for planning control amendments at this stage only.</p> <p>We understand that the intended future, built outcome will retain significant materials and detailing to the external façade and interior spaces and elements where possible.</p>
<p>(4) New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.</p>	<p>See above discussion.</p>
<p>(5) Development along King Street, Newtown and certain properties adjacent is to be consistent with the King Street and Enmore Road Paint Scheme, available on the City's website, www.cityofsydney.nsw.gov.au.</p>	<p>Not applicable</p>

Clause	Discussion
<p>(6) Solar water heater storage tanks, ventilators, wind generators, air conditioning units, satellite dishes and antennae and the like, are not to be located on the principal roof plane of heritage items or contributory items in heritage conservation areas.</p>	<p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50).</p> <p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are proposed. This Amended Planning Proposal is applying for planning control amendments at this stage only.</p> <p>Care should be taken to ensure potential / proposed lift motor rooms and service are located discretely to minimise any negative or intrusive heritage visual impacts on the Paddington Urban Conservation Area.</p>
<p>(7) Solar collector or photovoltaic panels may be located on buildings in a heritage conservation area. Where solar collector or photovoltaic panels are proposed on the principal roof plane of a contributory building in a heritage conservation area, the panels are to be removable, parallel to the pitch of roof and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric.</p>	<p>The subject site is identified as a contributory building within the Paddington Urban Conservation Area (C50).</p> <p>Care should be taken in any development application to ensure any potential / proposed solar collector or photovoltaic panels are located discretely to minimise any negative or intrusive heritage visual impacts on the Paddington Urban Conservation Area.</p>
<p><u>3.9.11 Conservation of public domain features in heritage conservation areas</u></p> <p>(1) The following elements of streets, lanes, parks and other areas of the public domain are to be retained if they contribute to the heritage significance of the heritage conservation area:</p> <ul style="list-style-type: none"> (a) evidence of early road surfaces and associated features; (b) stone kerbing, guttering and paving; (c) sandstone steps and retaining walls; (d) street furniture; (e) cast iron letterboxes; (f) signposts; (g) light posts; (h) original pavement lights; (i) fences; (j) railings; (k) trachyte or sandstone; and 	<p>Care should be taken in any development application to ensure any public domain features associated with the subject site is retained and conserved within the Paddington Urban Conservation Area (C50).</p>

Clause	Discussion
(l) milestones and ward markers	
(2) The removal of significant public domain features will only be considered if their retention in situ is not feasible and has been demonstrated in a Heritage Impact Statement.	<p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are proposed. This Amended Planning Proposal is applying for planning control amendments at this stage only.</p> <p>Care should be taken in any development application to ensure any public domain features associated with the subject site is retained and conserved.</p>
<p>(3) If significant public domain features are to be removed, they are to be replaced in one of the following ways:</p> <p>(a) detailed and made of materials to match the period and character of the street or park in which they are located; or</p> <p>(b) a contemporary interpretation of traditional elements.</p>	See above discussion.
<p><u>3.9.12 Reduction of rising damp and salt attack in buildings constructed prior to 1920</u></p> <p>Older masonry buildings without an effective damp proof course can suffer rising damp leading to deterioration of the walls. A well-ventilated subfloor can reduce rising damp. Replacing a timber floor with a concrete floor on the ground level will cause rising damp and damage to the building. Further information can be found in the publication 'Attack and Rising Damp' by David Young available on the NSW Heritage Office website at: http://www.heritage.nsw.gov.au/docs/HVC014_Salt_Damp_tech_guide_FA_web.pdf</p> <p>Provision</p> <p>(1) Where a heritage item or a building within a heritage conservation area constructed prior to 1915 has no damp proof course, the ventilated sub floor space must be retained to avoid potential damage caused by rising damp and migrating salts. Concrete slabs laid directly on the ground are not permitted within such buildings, including verandahs, or as paving slabs laid adjacent to external walls.</p>	<p>Not applicable</p> <p>The subject site was constructed in 1911. There has been a considerable amount of alterations and additions associated with works to the property. The subject building has a basement constructed using concrete slab. There is no reported subfloor or rising damp issues within the building.</p>
<p><u>3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas</u></p>	It is proposed to excavate beneath the building for an additional basement level with an expanded footprint, north towards the

Clause	Discussion
<p>Excavation beneath, adjacent to, or in front of early buildings has the potential to adversely impact on their structural integrity. Understanding the nature of construction of all structures on the site and neighbouring sites and the ground conditions is necessary to assess the effects of excavation.</p> <p>Provisions</p> <p>(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.</p>	<p>Oxford Street boundary. In doing so, the majority of the internal structural wall and footings will be removed. The proposed works have been supported by a Geotechnical Engineering and Structural Engineering. These reports have not been reviewed for the preparation of this HIS.</p>
<p>(2) Excavation will not be permitted if:</p> <p>(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and</p> <p>(b) it will occur under or forward of the front façade.</p>	<p>The proposed excavation works will be undertaken only within the footprint of the existing building and will be clear of any freestanding boundary walls. The proposed excavation works will not be forward of the front facades and will not within the lot boundary of any adjoining buildings or property.</p>
<p><u>3.9.14 Heritage inventory assessment reports</u></p> <p>The City maintains a database of Heritage Inventory Assessment Reports for heritage items and heritage conservation areas. The report includes a description of the item or area. Statement of Heritage Significance and Recommended Management provisions. Heritage Inventory Assessment Reports are available by contacting the City or online through the NSW Heritage Office at: www.heritage.nsw.gov.au.</p> <p>Provision</p> <p>(1) Development to a heritage item or within a heritage conservation area or special character area is to be consistent with the policy guidelines contained within the Heritage Inventory Assessment Report.</p>	<p>The proposed development is in accordance with the policy guidelines contained within the Heritage Inventory Assessment Report for the Paddington Urban Conservation Area (C50).</p> <p>In addition, the subject site is located within the character area of "Oxford Street, Paddington" (see). The following extract from Sydney DCP 2012, 2.9.1, provides the locality statement for the area (see Figure 109):</p> <p><i>This locality comprises the lots fronting Oxford Street and includes Victoria Barracks' northern boundary wall and reserve areas.</i></p> <p><i>Oxford Street is to continue to be a rich and diverse neighbourhood and a community hub for Paddington: distinctive, lively, vibrant, attractive and well used. It features a range of interesting shops, galleries and venues, shops and services for local needs, a high-quality public domain and a pedestrian scale.</i></p> <p><i>The Victoria Barracks, retail strip and many institutional buildings have been in continuous use for over a hundred years and represent an important survival of the function as well as the fabric of the buildings.</i></p> <p><i>Oxford Street, Paddington is to continue to be distinguished by its varied buildings stock with institutional buildings and vibrant mix of ground floor retail development. The strong arts and cultural focus towards the western end of the street should continue, linking with Taylor Square. Pedestrian amenity and appeal is to be a priority for new development or upgrading of</i></p>

Clause	Discussion
	<p><i>existing building stock. Uses should engage with the street and building frontages should open to the footpath.</i></p> <p><i>The ridge plays an important role in forming the road and built form pattern and the visual dominance of landmark institutional buildings on high points should be retained. Commercial/retail buildings should be typically massed to their highest point at the street edge and should step down the slope.</i></p> <p>The following are relevant Principles for the character area:</p> <p><i>(g) Align buildings with and address the street at the ground level.</i></p> <p><i>(i) Encourage appropriate adaptive re-use of buildings and active edges to the street.</i></p> <p><i>(k) Encourage and retain uses and activities that contribute to the vibrancy of Oxford Street.</i></p> <p><i>(l) Retain active uses on the ground floor of commercial buildings fronting Oxford Street.</i></p> <p><i>(m) Encourage diverse uses above the ground floor including boutique accommodation, commercial, leisure and residential uses.</i></p> <p><i>(n) Encourage cafes and restaurants in buildings on corner sites to provide outdoor dining where footpath width permits.</i></p> <p>The proposed development fulfils the Principles for development for this neighbourhood area and policy guidelines for the subject character area.</p>

Figure 109 – Extract showing the location of the Paddington / Centennial Park showing the Oxford Street, Paddington locality area – the subject site is shown circled in red



Source: Sydney DCP 2012, Section 2 Locality Statements, 2.9.1

5.2. 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 4 – Heritage Division Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The Amended Planning Proposal as outlined in Section 1.6 of this report is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, event space, retail/food premises and Medical Facility. Future built works will require subsequent Development Applications.</p> <p>The concept plan included in this report has been provided to demonstrate the intended future, built outcome of this Amended Planning Proposal and provide a basis for assessment.</p> <p>Overall the proposed planning control amendments will provide for a future built outcome that is considered to be acceptable from a heritage perspective, and that will not detrimentally impact on the significance of heritage items in the vicinity and the Paddington Urban Heritage Conservation Area (C50), Oxford Street Heritage Conservation Area (C17) and Woollahra Council's Paddington Heritage Conservation Area (C8).</p> <p>The intended future, built outcome, in its current preliminary form, indicates that the intended redevelopment will retain and incorporate the existing façade of the building to Oxford Street and South Dowling Street. The existing building has been substantially and irrevocably modified from its original Federation state, and there is limited extant original internal fabric.</p> <p>The retention and integration of the existing modified façade will enable the building to retain its historical layer of the Paddington Urban Heritage Conservation Area and the Federation character of the Oxford Street Heritage Conservation Area. It will also provide for the adaptive reuse of an obsolete space as a vibrant mixed-use hotel and medical facility.</p> <p>The future built outcome will increase the scale of the existing building through the addition of two storeys. However, the original form and scale of the place will be identifiable through the retention of the prominent Federation façades to Oxford and South Dowling Streets and its prominent corner presence. The increase in scale to the corner at Oxford Street and South Dowling Street is considered appropriate given recent urban developments at this intersection. The proposed increased height to the subject site, two additional floors set back from the street facing elevations, responds to the scale of the University of Notre Dame Medical School located diagonally opposite.</p> <p>The Amended Planning Proposal indicates a high level of demolition within the interior of the subject building. Our physical inspection and</p>

Question	Discussion
	<p>historical research identify several phases of alterations to the building. This confirms the original building has been substantially altered through various changes in use and multiple layers of fabric change. There is little original internal fabric remaining, other than the stairwell and internal structural wall around the original auditorium. What remains has been obscured by the 1970s Brutalist style interior which detracts from the original Federation period of the building.</p> <p>The Amended Planning Proposal drawings indicate the future redevelopment will require the construction of an additional lower basement level, including further excavation to the Oxford Street boundary.</p> <p>We note that the heritage listing information detailed at Section 1.6 confirms that a portion of the state-significant 'Busby's Bore' heritage item runs underground beneath the subject property. The approximate sub-surface location of Busby's Bore has been identified by AMAC Archaeological. The exact location of the sub-surface Busby's Bore is yet to be determined. The AMAC Archaeological report states: "the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case 'desktop scenario' for the location of Busby's Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that potential impacts to Busby's Bore or encroachment on its curtilage could be minimised or avoided. Physical confirmation of the location of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."</p> <p>AMAC Archaeological states: "the current basement design avoids Busby's Bore based on the various historic estimates of its location. With the appropriate expert input, updated modern data for the real location and depth of Busby's Bore could be obtained.</p> <p>Important views to and from heritage items in the vicinity of the subject site would be retained and would not be obscured by the intended future built outcome.</p> <p>Overall, the Amended Planning Proposal, and the intended future built outcome that it would facilitate, provide for the adaptation of an obsolete former cinema/theatre building, and provision of a new use to activate the building and this portion of Oxford Street.</p> <p>The retention and integration of the existing building façade as shown in the preliminary concept plan accompanying this Amended Planning Proposal, will enable the history and significance of this former cinema/theatre building to be understood and interpreted within the streetscape of Oxford Street.</p> <p>The proposed planning control amendments, and therefore the intended future built outcome as outlined in this report, are supported from a heritage perspective. Detailed design of the future intended</p>

Question	Discussion
<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>development would be undertaken at subsequent Development Application stages when physical built works are being applied for.</p> <p>The proposed concept design indicates that the external facades of the existing building would be retained as part of future development that would be facilitated by this Amended Planning Proposal. However, a high level of demolition would be required to the interior.</p> <p>A physical investigation and historical research identified the extent of alterations to the building. This confirmed the original building has been substantially altered through multiple changes in use, and multiple layers of fabric change. There is little if any original internal fabric remaining, and what remains has been obscured by the 1970s Brutalist fitout to the interior which detracts from the Federation period of the building. Urbis is of the opinion, the proposed demolition of the internal elements will not impact on heritage significance of the contributory item in the Paddington Urban Heritage Conservation Area (C50).</p> <p>The retention and integration of the existing building façade would enable the history and significance of this former cinema/theatre building to be understood and interpreted within the streetscape of Oxford Street.</p>
<p>Major partial demolition</p> <p>Is the demolition essential for the heritage item to function?</p> <p>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If no, why not?</p> <p>Will the additions visually dominate the heritage item?</p> <p>Is the addition sited on any known or potentially significant archaeological deposits?</p>	<p>See above, this has already been discussed in detail.</p>

Question	Discussion
<p>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	
<p>Major additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If not, why not?</p> <p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item?</p> <p>In what way (e.g. form, proportions, design)?</p>	<p>See above, this has already been discussed in detail.</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>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>Overall, the Amended Planning Proposal, and the intended future built outcome that it would facilitate, provide for the adaptation of an obsolete former cinema/theatre building, and provision of a new use to activate the building and the heritage conservation area along this section of Oxford Street.</p>
<p>New development adjacent to a heritage item</p>	<p>The subject property is not a listed heritage item. The subject property is in the vicinity of several heritage items and is located within and adjoins heritage conservation areas. Assessment of the Amended Planning Proposal (with regard specifically for the intended future built outcome that would be facilitated by this Amended Planning Proposal)</p>

Question	Discussion
<p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>with regard to its potential impact on these vicinity heritage items is included hereunder.</p> <p>The future built outcome shown in the concept plans indicates that it is intended that the future redevelopment will require the construction of an additional lower basement level and extending the basements to the north towards the Oxford Street boundary.</p> <p>We note that the heritage listing information detailed at Section 1.6 confirms that a portion of the state-significant 'Busby's Bore' heritage item runs underground beneath the subject property. The intended future built outcome is likely to have no physical intervention into Busby's Bore or its heritage curtilage.</p> <p>All of the above ground vicinity heritage items would be retained if the intended future built outcome as facilitated by this Amended Planning Proposal was to be pursued, and there would be no physical impact on these items. Important views to and from these above ground vicinity heritage items would be retained and would not be obscured by the intended future built outcome.</p>

5.3. RESPONSE TO COUNCIL COMMENTS – 3 APRIL 2018

The proposed works are addressed below in relation to the relevant feedback received from the City of Sydney Council, following a meeting with Council Officers on 3 April 2018, regarding the request to amend the planning controls for 1 – 11 Oxford Street, Paddington. The comments from Council are outlined below with our responses.

Table 5 – Response to Council Comments

Council Comment	Response
<p><u>Height and scale</u></p> <p>The building is a contributory building within a heritage conservation area. There are strong concerns about the impact of the proposed height and scale of the new development on the existing building.</p> <p>Any redevelopment should not dominate the original building. These concerns also extend to the impact of a part 6, part 7 storey building on this section of Oxford Street and the heritage conservation area, which is predominantly 2 to 4 storeys.</p> <p>The City's intent is to conserve the scale, form and character of the Paddington Urban Conservation Area. The current option would not achieve this intent and will most likely serves as an undesirable precedent for the conservation area.</p> <p>The site has sensitive residential neighbours to the immediate south, with the properties on Rose Terrace being small, heritage listed terrace houses. Any increase in height and scale to the building must not result in any additional overshadowing to sensitive neighbouring properties.</p>	<p>The future built outcome will increase the scale of the existing building, however the original form and scale of the place will be identifiable through the retention of the prominent corner-fronting Federation Free Classical style façade.</p> <p>The increase in height to the Oxford and South Dowling Streets corner is considered acceptable given the scale and height of recent development at this intersection. The proposed increased height allowance at the subject site responds to the height and scale of the University of Notre Dame Medical School, located diagonally opposite.</p> <p>We have been provided with a concept plan to demonstrate the intended future built outcome of this Amended Planning Proposal which shows the general proposed internal configurations of spaces.</p> <p>Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are being applied for.</p>
<p><u>Heritage</u></p> <p>There are concerns regarding the proposal's impact upon the building, which appears to have significant architectural heritage value both externally and internally.</p> <p>The proposal limits heritage conservation to retention of the facade with substantial internal demolition proposed. It is recommended that a full heritage assessment be undertaken to establish the significance of the building as a whole and its component internal and external parts.</p> <p>This should be prepared in accordance with the Heritage Council guidelines for heritage assessments. We strongly recommend that this</p>	<p>This HIS includes a significance assessment of the subject property based on extensive historical research as outlined in Section 3.</p> <p>The significance assessment included at Section 4 has concluded that the property does not meet the threshold for individual heritage listing. The subject building is a heavily modified example of a Federation period former 'picture hall', which has been subject to numerous conversions, changes of use, and alterations over its lifetime.</p> <p>The building makes an aesthetic and historic contribution to the Paddington Urban Heritage Conservation Area, and the traditional low-scaled built form of Oxford Street. However, the building has lost a range of its original features, including the dome to the corner entry. The interior has a low level of intactness and integrity.</p>

Council Comment	Response
<p>heritage assessment be undertaken prior to further work on the current option.</p>	<p>The proposed concept design shows the existing building retained as part of future development facilitated by this Amended Planning Proposal. The existing façade would be retained along with some internal elements and spaces elements, however, a high level of demolition would be required to the interior.</p> <p>Physical inspections and historical research identify confirm the original building has been substantially altered through multiple changes in use, and layers of new fabric. There is little, if any, original internal fabric within the interior. What remains, has been obscured by the 1970s Brutalist style fitouts which detracts from the Federation period building.</p> <p>Future demolition of the internal elements as part of a site redevelopment will facilitate the activation of the Oxford Street streetscape without impacting negatively on heritage conservation areas and heritage items in close proximity. The proposed two-storey additions will be set back from the original façade and will appear recessive.</p> <p>The retention and integration of the existing building façade would enable the former cinema/theatre building to be understood and interpreted within the streetscape of Oxford Street.</p>
<p><u>Adaptive reuse</u></p> <p>Given the concerns outlined above, the City would like to encourage the adaptive reuse of the existing building. This would enable the retention and reuse of significant building interiors and exteriors, with conservation or restoration of damaged or lost significant features, and sympathetic additions. The City suggests that the existing building may be suitable for adaptation to accommodate collaborative workspaces or health sector services.</p>	<p>Overall the Amended Planning Proposal will facilitate a future built outcome which provides for the adaptation of a highly modified former cinema/theatre building. The proposed new use will activate the building and this part of Oxford Street. The retention of the existing façades of this former cinema/theatre building will interpret the streetscape of Oxford Street.</p> <p>The proposed new use, incorporating a Hotel and Medical Facility, would activate the street by opening up the ground floor shopfronts and entries. The proposed use would provide an opportunity to conserve and restore significant exterior features to recover the aesthetics of the façades of the Federation Classical Free style of the original building.</p>

6. CONCLUSION AND RECOMMENDATIONS

The significance assessment included at Section 4 has concluded that the property does not meet the threshold for individual heritage listing. The subject building is a heavily modified example of a Federation period former 'picture hall', which has been subject to numerous conversions, changes of use, and alterations. The building still makes an aesthetic and historic contribution to the Paddington Urban Heritage Conservation area, and the traditional low-scaled built form of Oxford Street. However, the building has lost a range of its original features and has a low level of intactness and integrity.

The Amended Planning Proposal as outlined in Section 1.6 of this report is seeking consent to modify the underlying planning controls applicable to the subject site, to facilitate future redevelopment as a commercial building comprising of hotel, event space, retail/food premises and medical facility. Future built works will require subsequent Development Applications. The concept plan included in this report has been provided to demonstrate the intended future built outcome of this Amended Planning Proposal and provide a basis for assessment.

Overall the proposed planning control amendments will provide for a future outcome that is acceptable from a heritage perspective, and minimise detrimental impacts on the Paddington Urban Heritage Conservation Area, heritage items in the vicinity and adjoining heritage conservation areas.

The intended future outcome, in its preliminary form, indicates that the intended redevelopment will retain the existing façades of the building to Oxford and South Dowling Streets. The existing building has been substantially modified from its original Federation state, and there is limited original internal fabric.

The retention and conservation of the existing modified façades will ensure the building retains its historical layer within the Paddington Urban Heritage Conservation Area and the Victorian / Federation character of the Oxford Street corridor. The adaptive reuse of an obsolete space will create a vibrant, mixed-use hotel and medical facility.

It is proposed the form, scale and features will be retained as a prominent corner-fronting building with Federation Free Classical style façades. The Amended Planning Proposal documents a two-storey addition set back from the original facades. This approach will increase the height and scale of the existing building. However, the setback and proposed roof pitch will ensure the additions are recessive and reduces the visibility for the public domain. The proposed increase in scale to the subject building on the Oxford and South Dowling Streets corner is considered acceptable from a heritage perspective because the existing mix of built form corresponds with the scale of the University of Notre Dame Medical School located diagonally opposite the subject site.

The Amended Planning Proposal indicates a high level of demolition would be undertaken to the subject building. Our site inspections and historical research confirm the original building interior has been substantially altered through multiple changes in use with multiple layers of fabric change. Excluding the corner entry foyer and stairwell and internal structural walls, little original internal fabric remains. The interiors have been obscured by the 1970s Brutalist phase of development and fit outs which detract from the original Federation period building.

The Amended Planning Proposal will remove the majority of an internal structural masonry wall within the building and is described in Section 2.1 of this report. This masonry wall has been identified as being substantially intact original fabric and demarcates the perimeter rooms on each level from the original cinema auditorium. This perimeter spaces were used originally as ground floor shops, first and second floor residential and dress circle foyers. Various phases of development have seen these spaces change substantially and adopt different commercial uses. The proposed removal this wall would provide more flexible spaces within the proposed newly configured interior of a development comprising Hotel and Medical Facility. The proposed two basements would require additional excavation at the northern end of the site to allow for adequate space for a Medical Facility. The proposed removal of the original wall and footing will require the construction of a transfer beam to carry the load of the existing and additional building structure.

Whilst the loss of the original wall will have some negative heritage impact, it is essential for the financial feasibility and internal planning for the adaptive reuse of the subject site as a Hotel and Medical Facility. The Amended Planning Proposal will retain small sections of the wall on the ground floor and there is an opportunity to interpret the alignment of the wall in paving patterns. This approach would mitigate some of the loss of the wall.

The Amended Planning Proposal as shown in the drawing documentation indicates that a future redevelopment will require the construction of an additional lower basement level with excavation to extend the basement north to the Oxford Street boundary and a courtyard garden.

We note that a portion of the state-significant heritage item of 'Busby's Bore' runs underground beneath the subject property. The AMAC Archaeological report states: "the expert opinions of geotechnicians, engineers and archaeologists have compiled a best-case 'desktop scenario' for the location of Busby's Bore and its SHR curtilage relative to the proposed development. This baseline assessment suggests that potential impacts to Busby's Bore or encroachment on its curtilage could be minimised or avoided. Physical confirmation of the location of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted."

AMAC Archaeological further states: "the current basement design avoids Busby's Bore based on the various historic estimates of its location. With the appropriate expert input, updated modern data for the real location and depth of Busby's Bore could be obtained. That updated location data would be incorporated into an archaeological methodology and any potential impacts could be minimised or avoided. Physical confirmation of the location and integrity of Busby's Bore should be incorporated into the proposed development program to ensure it is not impacted." Therefore, the intended future built outcome of the Amended Planning Proposal is unlikely to physically intervene with Busby's Bore or its heritage curtilage.

All of the heritage items in the vicinity would be retained if the intended future built outcome of this Amended Planning Proposal was to be pursued, and there would be no physical impact on these items. Important views to and from these above ground vicinity heritage items would be retained and would not be obscured by the intended future built outcome.

Overall, the Amended Planning Proposal and the intended future built outcome, provide for the adaptation of an underutilised former cinema/theatre building. It would provide a reuse that would activate the building and this section of Oxford Street whilst respecting the contributory item within the Paddington Urban Heritage Conservation Area, the heritage items in close proximity and the adjoining heritage conservation areas.

The retention of the existing building façade as identified in the Amended Planning Proposal, will enable the history of this former cinema/theatre building to be understood and interpreted within the streetscape of Oxford Street.

The proposed planning control amendments (Amended Planning Proposal), and therefore the intended future built outcome as outlined in this report, are supported from a heritage perspective. Detailed design of the future intended development would be undertaken at subsequent Development Application stages when physical built works are sought.

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

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