Attachment A3

Oxford Street Heritage Study

Activity Street Precinct S3
Oxford Street



Heritage Study
Volume 1 | Thematic History

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Sydney Municipal Council Chambers, 1920. (Source: Demolition Books, City of Sydney Archives)

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1. Introduction

1. Introduction

1.1. Background and Rationale

This Heritage Study provides an analysis of Activity Street Precinct S3, located within the City of Sydney. Activity Street Precinct S3 is limited to the stretch of Oxford Street from Hyde Park to Greens Road inclusive of immediate intersections with Bourke Street, Flinders Street, South Dowling Street, Oxford Square and Taylor Square. It also includes limited sections of Norman Street, Foley Street, Riley Street, Burton Street, Langley Street, Kells Lane and Short Street.

The northern tip of Oxford Street, with its access from Hyde Park at Whitlam Square, is located approximately 180 meters from the Anzac Memorial and 680 meters from Sydney Town Hall. The Activity Street Precinct S3 stretches southeast 1.3 kilometres to Greens Road. Oxford Street was once named South Head Road and served as access to the signal station at South Head in 1790 right after British occupation. Its present urban character since then has long been the product of its constant use as a main thoroughfare, and the commercial development that ensued spurred by the construction of the Darlinghurst Gaol and Busby's Bore in the early 1820s. The precinct is reflective of the developments from the mid-nineteenth century to the mid-twentieth century.

The current urban fabric of the precinct is composed of commercial and residential buildings. Tower apartments are found closer to Sydney's CBD and low-rise flats and two-storey commercial terraces become more predominant towards the southern end, all belonging to Heritage Conservation Areas apart from 1 Oxford Street.

Activity Street Precinct S3 is the subject of a comprehensive Urban Design Study to review current planning controls as part of the City of Sydney's need to identify design principles for the precinct, including an indicative design strategy for the sites at 56-76, 82-106 and 110-122 Oxford Street Darlinghurst. The City has recently received a pre-development proposal for properties at 56-76, 82-106 and 110-122 Oxford Street Darlinghurst, with development proposed to 7 storeys.

The location of the proposed redevelopment is sensitive, and the proposed development will attract a high level of interest from the community, Councillors, surrounding landowners and occupants.

1.2. Acknowledgements

This historical research has been prepared by Dr Mark Dunn, with review by Dr Jody Steele, Director of Curio Projects Pty Ltd.

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2. Historical Analysis

2. Historical Analysis

2.1. Introduction

Oxford Street is one of Sydney's most evocative streets. More than almost any other, the mention of Oxford Street brings to mind Sydney's reputation as a city with a carefree spirit and party atmosphere, driven largely by Oxford Street being the route of the LGBTQIA+ Mardi Gras every year. The street's history is intimately linked with the history of the city itself. It started as an Aboriginal pathway, was one of the earliest routes out of the British camp to the coast, grew as an important military and strategic road before transforming into a main commercial strip and transport thoroughfare. It has reflected the growing diversity of Sydney's population with new migrant groups establishing on and around it, been the scene of major parades and culturally defining protests, and has been demolished and redesigned to suit a growing city.

The following thematic history outlines these forces that have shaped and moulded Oxford Street over two centuries of use and change. The history is not a definitive history of the street, but one that outlines the major themes that can be used to understand its development and its heritage significance.

Table 2.1: Oxford Street Heritage Study: Thematic History

NSW State Theme	Oxford Street
Aboriginal Cultures and interactions	Aboriginal Sydney, Aboriginal pathways
Land Tenure	Early grants and subdivisions
Convict	Convict road labour and construction of the gaol
Commerce	The development of shops and shopping
Migration/Ethnic Influences	Migrants and social change
Cultural Landscape/heritage	Oxford Street as a heritage landscape
Events	Parades, fires and spectacle
Transport	Oxford Street as a major transport route for carts, cars, buses and trams
Towns, suburbs, villages	The development of the strip, subdivision, and redevelopments
Utilities	Busby's Bore
Accommodation	Hotels, boarding houses and residential flats
Labour	Work in shops, pubs, offices and on the street
Law and Order	The Darlinghurst gaol, a police presence, and the Courts
Domestic Life	Life and living on and around Oxford Street
Creative Endeavour	Mardi Gras, Art Schools

2.2. Theme: Aboriginal Cultures and Interactions

2.2.1. Aboriginal Pathways

Oxford Street runs in artificially straight lines through Gadigal country, an area that stretched from the eastern shore of Darling Harbour, along the southern foreshore of Sydney Harbour and incorporated most of the eastern suburbs of Sydney. The street is perched on a ridge line that divides the land around the harbour to the north and the sandhills and swamps to the south that make up the suburbs of Woolloomooloo, Darlinghurst Paddington, and Surry Hills. The modern street likely follows an ancient pathway used by Gadigal people and other Aboriginal peoples of Sydney to move between the land around the harbour as well as land to the east and south towards Kamay/ Botany Bay.[1] The first British colonists noted these Aboriginal footways or *maroo* that crisscrossed the landscape, including one that branched off from the ridge of Oxford Street near the site of the Darlinghurst Gaol, through what is now Darlinghurst/Kings Cross and down towards Rushcutters Bay.[2] The *maroo* along the ridge, used for generations, was followed by the British when they arrived and began exploring the hinterland around Sydney Cove.

In the years after the arrival of the British, despite increasing violence, the devastation of the 1789 smallpox outbreak and the subsequent dislocation to the Gadigal and other peoples of Sydney, Aboriginal people continued to live in and around Sydney. Those people and groups who survived the first years of disease and dislocation reformed broader, coastal bands based around extended family and marriage connections. Although the population was dramatically reduced, the area in which the family groups and bands ranged appears to have increased, reflecting the new connections.[3] Aboriginal people continued to move regularly between the harbour and Botany Bay, across the future Oxford Street and its surrounding country.

2.3. Theme: Land Tenure

2.3.1. The Formation and use of the first track 1790-1810

In January 1790, a signal station was established on the high ground at South Head, near the entrance to the harbour. The station, consisting at first of a flagstaff and a small house to shelter in, was to serve the dual purpose of spotting and signalling incoming ships of the position of the British camp in Sydney Harbour, and once seen, of notifying the camp of the approaching ships via the signal flags. The need for the station had become increasingly apparent in the first year after the arrival of the First Fleet in 1788. On leaving England in 1787, their reported destination was to be Botany Bay. However, the relocation of the Fleet to Sydney Harbour, and the position of the camp well inside the harbour, not visible from the sea, gave rise to the concern that any passing ship looking for the settlers would miss them. As the months between their arrival and the appearance of any following ships dragged on, the need to signal their whereabouts took on an increasing urgency. Finally, in June 1790, two and a half years after the arrival of the First Fleet the appearance off Sydney of the convict transport *Lady Juliana* heralded the arrival of the Second Fleet.

The isolation of the signal station meant that in the first year or so, it was provisioned only by boat. Supplies were rowed or sailed down the harbour, as were the personnel who manned it. By mid-1791 a rudimentary track had been formed to provide an overland connection between the camp at Sydney Cove and the station at South Head. The track meant that the station could be accessed even in bad weather, when being on the harbour in a small boat could be potentially fatal. This track

probably followed the Aboriginal *maroo* and may have been roughly formed as early as 1789 when Lieutenant William Dawes of the First Fleet explored the eastern districts. The track was shown on a map by him drawn in 1791. This track followed a similar, but not the same path as the modern Oxford Street. They mirror each other between Hyde Park and Victoria Street near the National Arts School (former Darlinghurst Gaol), but at this point the old track veered north, following the ridge before dropping down towards Rushcutters Bay. The track was in regular use by 1794 and by 1802 the western end of the track was well enough established to appear on a map of the developing town completed by the visiting French draftsman, Charles Lesueur. Although not named, the track is clearly shown running along the ridgeline to the south of the house and farm of John Palmer at Woolloomooloo. [4]

2.3.2. Land grants and subdivisions

In December 1792, Governor Arthur Phillip, in one of his final acts before leaving the colony, marked out a boundary line for the fledgling settlement. The line marked the town site of Sydney and stretched in a diagonal from the head of Farm Cove to the head of Darling Harbour. Land to the north of the line was for town use and to stay within government control, land beyond was designated for farming. In February 1793, the acting governor, Major General Francis Grose, granted one of the first parcels of land outside the boundary to Commissary General John Palmer. Palmer was granted 100 acres (41ha) which he later named Woolloomooloo. Palmer's estate ran from the shoreline of Woolloomooloo Bay up to the road to South Head, which formed the southern boundary. On the southern side of the road grants were made to fellow officers Captain Joseph Foveaux, who received 105 acres, and Alexander Donaldson who received 25 acres. Foveaux's grant was bounded on the north by the South Head Road and in the east the boundary ran along the escarpment between present day Crown and Bourke Streets. Palmer also had another 70 acres known as 'George Farm' on Foveaux's eastern boundary, while Donaldson's 25 acres sat between Palmer's 'George Farm' and the South Head Road. This collection of grants lined both sides of the present-day Oxford Street, with the street marking the boundaries between them.[5]

By 1800, Donaldson and Foveaux had both sold their estates to Palmer, who by then owned over 200 acres stretching from the harbour to Cleveland Street.[6] Palmer remained as Commissary General until 1808, when, as a supporter of Governor Bligh, he was removed from the colonial payroll after Bligh's overthrow, and spent the next six years in England giving evidence to subsequent enquiries. On his return to Sydney in 1814, Palmer was in debt and was forced to sell the Woolloomooloo estate. The first subdivision was set out by Surveyor General James Meehan, taking in the southern side of South Head Road, in what was to become Surry Hills. Meehan divided the estate into twenty-seven lots that were between 3-13 acres each. Meehan also laid out new streets across the southern portion of the estate running parallel to South Head Road as well as Flinders Street that ran off at a diagonal towards the east. Facing South Head Road, between what is now Whitlam Square and Taylor Square, five allotments were formed. The Woolloomooloo portion of the estate was purchased by Edward Riley, as well as more than half of the twenty-seven allotments on the southern side of South Head Road.

To the west of this estate, fronting Hyde Park and Liverpool Street, was the estate of Apsley Lodge. In December 1831, this estate was sold in nine separate parcels, with new streets formed including Brisbane Street that ran from near the corner of Liverpool and South Head Road down the hill towards Elizabeth Street. The sale created eight allotments fronting South Head Road, four either side of the new Brisbane Street.[7] These were at the western end of South Head Road, between the modern streets of Wentworth Avenue and Brisbane Street.

Despite the land sales very little development occurred along South Head Road before the mid-1840s. A major reason for this lag in building was that Riley had committed suicide in 1825, and both

the Woolloomooloo Estate and Riley's Surry Hills allotments were caught up in his contested will. Subdivisions did not start on either estate until 1844, when a commission was established to oversee their partition. As part of this, a new plan for streets and lots was drawn up by Surveyor General Thomas Mitchell, which included the new Bourke, Crown and Riley Streets, all of which crossed South Head Road, forming new intersections along its length.[8] These new streets heralded the beginnings of closer development along South Head Road and its transition from a semi-rural thoroughfare to a major commercial city street.

Subdivisions on the southern side of the street had started by 1844-45. During these years, long, narrow lots were surveyed fronting South Head Road for sale to develop commercial and residential properties. In the block between Crown and Bourke Street, the longest frontage along the street, 28 individual allotments were created through subdivisions of the largest parcels. Although building along the street was sporadic at the beginning, the scale of the allotments, which is still discernible in the built form of the street today, hint at the ambition of the then owners to get as much return from their land as possible through the maximum number of allotments possible across the street (See Figure 2.1).

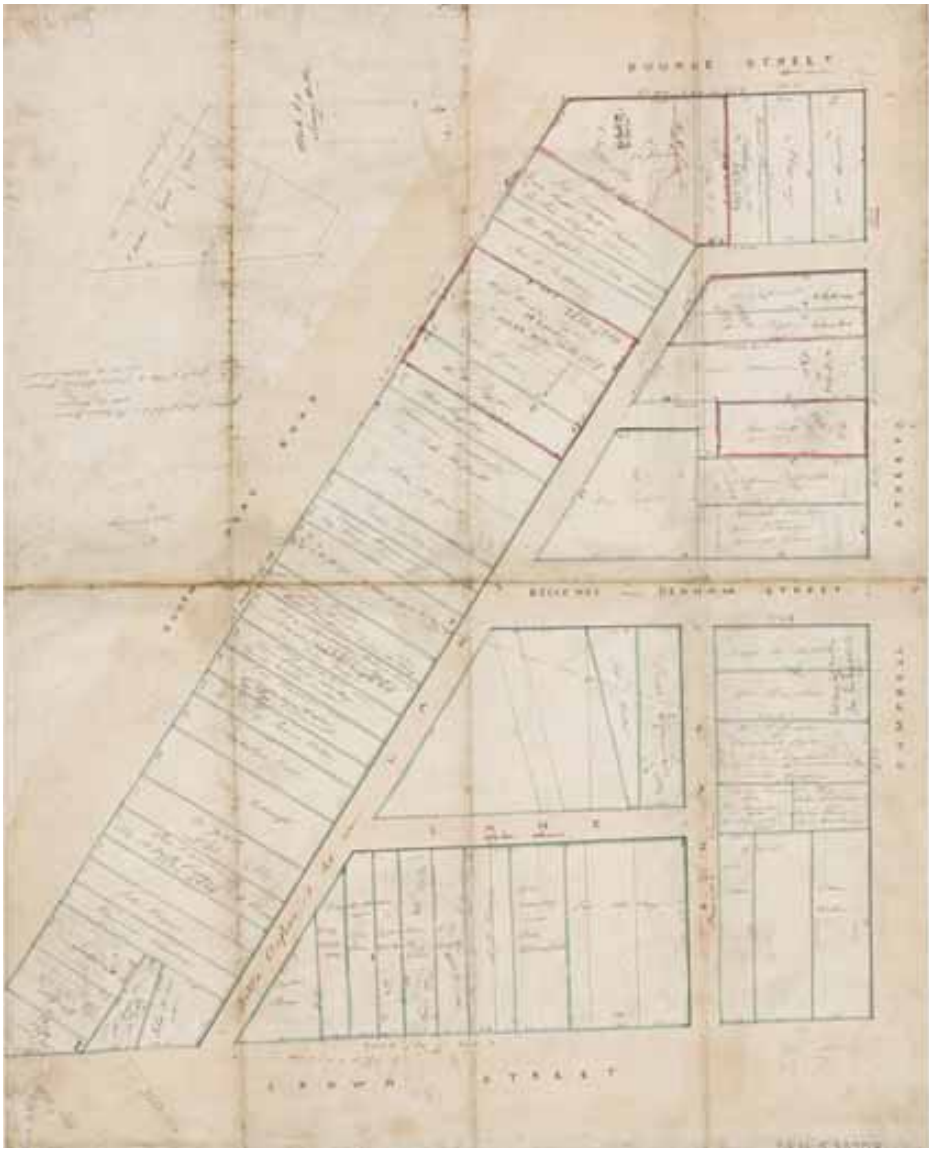

Figure 2.1: C1844 Subdivision of Block G5, Crown to Bourke Street. 28 allotments front South Head Road. Note the large corner block on Bourke Street where the Courthouse Hotel now stands.

2.4. Theme: Convicts and Utilities

2.4.1. Road Construction

One of the reasons for the success of the 1840s subdivisions was the fact that by then South Head Road had been well formed to serve the growing districts and communities in the east, most notably the new military barracks and growing village at Paddington. The route of Oxford Street today was surveyed as the South Head Road by engineers of Governor Macquarie's 73rd Regiment in 1811. Macquarie had arrived with his wife Elizabeth in 1809, taking the position of Governor from January 1810 to replace the overthrown Governor Bligh, ousted in a coup two years earlier. Macquarie's first years were characterised by a series of proclamations to do with the civil order in the town and the expansion of the boundaries via new roads and settlements. Planning and architecture rose to prominence for the first time in the colony's short history, through a program that Macquarie believed could transform Sydney from a rambling camp into an orderly British colonial town that would attract new settlers and encourage social activities amongst the convict class.[9]

Macquarie had already visited South Head shortly after his arrival, travelling, like most, by boat up the harbour. On 25 March 1811, his regiment began land clearing and within ten weeks they had formed the basic structure of the road, with the track levelled and finished with sand. A stone obelisk was erected at its terminus near the South Head Lighthouse to mark the occasion, noting the road was completed by 21 soldiers of the regiment and paid through public subscription. Praise for the achievement was quick to appear in the Sydney Gazette. In May the newspaper proclaimed that the new road:

> *...promises to become a fashionable resort, from the accommodation it affords to carriages, which heretofore could not possibly pass without extreme difficulty and danger. The Subscription liberally set on foot for this excellent purpose has been as liberally supported by Officers of the Colony and handsomely contributed to by many persons in private life.*[10]

The new road gave access via cart or carriage to South Head for the first time, allowing for regular supply to those stationed there, as well as a pleasure route for those townspeople wealthy enough to own private transport. The route differed from the early track in that it followed the ridgeline out to the coast. With less vegetation and shallower soil on the ridge, this route made it easier to build the road and to maintain it in the future. The western end of the route, near the city was also dictated in part by the refusal of John Palmer to allow any road through his Woolloomooloo estate, so like the earlier track, the new South Head Road ran along his southern boundary from the south east corner of Hyde Park.[11]

Such was the popularity of the road, that by 1813 it was reportedly very damaged by the amount of cart traffic passing over it. The carts were a mix of those heading to South Head on pleasure drives, and those timber merchants heading east and towards Botany Bay to cut firewood to sell in town. Macquarie suspected many of these merchants went east to avoid the toll that had been placed on the Parramatta Road in 1811, and in response had a toll gate erected at the south east corner of

Hyde Park, near the intersection of College, Liverpool and Oxford Street, through which all traffic was required to pass and pay a toll. Tolls were imposed on carts, cars and wagons only, with private carriages, gigs and other vehicles, as well as grazing horses or cattle being exempt. Evan Davis, a private in the 73rd Regiment was appointed toll keeper. [12] To maintain the road, a road gang of up to 50 convicts was also formed under the supervision of Major George Druitt.[13]

In 1822, a site facing the South Head Road was chosen for the construction of a new Sydney gaol. Work began on the boundary wall in 1822 to an initial design done by Colonial Architect Francis Greenway, with convicts completing the enclosure by November 1824. However, despite the overcrowding and poor maintenance of the original gaol located close to Circular Quay, work stopped after the wall was completed. The new gaol lay unused until 1827, when the beginnings of another large convict project, Busby's Bore, saw the grounds of the gaol transformed into a stockade for the labour gangs working on its construction. Although the gaol was not used for housing prisoners until 1841, the huge construction placed on a prominent position facing South Head Road and the road to Botany Bay (now Flinders Street) made this portion of South Head Road an early focal point and encouraged the first commercial and residential development to occur close by.

By 1831, the former convict Robert Taylor had built a house at the junction of South Head Road and the road to Botany Bay (now Flinders Street) opposite the gaol site. Taylor, who had arrived on the *Prince Regent* in 1821, was a brick maker operating a brick field with kilns on the vacant land adjacent to the eastern side of the gaol, on what is now the Sacred Heart Catholic Church and Notre Dame University campus. Taylor, with his wife Hannah, also a former convict, lived on South Head Road in their small house until his death in 1850, by which time he had ownership of the entire block between Flinders and Dowling Street, upon which he had erected four buildings fronting South Head Road.[14] Taylor's was the first dwelling and residential buildings within the Oxford Street study area.

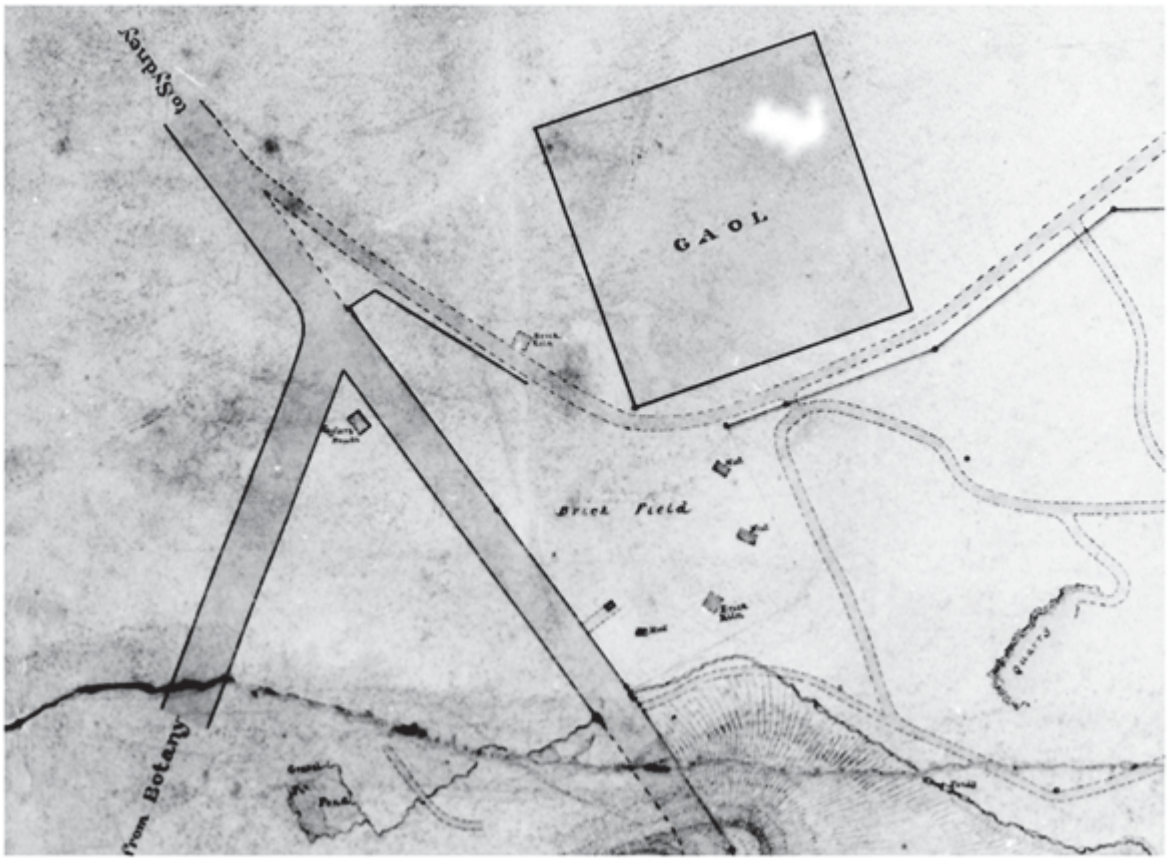

Figure 2.2: 1831 survey (detail) of the new gaol, South Head Road and the road to Botany Bay (Flinders Street). This survey shows the Brick Fields opposite the gaol and Robert Taylor's house at the junction of the two roads.
[SANSW AO Map 5476]



Figure 2.3: 1843 Wells plan showing Taylor's buildings near the gaol. Note the boundary stone also marked on the corner of Dowling Street marking the edge of the new city council boundary area.

2.4.2. Busby's Bore

Busby's Bore was built using convict labour between 1827 and 1837 to channel drinking water from the Lachlan Swamps, which is now part of Centennial Park, to Hyde Park. The project was overseen by the mineral surveyor and engineer John Busby, hence the name. Busby's Bore ran from Centennial Park, under the former Royal Agricultural Showgrounds (now Fox Studio), through the former rifle range and Victoria Barracks. From here it turned west running under South Head Road from near Dowling Street until it reached Hyde Park where the water ran via an elevated pipeline to a standpipe and collection point. The tunnel ran down the centre of the road, facilitating the construction of a regular series of access shafts along its course. Five shafts are located along the

South Head Road section, with one at the corner of Dowling Street, one at Flinders Street, one close to the junction with Palmer Street, one at Riley Street and one at Liverpool Street. The bore ran for a little over 3.4 kilometres, with the depth of the shafts ranging between six and eight metres.[15]

In 1844, the first reticulation pipes were connected to the bore, taking water from Hyde Park into the city, and in 1854 a small pumping house was built at the Botany Swamps to increase the water flow in the tunnel. The tunnel continued to supply water to Sydney until the mid-1880s and was used into the early twentieth century to provide water to the Botanic Gardens. Although finally filled with sand in 1934 due to the risk of subsidence, the Bore remains under Oxford Street.

2.4.3. A new gaol and courthouse

In 1835 work recommenced on the gaol site, with a plan to remove prisoners from the old Sydney gaol near Circular Quay and redevelop the land. The new prison was to be accompanied by a new, large courthouse, sited directly in front of the gaol wall facing South Head Road. Each was to be connected via tunnels to allow prisoners to be transferred into courtrooms without leaving the security of the gaol perimeter. Both works were completed to the design of Colonial Architect Mortimer Lewis, who had been appointed to the architect's role in 1835.

From 1837 Lewis, as Colonial Architect, reported directly to Governor Bourke, something Bourke himself had initiated taking the role away from an indirect reporting role via the Surveyor General. However, Lewis was to remain responsible for many of the infrastructure projects that he had worked on while under the direction of the Surveyor's Department, including roads, bridges, wharves and the public buildings like the gaol. A result of this was the increased role of the colonial architect, and the governor, in the shaping of public spaces in Sydney. This was particularly evident with the construction of the gaol and courthouse. From 1836, when work got underway, a gang of 80 convicts were housed within the walls to build the gaol. The design was a combination of Lewis' work and the newly appointed colonial engineer George Barney, and was based on the leading prison designs from England and America. The gaol was constructed with seven two storey sandstone cell blocks radiating from a central observational rotunda based on the ideas for panopticon prison designs by Jeremy Bentham in England.[16]

The courthouse was designed in a neo-classical form, with heavy Greek revival influences popular at the time. Later additions by James Barnett in 1886 replicated this style. As well as being landmarks in the growing city, both the gaol and courthouse designs were copied throughout New South Wales in the coming decades. The buildings also became a focal point for the developing road system in the Darlinghurst area.

By 1841, the first cells were ready to receive prisoners. On 7 June 1841, 119 male prisoners were escorted by 50 policemen, four inspectors, the chief constable and the superintendent of police, in a parade from the old gaol through the city, along South Head Road and into the new gaol. They were followed soon after by a second parade of 50 female prisoners.[17] Until 1912, Darlinghurst gaol served as the city's main penitentiary when prisoners were transferred to Long Bay prison. During its life, Darlinghurst got a reputation as a hard, desperate place, with the prisoners ranging from drunks to murderers, with men and women both locked up there. Some of the more famous prisoners incarcerated at Darlinghurst included poet Henry Lawson (drunkenness), Andrew Scott aka Captain Moonlight (bushranger), Jimmy Governor (murder) and Louisa Collins, the last woman hanged in New South Wales (1889). At temporary public gallows erected outside the walls (until 1852), and permanent gallows inside, a total of 79 people were executed.

In 1898 the legal precinct was expanded with the construction of the Darlinghurst police station, opposite the gaol on the corner of Bourke and Forbes Streets. Designed by the Government architect Walter Liberty Vernon, the police station had developed a bad reputation during the 1970s when a number of high-profile police, including the disgraced Roger Rogerson, were stationed there at a time of corruption and vice within some sections of the force. This reputation was reinforced during the violent arrests and detention of members of the first Mardi Gras at the station in 1978.[18]

2.5. Theme: Towns, suburbs, villages / commerce

2.5.1. The beginnings of commercial development 1840-1860

The building of the goal and the courthouse gave a focus to this part of South Head Road that spurred the first commercial and residential developments. Robert Taylor had built a house for himself opposite the gaol site by at least 1831, and was operating the brickworks that fronted South Head Road and Darlinghurst Road. By 1843, Taylor had also erected a series of buildings fronting South Head Road in the block between Flinders Street and Dowling Street, shown clearly as the only buildings on the street in a plan drawn by surveyor William H Wells for the new city council. The plan also showed the new city boundary, marked by boundary stones, one of which stood at the corner of Dowling Street and South Head Road.

Taylor's development forecast the beginnings of a transformation along South Head Road. The road was already increasingly busy, with carts, horses and riders heading to new villas on Darlinghurst Hill. The Darlinghurst Road branched off South Head Road at the gaol site, giving access to the ridge and these new properties. Further east, the construction of the Victoria Barracks for the army at Paddington between 1841 and 1848 had encouraged the subdivision of several estates in the area, forming the basis of the Paddington suburb. By 1844, 30 stonemasons working on the site were living near the barracks, with a further 50 in the area the following year. As traffic increased the opportunity for development became a viable one with the settlement of the Riley estate and the sale of portions facing South Head Road.[19]

Rate Assessments for the year 1845 show Taylor having erected eight dwellings and a public house on his land. After this date, development moved swiftly on South Head Road. By 1858, both sides of the road were almost fully occupied from Hyde Park to the corner of Dowling Street, where a new toll bar had been erected. On the north side, fifty buildings had been built, most occupied by mixed residential and commercial buildings dominated by small retail traders including grocers, drapers, tailors, butchers, dealers and others. Amongst these were 11 hotels, most on the corner sites including the Blind Beggar on the northeast corner of Oxford Street and Liverpool Street, now the site of the Burdekin hotel, and the Queens Arms on the south east corner of Oxford and Bourke Street, today occupied by the Courthouse Hotel.[20]



Figure 2.4: C1870 looking south along Bourke Street at Oxford Street corner, now known as Taylor Square. The building in the centre, on the wedge of land between Flinders and Bourke Streets was the Victoria Inn, the building on the right the Queens Arms hotel, now the site of the Courthouse Hotel. The Victoria had been trading since at least 1855, the Queens Arms as early as 1838 [SLNSW]

A map of the City of Sydney prepared by Woolcott and Clarke in 1854 clearly shows this building boom. Buildings line both sides of South Head Road east of the Riley Street intersection. The block between Hyde Park and Riley remained largely undeveloped at this stage, but was instead occupied by a bowling alley, merry-go-round, and a suspected casino inside a dancing house operation. Complaints around this use made their way to the local Sydney newspapers, with one resident claiming the casino was run by 'foreigners', who flaunted the law and made nine pin bowling alleys illegal within the city by using tens pins. It was also alleged that the collection of amusements attracted rowdy, drunken crowds from noon till midnight and the scene could only lead to further disruption and even prostitution in the neighbourhood. The noise issuing from the place was 'like a distant thunder', while the distance from the nearest gas lamps gave 'full scope for their immodest thoughts' to play out.[21] The amusement park was in fact run by a Mr Charles Smith, with the dance hall exotically named the Pavilion du Belle Vue.[22] While the dance hall survived into the mid-1860s, by 1865 the entire frontage of South Head road had been filled with brick shop/house combinations. At the eastern end of the street, from the corner of Dowling Street was Marshall's Brewery, established by Joseph Marshall in 1857. By 1880, Marshall's was one of Sydney's largest breweries with the site extending along Oxford Street from Flinders Street to within one shop of Verona Street. In 1909 the site was purchased, and the brewery relocated to Leichhardt.[23]



Figure 2.5: Beauchamp Hotel, 1930, before the awnings were re-erected in c1939. The commercial shop buildings on Oxford Street are also visible. The hotel had changed its name from the Ice hotel, to the Duke of York Hotel and finally the Beauchamp Hotel after the new Governor of NSW in 1901 (ANU Archives)



Figure 2.6: Looking east to the Olympia Picture theatre, with the Beauchamp Hotel on the right and the former Brewery Hotel on the left. This image demonstrates the architectural presence of the corner buildings along Oxford Street (SLNSW)



Figure 2.7: Rose, Shamrock and Thistle hotel 1936, prior to redevelopment by Tooth & Co. This hotel stood on the south-eastern corner of Oxford and Rosebud Lane, opposite the current hotel site. This site was converted to a car sales yard and later to the service station (ANU Archives)



Figure 2.8: Rose, Shamrock and Thistle Hotel 1937. The new hotel was erected on the opposite corner to the former hotel, the south-west corner. [ANU Archives]

The rapid infill of South Head Road can be explained by the boom in the city population from the early 1850s. The discovery of gold in New South Wales in 1851 saw the population of the city soar from 35,000 in 1841 to 95,000 by 1861.[24] The Cook Ward of the City of Sydney, through which South Head Road runs, had a local population of close to 15,000 by 1856, and it was these locals who relied on the services provided along the road in their day-to-day life. Grocers, butchers, drapers, fruiterers, and other provedores were the first to set up, followed soon after by increasing retail specialisation, like jewellers and watchmakers and then doctors, apothecaries and, later, undertakers.[25]

Behind the increasingly elegant high street that was South Head Road, were a series of lesser laneways. Mostly these were not as well formed, acting as rear access for the residences or as service lanes for water, waste, and sewerage. Small, mean tenements and row houses popped up along their frontages to cater for the increasing numbers of people moving into the area.

2.5.2. The road becomes a street

In the mid-1830s, a new road was created running from the city to the villas at Darlinghurst and beyond towards South Head. Between the city and Darlinghurst this street was named William Street, but from there it was named New South Head Road. To avoid confusion, the original South Head Road (the future Oxford Street) was amended to be called Old South Head Road. For the growing numbers of successful businesses that had established themselves along the road in the 1850s and 1860s, the name was seen to be no longer appropriate. Not only did it invite confusion as to which road people were referring to, but the name did not match the growing importance of the road as a commercial precinct. One such trader one the street, hairdresser and wigmaker Charles Wigzell, has been credited with being the driving force behind the campaign to rename the road.

Wigzell had set up his business on Old South Head Road in 1854. By 1870 he had moved to 143 Old South Head Road, and by 1880 had expanded to take in three adjacent frontages. His business had also diversified, with the addition of Turkish baths to compliment the hairdressing and shaving service he provided. He employed over twenty-five people in the baths alone.[26]

In 1873 City Council established a Committee to investigate the possible name change of Old South Head Road. One suggestion reported was for the new name to be Mort Street. Wigzell and his associates had been considering names themselves for some time, taking in the proximity to the city, to Hyde Park and the grand residential terraces that lined its boundaries. They wanted a new name that would reflect the growing importance of the street and looked to London for cues. They chose Oxford Street for its ability to reflect their own ambitions as a high street, one that could be compared to the great shopping district in London itself. Wigzell wrote to the City Council, enclosing a petition with 112 signatures of local businesses, arguing instead for the name Oxford Street to be adopted. The name was formally changed and gazetted to be Oxford Street in November 1875.[27]

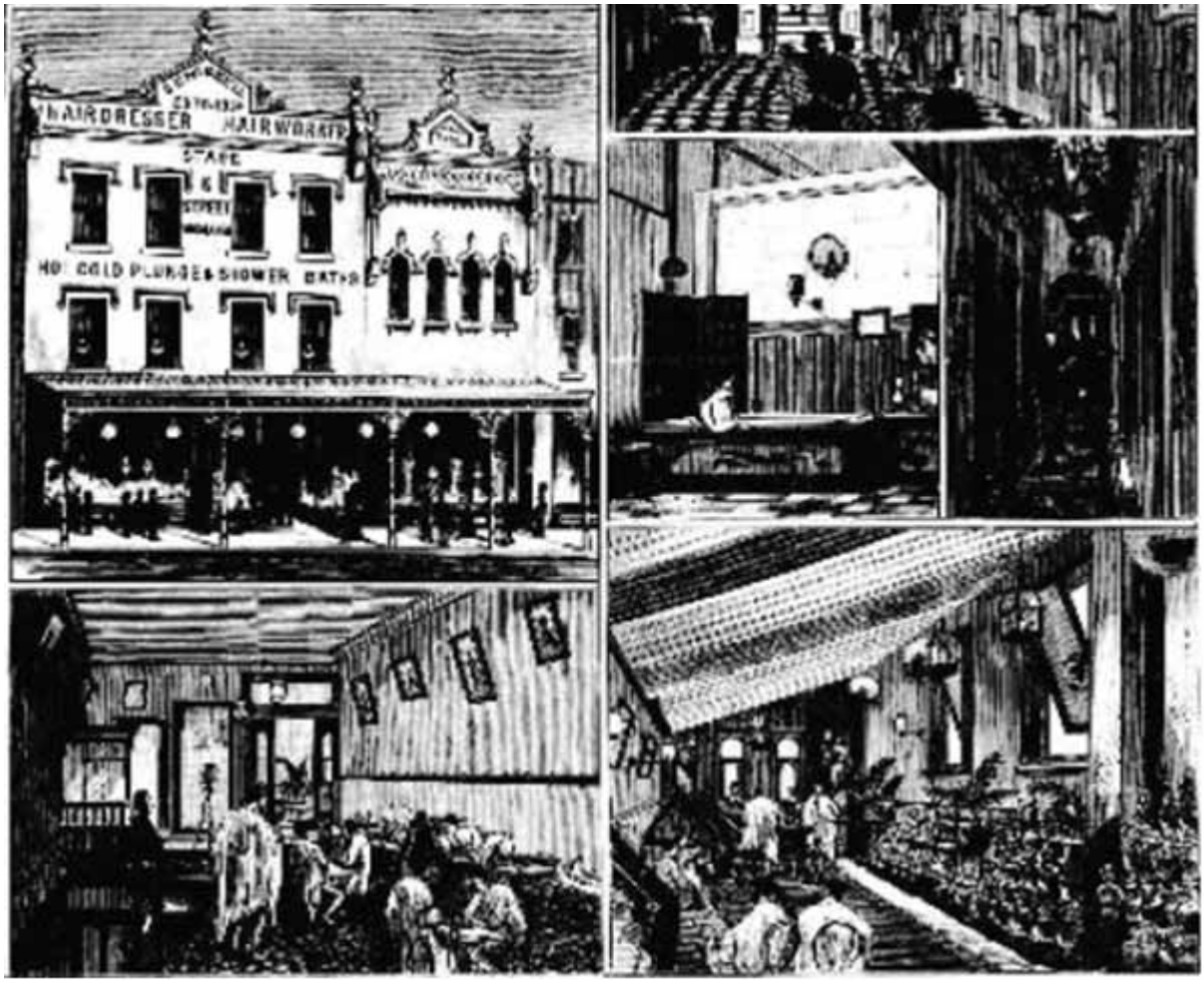

Figure 2.9: Wizgell's hairdressing and Turkish baths, 143 Oxford Street. This building remains on the south side of Oxford Street opposite the Palmer Street intersection (Illustrated Sydney News, 29 Sept 1883)

2.5.3. Department stores and commercial expansion

Charles Wigzell's decision to expand his business premise was one that was replicated along Oxford Street by other early merchants as the street began to establish itself as a premier shopping precinct. Catering for the surrounding suburbs as well as those coming into the city from the east, Oxford Street was also well placed for the arrival of a new style of shopping, namely the department store.

The department store arrived in Sydney as a retail concept in the early 1880s, imported from Paris where they had developed thirty years earlier. The basic premise of the department store was that consumers were likely to spend more money if they had more direct contact with products. So instead of only accessing goods via a shopkeeper behind a counter, department stores offered the customer the opportunity to range amongst a wide variety of goods displayed in open plans or aisles in which to browse. The economies of scale offered in such a store also meant lower margins and lower prices than a speciality or general store.

Outside of the CBD, where the likes of David Jones, Farmers and Anthony Hordens built huge emporiums, Oxford Street was also well placed for this development, albeit on a smaller scale. By 1885, two of Oxford Streets successful department store merchants had established a foothold on the street – the draper Edward Arnold and the brothers Francis and Mark Foy. Arnold's haberdashery business had started on the street in 1858, in the first wave of retail. By 1885 he was

trading at 115 Oxford, close to the corner of Crown Street. In 1888, his store occupied 113-115 Oxford, expanding again around 1895 to take in 111 Oxford and finally in 1903 expanding further to take the corner site, as well as a run of terrace houses in Crown Street. The new site allowed Arnold to build a prominent new store that took advantage of the corner block, with a continuous façade wrapping around both frontages. This building remains on the southwest corner of Crown Street and Oxford.

The Foy Brothers, also drapers, started not far away, opening their small shop at 11-13 Oxford Street, close to Hyde Park. Like Arnolds, they quickly expanded, and by 1888 occupied 11-17 Oxford, taking them to the corner with Brisbane Street. Newspapers described it as a striking emporium, with a frontage of over 30 meters to the street and shop floor nearly 60 metres deep. The two-storey store included a ground floor shopping area close to 5800 square metres, making it one of the largest new department stores in Sydney.[28] As well as Arnolds and Foy's, the firms of Winn's, Buckingham's and Brasch's all built large stores on the street in the years before World War I. Brasch's occupied the corner of Oxford and the newly created Wentworth Avenue (formed after city resumptions in 1910-11), Buckingham's took the southwest corner of Riley and Oxford Streets, building the largest emporium, and Winn's built on the northern side between Liverpool Street and Yurong Street (note: Yurong Street no longer meets Oxford Street).[29] These large stores dominated the western end of the street through to the 1930s and 1940s, after which competition from the larger stores in the city forced their closure. Buckingham's is the best remembered of the stores, though not for its closure, but for the fire that spectacularly destroyed the building on 25 April 1968. The fire threatened to consume the entire block, and resulted in the four-storey masonry façade crashing into Oxford and Riley Streets.



Figure 2.10: 75-91 Oxford Street in 1910 [City of Sydney archives]



Figure 2.11: Edward Arnolds Department store, c1922 after being extended. Arnolds had been on Oxford Street since 1862, extending into the Union Bank on the Crown Street corner in 1902 and then rebuilding, including into Crown Street in 1922 [SLNSW]

During these last twenty years of the nineteenth century, Oxford Street was transformed. It went from a largely single frontage precinct to large, modern two and three storey emporiums and stores built using the latest architectural details. Many of these buildings survive on the south side of the street.



Figure 2.12: Funeral hearse outside Charles Kinsela's funeral home on Bourke Street and Campbell Street corner, c1950 [SLNSW]



Figure 2.13: Looking east along Oxford Street showing the former Union Bank (ANZ), built on the Brisbane Street corner in c1911 and the Lowes retail store c1930. On the far corner the three storey Oxford Chambers residential tower facing Pelican Street [City of Sydney archives]



Figure 2.14: 1958 photograph looking east from Taylor Square showing the shop fronts between 191-243 Oxford Street [City of Sydney archives]

2.5.4. Oxford Street Widening 1908-1915

Since the turn of the twentieth century, planners and architects had begun advocating for a clean-up and redesign of some of the city and inner suburbs of Sydney. Increased traffic, the introduction of trams, and the arrival of the first motor vehicles made roads increasingly congested, while a growing population and aging housing stock meant suburbs were becoming neglected and overcrowded. John Barlow, the editor of the new journal *Art and Architecture,* was one such critic. Barlow, along with architect John Sulman had advocated that by adopting the planning ideas of the City Beautiful movement that was underway in Europe and America, Sydney could be transformed from the nineteenth century congested city into a modern metropolis with room to move and to grow. He took Oxford Street as his example and pushed a scheme to widen the street on the north side. His plan for a grand boulevard took hold and remained at the heart of planning decisions for the area for the next ten years.[30]

Taking Barlow's ideas, the City Council, pushed along by the mayor Allen Taylor, began making plans for Oxford Street. In 1905 Taylor had lobbied the State Government for new powers to allow the city to resume and redevelop areas to improve localities. Major resumptions across the city began soon after, and in early 1907 the Victoria Hotel on the corner of Bourke, Flinders and Oxford Street was resumed and demolished to make a new intersection. The hotel had been located on a triangular block that impeded traffic flow at the top of Oxford Street. Once removed, the intersection became more spacious, and this area of Oxford Street assumed a slightly more formal plan, with the courthouse across the road. A new underground men's toilet was installed near the police station and the whole area was renamed Taylor Square in recognition of the mayor's work.[31]

In July 1907 a wider look at the planning of the future city was carried out by a Royal Commission into the Improvement of the City of Sydney and Suburbs. This was convened to investigate new roads, railways and bridges in Sydney. The Royal Commission sat through 1908 and 1909, hearing evidence from forty experts including architects, engineers, draftsmen and unionists as well as feminists and clergy. The Commission heard that Sydney could grind to a halt if its antiquated streets and transport systems were not modernised. It was noted that Oxford Street, along with William Street, were particularly in need of redevelopment as they were the only two major roads taking traffic east. As the suburbs expanded and population increased, they were now choked with traffic, made all the worse with by the tram lines running along both.[32] Other major roads and streets in Sydney were also recommended for redevelopment including the widening and extension of Elizabeth Street to Circular Quay, the continuation of Sussex Street to meet the new Hickson Road at Darling Harbour, the widening and regrading of George Street West (Broadway) and the widening of Park Street.[33]

A series of proposals were put forward to improve Oxford Street. Firstly, a new street was suggested, running parallel to Oxford Street through Surry Hills from the junction of Liverpool and Elizabeth Street to Flinders Street. The Darlinghurst gaol was to be closed and demolished, along with the Sacred Heart Church on the corner of Darlinghurst Road, the first Catholic Church in the district and dating from 1858, and on this site a new Oxford Circus was to be created, with a monumental but unnamed public building at the centre of a large public park. Oxford Street was also to be widened to be 100 feet (30m) by the demolition of the entire northern side from Hyde Park to Hopewell Street in Paddington. A new thoroughfare running from Elizabeth Street near Central Railway to College Street was also planned, replacing the small narrow streets such as Wexford Street in Surry Hills. This would create a grand corner opposite Hyde Park but require the demolition of Brasch's Department Store in the process.[34]

Although the Royal Commission was still underway, the City Council began the process of resuming the properties on the north side of the street from May 1909, and by August the city surveyor had

drawn up plans for the work that would take place. Work on the demolitions and widening was carried out in five stages between 1910 and 1914. The mayor, Allen Taylor, had also managed to stall and finally sideline the proposed parallel street through Surry Hills, shoring up Oxford Street as the main commercial street. The process of resumption was staged, with Council first paying owners compensation based on the commercial value of the property, then organising demolition, with the demolition companies able to salvage and sell any useable materials from each site.[35]



Figure 2.15: Looking west along Oxford Street showing the construction of the Municipal Block between 82-106 Oxford. Note the buildings further down that have not yet been demolished, 1912 [City of Sydney Archive]

With the site cleared and road widened, the City Council set about rebuilding commercial buildings on the northern side. Using recent experience gained in remodelling the city markets, the Council designed a series of buildings on the street, most notably the block between Crown and Palmer Streets. The Council also redesigned the hotels that were to be rebuilt on the north side, including the Exchange and Burdekin Hotels. During the long years of the redevelopment, Oxford Street was chaotic, as sections were demolished and rebuilt, and others still stood waiting the wreckers. Some buildings, like Flanagan's Hotel on the corner of Liverpool Street survived longer than their neighbours due to complicated resumption negotiations and stood as lonely sentinels in a sea of ruin.[36] Once complete, the new developments differed from the Victorian southern side, as the older shop dwelling terraces were replaced with modern shop, with a regulated shop width and façade treatment. Most included specialist office spaces above, removing much of the residential occupation from the north side. A small section of the Victorian street scape survived in Oxford Square. When complete, Council leased the buildings for commercial use, creating an ongoing income stream through their property management.[37]

The result of the rebuild was a uniform streetscape of three or four storey brick buildings with basements, designed in an Edwardian style with a cohesive appearance along entire city blocks. This was in stark contrast to the south side of Victorian terraces and landmark buildings. To rectify this in part, and provide some visual continuity on the southern side, the footpath was widened and all the

shop awnings were replaced with a continual line of awnings suspended from brackets attached to the building facades, replacing the former post awnings of the nineteenth century.



Figure 2.16: Looking east along Oxford Street c1900, showing Flanagan's Burdekin hotel on the corner with its distinctive Onion Dome [SLNSW]

The resumption and redevelopments also saw the demolition of Wexford Street in Surry Hills and the creation of Wentworth Avenue, linking Elizabeth Street south to College Street and Oxford Street. This new boulevard also created a new, major junction at the western end of Oxford Street later christened Whitlam Square.



Figure 2.17: Flanagan's hotel, cnr Oxford and Liverpool Street prior to demolition in 1910 as part of the Oxford Street widening. A hotel has traded on this corner since the mid-1840s. [City of Sydney Archives]



Figure 2.18: The Burdekin Hotel c1901 under reconstruction [City of Sydney archives]



Figure 2.19: Three images showing the new Burdekin Hotel post Oxford Street widening. The hotel in 1930 was modernised c1939 to the current building style [Tooths Collection, Noel Butlin Archive, ANU]



Figure 2.20: Batchelor & Co Furniture warehouse in Oxford Square. This building survived the resumptions in 1910 and remains as one of the few nineteenth century buildings on the northern side of the Oxford Street (City of Sydney archives)



Figure 2.21: The former Oxford Chambers residential tower on the corner of Pelican Street. Built in 1902, this building was demolished to make way for Pelican Street resumption and widening in 1969 by the city council. The two storey shops survived the demolitions and now make up the corner of Pelican Street. Hickey and Son's bootmakers is shown on the left of Pelican Street. [City of Sydney Archives]



Figure 2.22: Union Bank of Australia 76-80 Oxford Street, and surrounding Victorian era commercial buildings shown prior to demolition in 1910 [City of Sydney Archive]



Figure 2.23: Kelso's Hotel, NW corner of Crown and Oxford Streets prior to demolition in 1910 [City of Sydney]



Figure 2.24: The Sir Walter Raleigh Hotel 1949, NW corner of Crown and Oxford Streets. This hotel was erected after the street resumptions and replaced Crecy's Hotel [ANU Noel Butlin Archive Tooth Co Collection]



Figure 2.25: Looking west from Taylor Square to corner of Bourke Street. The former Oxford Hotel and McIlraiths grocery store are shown prior to their demolition in 1910. Darlinghurst police station is visible in the background. [City of Sydney]



Figure 2.26: Looking west from Taylor Square to the new developments on Oxford Street after the resumptions c1912. The multi-storey building was McIlraith's new grocery store, with the new Oxford hotel on the corner [SLNSW]



Figure 2.27: View down onto the street showing awnings along Block 9, with McIlraith's building still on the site, c1965 [City of Sydney archives]



Figure 2.28: The Municipal Chambers in 1982. The uniformity of the design and construction present a unique street frontage in Sydney [City of Sydney]



Figure 2.29: The small terrace on the corner of Palmer and Kells Lane was demolished c1925. It is indicative of the small scale. Workers cottages that dominated the nineteenth century building stock of Darlinghurst and Woolloomooloo. The building on the left, of which only the edge can be seen, remains standing on the site and has been extended to include the former cottage site [City of Sydney Archive]



Figure 2.30: Zink & Sons Tailors, 56 Oxford Street, c1975. This was one of the buildings erected after the widening of Oxford Street in 1910. Gastav Zinc opened on Oxford Street in 1895 at Number 112. After the resumption and widening of the street, they purchased the lease on Number 56 and had architect John Dunstan design their present building, which opened in c1912 [City of Sydney archives]

2.6. Theme: Accommodation/Domestic Life/Working Life

2.6.1. Living and working on Oxford Street

The character of Oxford Street was created through a mix of its built form, such as the Victorian and Edwardian shop fronts, or the large institutional buildings like the former gaol or the Sacred Heart Church and the people who lived and worked on the street. The development of the street in the years between 1860 and 1890 had favoured the building of single front, shop dwellings, with the commercial premises on the street front and living space on the upper floor. At the same time, the

streets and laneways behind Oxford Street in the suburbs of Surry Hills, Woolloomooloo and Darlinghurst filled with terrace houses, becoming some of the city's most densely populated suburbs.

Although Sydney was a dominantly British city in the nineteenth century, with the majority of its citizens coming from or descended from English, Irish or Scottish settlers, there were also a significant number of non-British citizens, many of whom lived in the Darlinghurst and Woolloomooloo area. These cheaper suburbs, close to the city and to the docks, were often the starting point for arriving migrant families in Sydney. By the turn of the twentieth century, Oxford Street and its surrounds was a multi-cultural mix.

English and Irish migrants were most often found as the shop-owners or the publicans, as was common throughout Sydney. A small community of German migrants were also in the area, represented amongst the specialist trades like watchmakers, opticians, and jewellers. Examples included M.C. Borschmann running a fancy import business in 1877 (39 Oxford) or the furniture dealers Neustadt & Co or the watchmaker Mr. A. Ludwig in 1886. The opening of the Martin Luther Kirche in Surry Hills in 1866 reflected this fledgling German community. Southern Europeans such as Italians, Greeks, Maltese, Spanish and Portuguese were also prominent in the later years of the nineteenth century. Many of these community members were involved in the food trade, running fish shops or oyster saloons, fruit and vegetable or grocery stores. Wine bars also provided employment opportunities for Spanish and Portuguese migrants. Athatasio Comino was a fishmonger at Number 36, Antonio Debitonto was also a fishmonger at the other end of the street trading at Number 353, next door to the Ice Hotel on the corner with Dowling Street. The hairdresser Angelo Carristino was at Number 60, the butcher Charles Carugatti was at 181 Oxford and the watchmaker Amilio Frusi was just down the block at 167.[38]

Women were also well represented amongst the shops on Oxford Street. In 1886 fourteen women were listed in the Sands Directory trading on Oxford Street including two fruiterers Annie Baldock and Mary Cahill, two drapers Mrs S Gee and Mary Cutler and a publican, Mrs McGrath of McGrath's Family Hotel on the corner of Brisbane Street on Oxford's south side.

2.7. Theme: Transport

At the core of Oxford Street's purpose is its use as a thoroughfare on which people travel to and from the city. In a few short years after its construction by the soldiers of Macquarie's regiment, those Sydneysiders who had a means of transport, be it a horse or a horse drawn cart or carriage, were taking advantage of the South Head Road to go on pleasure rides along the ridge to the South Head. The road became a favourite amongst the colonial elite, described by Peter Cunningham, naval surgeon and colonial chronicler in 1827 as "the grand equestrian resort, along which gigs and well-dressed people, and spruce dandies a cheval, may be daily seen careering..."[39]

By the time of Cunningham's observations, the road was a popular weekend drive for not just the elite, but also for the increasing numbers of middle-class Sydneysiders who had the access and the means to afford a small cart or gig, and the leisure time to enjoy them. Tavern owners, junior officers and local officials could all be found along the route. Once the New South Head Road opened in the middle 1830s, the two were used as a circuit, going out on one and returning on the other.

As traffic increased on the road, so too did complaints about its condition. By the early 1840s the Sydney newspapers were regularly publishing letters and petitions from locals about the road, particularly in the stretch between the gaol and Paddington. With a series of gravel and building quarries around Paddington, this stretch of road experienced heavy carts travelling to and from the city on a regular basis, cutting into the road surface.[40] With the establishment of the first Sydney

Council in 1842, a new challenge arose, as the road would be maintained by different authorities. In one of the first acts, the Council had a boundary set within which it had jurisdiction. Going east the council boundary was the junction of South Head Road and Dowling Street, with a stone marker placed to show it. Within that boundary the council was responsible for the maintenance of roads. Beyond the boundary a new road trust was established to look after South Head Road.

2.7.1. Omnibuses and trams

From the early 1840s, the road use began to change as small villages appeared along it. The development of Paddington around the new Victoria Barracks brought with it road side inns, to cater for the workers building the complex and for day-trippers on the road. Very soon, with increasing demand, horse cabs and then horse drawn omnibuses plied a trade. Jane Beard's Paddington Inn on South Head Road was a popular drinking hole and a stopping point for buses coming from Sydney. The road was shifting from a weekend pleasure route to a local and commuter's road.

The growth of the population in the east was reflected in the growing number of bus routes and companies that ran them. From 1879 the buses were joined by the new Sydney tramways, first with steam and then from 1902, electric trams. Oxford Street was a major route for trams heading east, with those going towards Randwick travelling up Oxford to Crown Street where they swung south towards Cleveland, while those heading to Paddington and Woollahra followed Oxford Street up to and beyond Taylor Square. In the beginning some shopkeepers on the strip were critical of the trams, fearing they would discourage local movements of people, with passengers and potential customers merely taken part in the new machines. Their fears were soon overcome however, as all the main routes east traversed Oxford Street and the major intersections were used as stopping points, making the street more accessible to more people from beyond the immediate neighbourhood. The introduction of the new transport options was also the beginning of Oxford Streets emergence as a major Sydney shopping precinct.



Figure 2.31: C1935 photograph looking east towards Taylor Square. No.177-191 Oxford Street are on the right of the image. Note the tram tracks running up the centre of the street [SLNSW]

By the mid-1880s competition was fierce between the horse and bus service and the trams heading east. Fast driving was a feature of the buses along the route, so they could compete with the trams, leading to what some described as the Oxford Street races between the two services. The term 'shooting through like a Bondi tram' has been attributed to the competition between the two services.[41]

The mayhem of traffic was at its peak as cars and motor trucks came into the competition and when major events such as the races at Randwick racecourse, the Royal Easter Show or a combination of both, meant tens of thousands of people and hundreds of trams and vehicles crawled up Oxford Street. It was this growing problem that was at the heart of the Royal Commission into the improvement of Sydney and the ultimate widening of Oxford Street in 1910.



Figure 2.32: 1959 photograph from corner of Bourke Street showing SE corner of Bourke/Flinders/Oxford Streets. Note the traffic tower on the left, testament to the fact this has always been a busy intersection [City of Sydney archives]



Figure 2.33: 1932 aerial photograph looking north over the Taylor Square junction, with Oxford Street traversing left to right. The convergence of four major roads at this point has made it a major traffic point for the city since the mid nineteenth century (SLNSW)



Figure 2.34: Former service station cnr Flinders Street and Linden Lane [SLNSW]

2.8. Theme: Events

2.8.1. Parades and protests

Today Oxford Street is synonymous with the annual Mardi Gras parade, held each year in March to celebrate LGBTQIA+ community and remember the protests and civil actions of the community against discrimination and violence. The march moves from the city along Oxford Street and Flinders Street, through the heart of Sydney's historically significant LGBTQIA+ neighbourhoods of Surry Hills and Darlinghurst. But as a main road and thoroughfare, Oxford Street and South Head Road before it have been the focus of many parades and protests.

Perhaps the first organised large scale and co-ordinated movement of people along the road was the transfer of prisoners in 1841 from the old Sydney gaol to the new Darlinghurst gaol. The parade of convicts and prisoners drew people out on the footpath to witness the spectacle. Macabre gatherings of people were drawn to the gaol in later years as well when public executions would take place outside the gaol walls. Temporary gallows would be erected at the gate facing Forbes Street, with crowds gathering from early in the morning to watch the proceedings. In February 1844 an estimated 5,000 turned out to witness the death of murderer John Knatchbull, and hundreds watched Francis Green hang in September 1852. Newspapers ran editorials and reports of the crowds and their morbid fascination with the proceedings. Some noted that women often outnumbered men three-to-one in the crowds, and despaired that they would come along with babes in arms and children at their sides.[42] Public executions were discontinued from 1853, and all hangings occurred inside the walls. In total 76 people were executed at Darlinghurst up until its closure in 1912.

Victoria Barracks was also a parade generating site. From its opening, military parades were features of life around Paddington and on Oxford Street. With British regiments stationed there until 1870, the early parades including troops heading to fight in Crimea and the New Zealand war against Maori, all who left from Victoria Barracks and marched to waiting ships at Woolloomooloo and Circular Quay. A contingent of 750 New South Wales troops, including foot and mounted soldiers, artillery, and auxiliary units, with hundreds of associated bandsmen and other soldiers escorting them made their way down Oxford Street and into College Street on their way to the conflict. Newspapers reported crowds of up to ten thousand along the route, with Oxford Street a mass of spectators lined up on the footpaths and hanging from balconies, festooned with bunting and banners.[43]



Figure 2.35: 1925 procession of a horse-riding school through Taylor Square. Note McIlraths large department store behind the Oxford Hotel. A rebuilt Courthouse Hotel is visible on the left [City of Sydney]



Figure 2.36: Looking west along Oxford Street at the Federation Parade 1901. The Beauchamp Hotel is in the rear centre

Similar scenes were repeated during World War I, with soldiers marching out to the docks throughout the 1914-18 war. In February 1915, those who had been involved in the taking of German occupied Rabaul and New Guinea, the first action by Australian troops in World War I, marched from the docks to the barracks in a triumphant homecoming.

Large turnouts had also witnessed the arrival of contingents of Imperial troops for the celebration of the Federation of Australia in 1901. With the declaration being made in Centennial Park, troops were marched along Oxford Street to Victoria Barracks and to Moore Park where large, temporary camps were established to house them. It was not just the soldiers who made their way along Oxford Street. The official parade with the Vice-regal party, inter-state and international delegates also made their way along Oxford Street as part of the celebrations. In the manner of the day, Oxford Street was decorated with flags, buntings, and illumination.

In 1908 the arrival of the American Great White Fleet, a worldwide naval tour by American battleships, prompted more parades as sailors were marched up to Victoria Barracks during their stay. Other parades along the strip included Labour Day union marches in the late nineteenth and early twentieth century, funerals leaving from the parlour of Charles Kinsela, including a large funeral march for Henry Lawson in 1922, and regular show parades for the Royal Easter Show which was held at Moore Park. In 1938 the show parade was so large that it took 40 minutes to pass any vantage point.[44] One of the last show parades took place in 1993, five years before the Easter Show moved to new grounds at Homebush.

Of the history of parades along Oxford Street, the most recent addition, the Mardi Gras, is also the one that has developed to present Oxford Street on an international level. The Mardi Gras had its

start as a street protest in 1978 for gay and lesbian rights. Through the 1970s there had been an increasing amount of political activism in the lesbian and gay community, which was centred on and around Oxford Street, Darlinghurst and Surry Hills. Gay friendly hotels, bars and restaurants had opened along the street through the early 1970s all the way to Paddington, but some in the community saw a disjunction between the need for political and social reform, and the activities in the bars and clubs which was increasingly hedonistic but without an agenda for change.

In May 1978, a group of gay liberationists had formed the Gay Solidarity Group (GSG). Then, in response to an international call out from the San Francisco Freedom Day Committee to commemorate the Stonewall Riots, which had started the gay liberation struggle in America in 1968, the GSG arranged a protest march for 24 June 1978.[45] The day had originally been set as a protest march in the morning through the city, at which a crowd of around 500 attended, followed by a forum at Paddington. As an afterthought, two of the organisers suggested a fancy dress 'Mardi Gras' parade in the evening. As well as being an opportunity to show solidarity amongst the gay community, the parade was also to encourage people out of the clubs and bars to join the movement.

At 10.30pm the parade set off and quickly grew. A thousand people were on Oxford Street singing and dancing, and by the time it reached Hyde Park the numbers had swelled to 2000, as revellers left the bars to join in. Here the parade was confronted by police, at which point it moved on towards Kings Cross. At the Cross, police were waiting, with streets blocked turning the political but friendly parade into a series of street fights and riots, with 53 arrests made, many involving police violence and brutality. In the days and months that followed, further clashes occurred including at the Darlinghurst Police Station where the activists were held and on the courthouse steps as police stopped reporters and supporters attending the various court cases that followed.[46]

In 1979 and 1980 a march was held again on the anniversary. Then in 1981 the day was changed, taking the parade out of the Sydney winter and into its summer nights, and with it the attitude also began to shift, away from the hard-edge political activism and towards a political celebration and commemoration, a trend that has continued to the present.

2.9. Theme: Creative Endeavour

2.9.1. Oxford Street as an arts hub

For much of the twentieth century and into the twenty first, Oxford Street has cultivated a reputation as a street favoured by bohemians and creative people. This has in no small part been influenced by the transformation of the Darlinghurst gaol from a prison to technical college. Prisoners had been removed from Darlinghurst in 1914 to the new prison at Long Bay, after which Darlinghurst was closed.

Plans for the building, which included a full demolition or its conversion to a girl's reformatory, were put on hold with the outbreak of World War I in 1914, when it was used as a military depot and to intern enemy aliens. In 1920, with the war over, a proposal to convert the gaol into an annex of the Sydney Technical College, then located in Ultimo, was put forward. Education was a key component in the repatriation of ex-servicemen returning from the war, and by 1922 6,000 ex-servicemen had gained qualifications from Sydney Technical College. The demand by students resulted in a series of smaller annex colleges being created, with Darlinghurst gaol being converted for this purpose in 1922.[47]

As part of the conversion, most of the internal walls and cells were removed from the different wings and the sandstone walls that had enclosed the exercise yards for each wing were also dismantled,

with some of the stone being sold and the remainder given to Sydney University for their ongoing building works. The first department to establish in the new Technical College was the art department, followed soon after by women's handicrafts, fashion, sheep and wool, plumbing and the food school.[48] Soon known as the National Art School (NAS), it attracted artists to the area, either as students or as trained artists. As one of the technical classes was also for signwriting, many of the shops on the Oxford Street strip were later embellished with the new, modern designs of these former students.

One of the wings, the former women's cell block was not included in the transformation. Plans to retain it to hold prisoners due to appear in the courthouse next door were entertained by authorities, but the wing stood empty and increasingly derelict into the 1950s. In 1955 it was announced that the former cell block would be converted for use as a theatre. A fund-raising campaign began in earnest. By 1958 enough had been raised to install new doors and windows in the building, with donations raised through the sale of chairs in the future theatre and through individual philanthropy. Christened the Cell Block Theatre in October 1960, the first performances were held in April 1958, before the roof had been completed or the restoration finished. A performance of the play 'The Trojan Women' was the first play, and part of the ongoing fund raising. Once operational the theatre staged a mixture of performance, including drama, music, or dance.

In 1974 the National Art School faced the threat of being removed from Darlinghurst by its head organisation, the Department of Technical and Further Education (TAFE). Despite protests, in 1975 the Department of Fine Art was transferred to a new institution that would become the College of Fine Arts (COFA). At Darlinghurst, the remaining School of Art and Design, with help from the newly formed Friends of the National Art School, slowly rebuilt the visual arts program. In 1996 the NAS separated from TAFE, although it remained under the Department of Education and Training and was tied to funding and departmental changes. In 2009, the NAS was given its independence and now operates as an independent higher education provider.[49] Meanwhile in 1989 the amalgamation of it with the City Art Institute and the St George Institute of Education with the University of NSW art department officially formed COFA who took over the former Sydney Technical High School in Albion Street Paddington, opposite the Victoria Barracks near Oxford Street. In 2014 COFA rebranded to be UNSW Art & Design. The campus in Albion Street was redeveloped and extended to Green Street.

As a live theatre space, the Cell Block theatre at the old gaol joined a collection of movie cinemas that had been a feature of Oxford Street from as early as 1910. In that year, West's Olympia movie house opened on the corner of Oxford and South Dowling Street, on land left vacant after the demolition of Marshall's Brewery. The Olympia was one of the first movie cinemas in Sydney and when built claimed to be the largest cinema complex in the Southern Hemisphere. The new complex included a cinema that could accommodate 2400 people – 1800 on the ground floor and 600 in a mezzanine level – had shops that fronted Oxford Street and residential apartments on the first floor.[50] The cinema was opened to much acclaim on Boxing Day 1911. By 1920, West's Pictures had merged with another three companies to form Union Theatres Limited, which in turn became Greater Union. The cinema operated for ninety-nine years trading as the Olympia until 1953, then the Odeon (1954-1963), the New Odeon (1966-1967) and the Mandala. The main cinema was soon after closed, with a second life as a small Greater Union cinema, which utilised some of the original building until it too close in 2010.[51] By then a new cinema, the Verona (1995) had opened on the corner of Oxford and Verona Streets and continues to show movies to the present.

As well as the formal world of artistic and creative endeavour, the Mardi Gras parade developed from a protest march to an increasingly artistic expression of the LGBTQIA+ community. Within the first few years, the parade began to include floats, many with a satirical or political message as well as the costumes of the participants, in some cases individual works, in others full ensemble collections for multiple participants. The Margi Gras was an event at which free expression through

the costumes was a feature. Some of the costume designers and activists such as Ron Muncaster created increasingly elaborate outfits for participants, many of which are now held in the collection of the Museum of Applied Arts and Science (Powerhouse Museum).

2.10. Theme: Cultural Landscape

2.10.1. Heritage and conservation

Oxford Street today is one of the best-known streets in Sydney. Even for those who have not visited the strip, or been to Sydney, the name Oxford Street conjures up images of the Mardi Gras, of excess and celebration. Through the annual telecast of the Mardi Gras, Oxford Street has seeped into the urban imagination of Sydney, with the Mardi Gras giving Oxford Street an international gloss that is not always obvious in the day-to-day life of the street itself.

As one of Sydney's earliest main roads, Oxford Street displays layers of historical development that combined, create a cultural and historic landscape unique to the precinct. Examples of all the periods of the street's history are still evident along its route. Ranging from the large institutional buildings like the courthouse and gaol sites, through the religious and hospital sites, theatres, commercial development, Council reclamations, public convenience and town planning sites like Taylor Square or Oxford Square, the layers of development contribute to make up the cultural landscape.

The streets' heritage value and history had been highlighted in 1980 when the National Trust of Australia (NSW) recognised the precinct as one of its early Conservation Areas. In 1993 the South Sydney Heritage Study added further history and background to the assessment of the area, with emphasis on its early development, its role as a boundary for the land grants that shaped the neighbourhood and its development as a commercial precinct. The street was added to the then South Sydney Council Local Environmental Plan as part of the East Sydney and Darlinghurst Conservation Area in 1998, giving the area its first statutory protections. The conservation area listing was reconfirmed and strengthened when South Sydney Council amalgamated with the City of Sydney in 2003. In the City of Sydney updated Local Environmental Plan (2012), a new Oxford Street Conservation Area was gazetted, recognising the heritage of the street itself, separate from the wider district of Surry Hills or East Sydney. The significance of the conservation area was recognised as being multi-layered, from its early use as a thoroughfare heading east, its commercial development and its unique collection of Victorian and Edwardian shopfronts, through to the significant institutional buildings, the range of prominent architects whose work is represented and its importance in the history of Sydney's LGBTQIA+ community.[52]

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Activity Street Precinct S3
Oxford Street



Heritage Study
Volume 2 | Analysis Assessment

Prepared for
CITY OF SYDNEY

curio PROJECTS

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Executive Summary

The City of Sydney initiated an Urban Design and Heritage Study to help formulate controls for future developments aimed at maintaining the existing character and the heritage significance of the Oxford Precinct whilst considering on balance the need to stimulate economic activity. This Activity Street Precinct 3: Oxford Street Heritage Study Volume 2 provides an analysis of The Oxford Street Activity Streets Precinct-S3 within the City of Sydney (the study area).

The study area is divided into 15 blocks for comprehensive purposes, being bounded by Darlinghurst, Surry Hills, and Paddington. It also includes significant sections of prominent streets such as Riley, Crown, Palmer, Bourke, Flinders, South Dowling Streets; and the intersection of Liverpool Street and College Street, terminating at the Victoria Barracks and the UNSW Art & Design at its south-eastern end.

The 15 blocks possess in total 161 properties, where 53 are currently Heritage Listed Items and 132 are existing Contributory Items. From these sites, City of Sydney indicated 88 sites that should be analysed as requiring consideration for heritage listing or listing as contributory heritage items. The 88 sites within the study area were scrutinised as part of the comparative analysis in order to determine whether they currently have an appropriate level of heritage protection at either a contributory level (in the DCP) or as individual items of heritage significance (in the LEP). Out of the 88 sites analysed by Curio in Section 4.0: Comparative Analysis, 45 are recommended to be individually Heritage Listed Items on the LEP at a local or State level. That includes sites that were previously graded as contributory (41) or not contributory (4) in the DCP.

Additionally, this assessment has identified 38 sites that should be considered to either be maintained as Contributory items in the DCP or added as Contributory items, but not Heritage Listed (LEP). From those 38 sites, 31 are already marked as Contributory and 7 are additional recommendations proposed by this assessment. Finally, this assessment has identified 5 sites are recommended not to be listed as Heritage Items on the LEP or as Contributory items on the DCP. Of these, 2 are currently listed as Contributory items and 3 are not.

Overall, the heritage study contained in this report recommends key aspects for the management of the overall heritage significance of The Oxford Street Activity Streets Precinct-S3, which include:

- The main heritage street frontages of the precinct along Oxford Street, and at historic corner sites should be maintained intact as much as possible as they represent the key significant character for understanding of the overall heritage significance of the S3 precinct.

- Set back, low scale additions are generally acceptable across the study area and, in general, would not detract from the overall heritage significance of Oxford Street when managed as part of a design excellence process;

- Additional stories or development would be required to consider the visual and physical impact on existing heritage items and contributory items within the study area.

- Given the fine grain scale of the buildings a cross the precinct, it is considered that where development is proposed, additional heritage assessments will be required for individually affected properties to ensure that design excellence is prevalent within any new proposed development scheme, and that the significant heritage character of the precinct is retained over time.

- The treatment of ground plane shopfronts, including signage, must be more appropriately managed within the precinct, as part of a whole of precinct design excellence approach to shopfronts to ensure that the significant characteristics of the key heritage streetscapes are not obscured by, or impacted upon, by poorly executed shopfront alterations, detracting signage, inappropriate paint schemes and poor choice in finishes and materiality. The overall improvement of the ground plane shopfronts within the study area can be achieved through design excellence, including well-developed architectural, interpretation, conservation and design solutions.

- In terms of activating the precinct, from a heritage and cultural heritage tourism aspect, precinct-specific heritage Interpretation represents a fundamental opportunity within the study area. An overarching Heritage Interpretation Strategy, specifically prepared for the Oxford Street Activity Street Precinct S3 should be developed given that the Precinct-S3 is of Local, State, National and International Significance. This is a crucial aspect that is currently absent within a highly recognised destination precinct that has multiple levels of local, State, National and International significance. An overarching Heritage Interpretation Strategy, including cultural heritage tourism initiatives, would provide a framework to capture the essence of what makes this place special from a heritage perspective. Heritage interpretation, when meaningfully incorporated into a whole-of-precinct approach allows for deep engage with audiences and would activate the area as a key destination in the City of Sydney for International, Domestic and local tourists.

- It is highly recommended the development of the detailed heritage interpretation plan within the Precinct-S3 should further explains and develop interpretation based on the 7 main themes and storylines identified in Volume 1 and Volume 2 of this report: Traditional Owners; LGBTIQ community; Commercial/Shopping Precinct; Sydney's Growth & Development; Transportation (Australia's first highway); Protest & Pride Movement; and Parades, Marches & Celebration

- It is highly recommended the development of a museum that encompass both the physical aspects of the precincts via its architectural features, structures, and heritage sightlines of the area, but most importantly explores a dialogue between the cultural and protest history of the place and its significance to the LGBTIQ community be considered.

1 Introduction

1. Introduction

1.1 Background and rationale

This Heritage Study provides an analysis of The Oxford Street Activity Streets Precinct-S3 within the City of Sydney. The study area is a one-kilometre section of Oxford Street as indicated on the adjacent map. It is bounded by Darlinghurst, Surry Hills, and Paddington. Riley, Crown, Palmer, Bourke, Flinders, and South Dowling Streets intersect the study area at various points and parts of which also fall within the study area.

Considered as a main point of access to Oxford Street, Whitlam Square, located at the intersection of Liverpool and College Streets, is 180 meters from the Anzac Memorial at Hyde Park. The study area terminates at the Victoria Barracks and the UNSW Art & Design School at its south-eastern end.

The study area falls within several Heritage Conservation areas. Its built urban fabric is characterised by Edwardian and Victorian architecture along its length and on intersecting streets. It has a dense collection of Heritage Significant Items.

The City of Sydney initiated an Urban Design study (Activity Street Precinct 3: Oxford Street, Urban Design Study by Studio Hollenstein, 2021) and Heritage Study (this report) to help formulate controls for future developments aimed at maintaining the existing character and the heritage significance of the area, and at protecting its economic activity.

The analysis and recommendations of this Heritage Study will inform the Urban Design Study to develop planning and urban design principles specific to the Activity Streets Precinct-S3. This study will provide:

- a detailed thematic historical account of Oxford Street's development
- a physical analysis including streetscape character, views, subdivision pattern, open spaces, and landscape;
- a comparative analysis of the Heritage Conservation Areas and individually listed heritage items;
- an assessment of the rarity or representativeness value of the Activity Streets Precinct-S3.
- recommendations for new and revised heritage controls.

1.2 Authorship

This study has been prepared by Curio Projects for the City of Sydney.

1.3 Limitations & Constraints

This Heritage Study did not conduct a full and extensive historical research assessment for each property within the study area. Analysis is limited to the external features and fabric of the study area, with no internal access permissible as part of this project. No Historical or Archaeological Assessments, as well as, Aboriginal Cultural Significance Assessments including Community Consultation was conducted for this report, but it is recommended as part of any future studies. The heritage assessments undertaken is limited to the recommended list provided by the City of Sydney Council, and as such, not every historic property has been assessed against the NSW Heritage Assessment criteria.

Whilst all efforts have been made to ensure the information contained in this report are accurate, there is the potential that some information gleaned from the Heritage NSW datasheets contain some inaccuracies. Where known, we have made efforts to update any such inaccuracies during out research.



Aerial Photograph of the study area
SixMaps with Curio Projects overlay

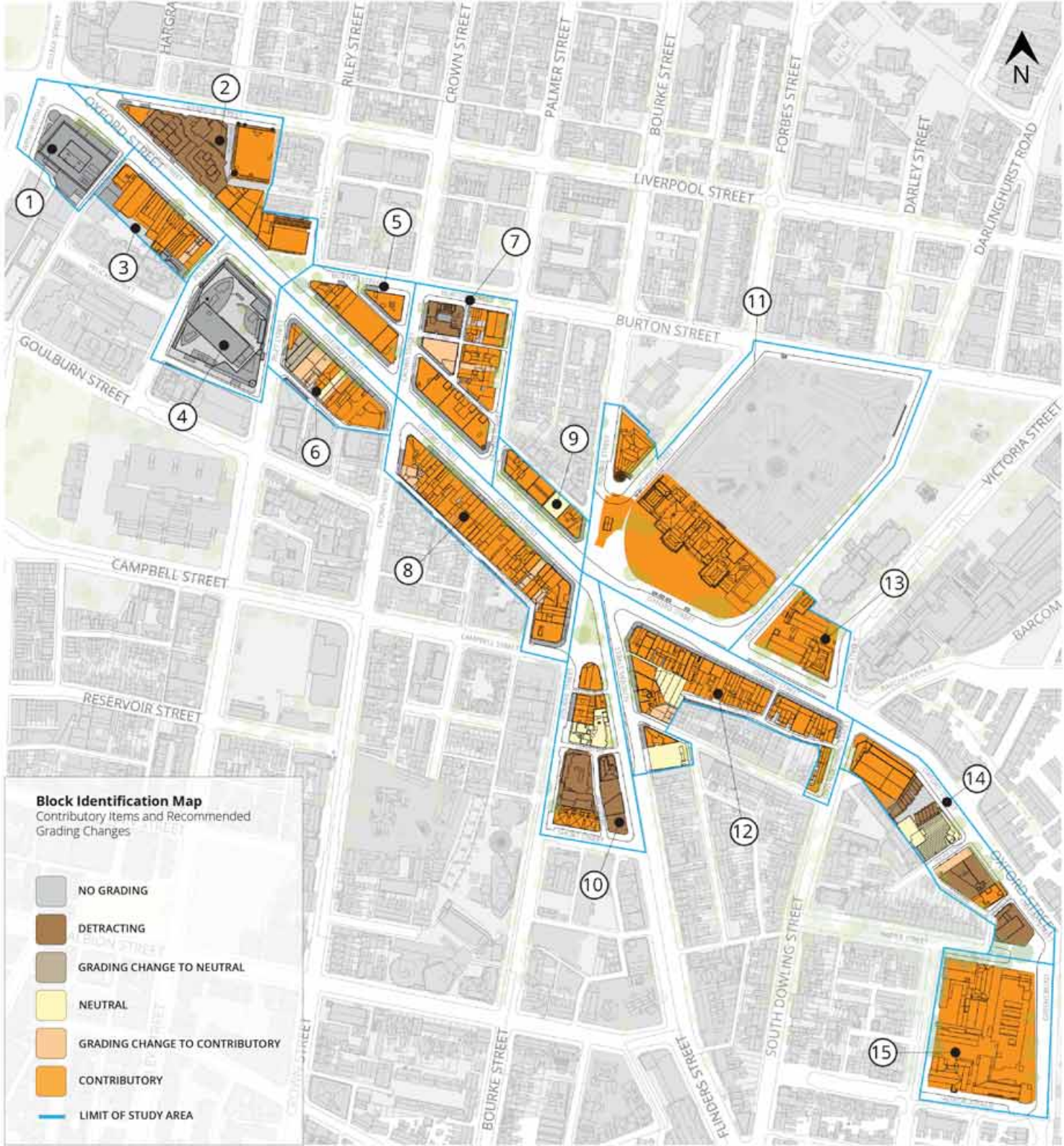
1.4 Scope of the Study Area

The scope of the Heritage Study on the Oxford Street Activity Streets Precint-S3 is shown on the map opposite. It includes 15 individual blocks located on the north and south sides of Oxford Street.

The Oxford Street Activity Streets Precinct-S3 is zoned as B2 (Local Centre) by the City of Sydney Local Environmental Plan (LEP) 2012 and falls into several Heritage Conservation Areas C12, C13, C17, C50, and C59, except Block 1, and a portion of Block 8 specifically 276-278 Crown Street, Darlinghurst.

The precinct contains 161 properties, of which 52 are listed as individual heritage items in the City of Sydney Local Environmental Plan (LEP) 2012 and 132 are identified as contributory items in the City of Sydney Development Control Plan (DCP) 2012.

	Properties	Heritage Items	Existing Contributory Items	Existing Contributory Items recommended for Heritage listing	Recommended for upgrade to Contributory	Recommended for upgrade to Contributory and Heritage Listing	Detracting & neutral
Block 1	1	-	-	-	-	-	1
Block 2	9	7	7	-	-	-	2
Block 3	9	3	8	2	1	2	-
Block 4	1	-	-	-	-	-	1
Block 5	9	8	9	1	-	-	-
Block 6	11	4	7	3	2	2	3
Block 7	17	2	13	8	2	-	2
Block 8	31	14	28	10	3	2	-
Block 9	6	3	5	2	-	-	1
Block 10	7	4	4	-	-	-	3
Block 11	4	4	4	-	-	-	-
Block 12	47	1	43	19	2	-	2
Block 13	1	1	1	-	-	-	-
Block 14	7	-	2	-	1	-	4
Block 15	1	1	1	-	-	-	-
TOTAL	**161**	**52**	**132**	**45**	**11**	**6**	**19**



Oxford Street Activity Street Precinct - S3
Base map from Studio Hollenstein

2
Historical Analysis

2. Historical Analysis

2.1 Introduction

The following is brief summary from the *Oxford Street Activity Street Precinct- S3, Heritage Study Volume 1: Thematic History, 2021* prepared by Curio Projects. It presents a general overview of the key driving forces that helped shape Oxford Street's urban fabric. Key trends and developments are presented in this synopsis, focusing on architectural typologies within the study area.

2.2 Historical Analysis

ABORIGINAL CULTURES, INTERACTIONS, & LAND TENURE

Aboriginal Pathways and the formation and use of the First Track (1790-1810)

Oxford Street is located within Gadigal country, whose lands range from the eastern shore of Darling Harbour, along the southern foreshore of Sydney Harbour and most of the eastern suburbs of Sydney. Aboriginal pathways, or maroo, are significant tracks between places that are regularly travelled when navigating the land between the marshy swamps of the harbour and sandy country of the suburbs. Oxford Street likely follows this pathway. These pathways were utilised by British settlers once they began to explore the outer regions of Sydney. Following the arrival of the British, and the violence and disease outbreaks that ensued, Aboriginal people continued to live in and around the Sydney region, and still moved regularly along pathways between the harbour and suburbs.

In January 1790, a signal station was established at South Head, near the entrance to the harbour. This consisted of a flagstaff and a small house and was used to spot and signal incoming ships to the British camp in Sydney Harbour. By mid-1791 an overland track was formed between the camp at Sydney Cove and the station at South Head for safer passage in bad weather. This track most likely linked the Aboriginal pathways and laid the initial route followed by the modern Oxford Street.

By 1802 the western portion of the track was established enough to be included in Charles Lesuer's map of the town and is shown running alongside the house and farm of John Palmer in Woolloomooloo as shown in the 1802 Plan de la Ville de Sydney.

LAND TENURE

Land Grants and Subdivisions

In December 1792, Governor Arthur Phillip marked out a boundary line for the settlement stretching diagonally from Farm Cove to Darling Harbour. North of the line was for town use under government control, land beyond was designated for farming. The next year, Governor Major General Francis Grose granted 100 acres of designated farming land to Commissary General John Palmer, which he later named Woolloomooloo. During this time, other land grants nearby were given to Captain Joseph Foveaux who received 105 acres and 25 acres to Alexander Donaldson. Palmer owned another 70 acres known as George Farm, which was situated between Foveaux's and Donaldson's lands. By 1800 both sold their estates to Palmer. This collection of grants lined the present-day Oxford Street, with the street marking the boundaries between them. By 1814, Palmer was in debt and forced to sell his land, which was subdivided by General James Meehan. Meehan split the southern part of the boundary into three 13 acre lots in what is now Surry Hills.



Top: View of Sydney, looking across Hyde Park. Aboriginal people occupied the Oxford Street precinct area before and after the arrival of the British in 1788, and continue to live in and around the district (Joseph Lycett, 1818, SLNSW). **Bottom**: South Head Road above Rushcutters Bay, c1842 This shows the rural nature of the road with the first style of dwellings beginning to appear (Frederick Garling, 1842, SLNSW)

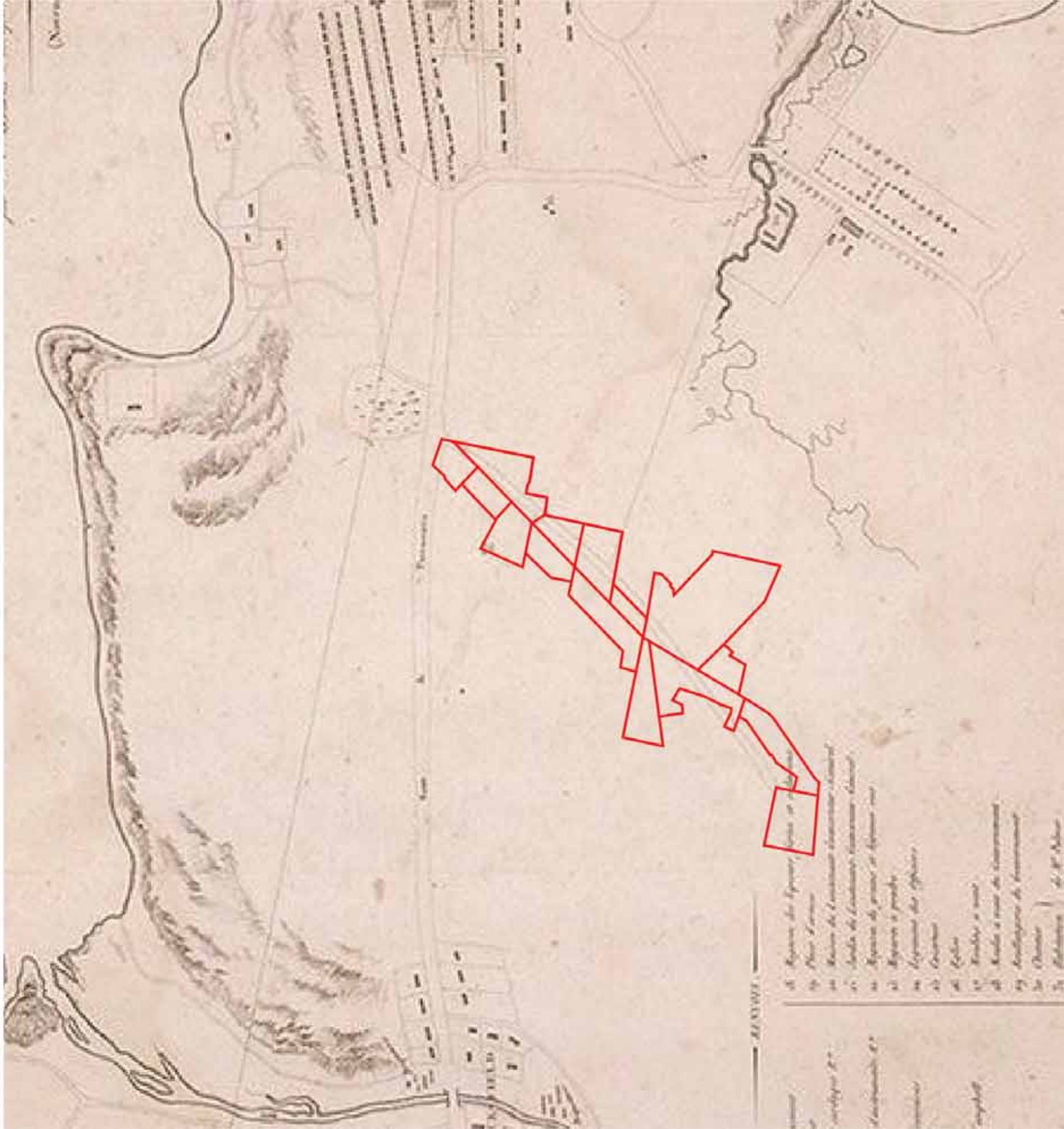
The Woolloomooloo portion of the estate was purchased by Edward Riley, as well as more than half of the twenty-seven allotments that had been subdivided on the southern side of South Head Road.

To the west of what was the Woolloomooloo estate, was the Apsley Lodge estate, which was sold and subdivided into 9 lots, forming Brisbane, Liverpool and Elizabeth Streets in 1831. The division of the Riley Estate in 1844, completed by General Thomas Mitchell, separated lots and developed Bourke, Crown and Riley Streets. These new streets heralded the beginnings of closer development along South Head Road and its transition from a semi-rural thoroughfare to a major commercial city street that housed both residential and commercial properties.

1802

Sequential Development

The Plan de la Ville de Sydney of 1802 is shown right with the general location and extent of the study area highlighted in red.

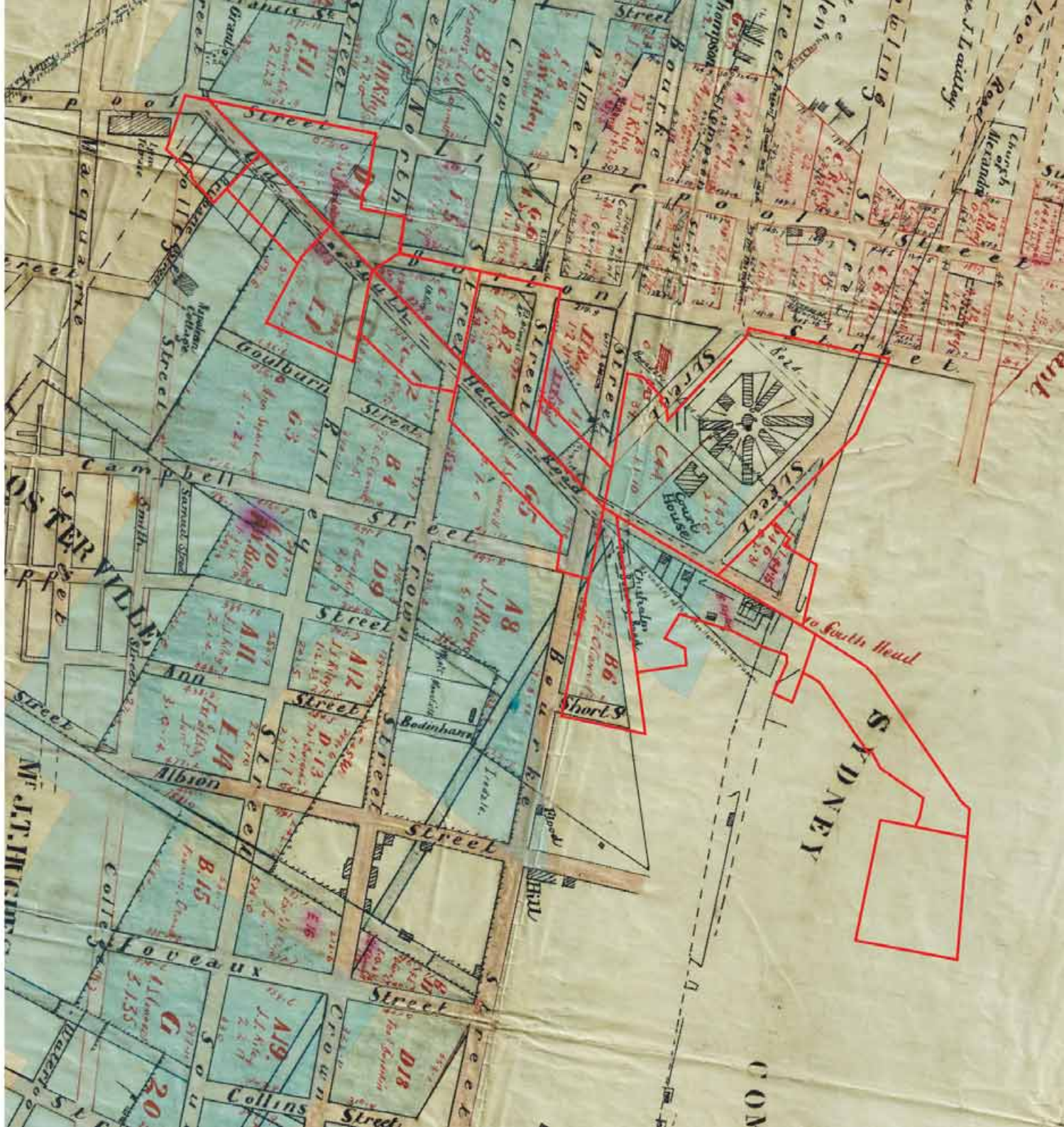


Plan de la Ville de Sydney 1802, by Charles Alexandre Lesueur, (SLNSW/DoS).

1844

Sequential Development

The historic map of the Riley Estate 1844 is shown right with the extent of the study area highlighted in red.



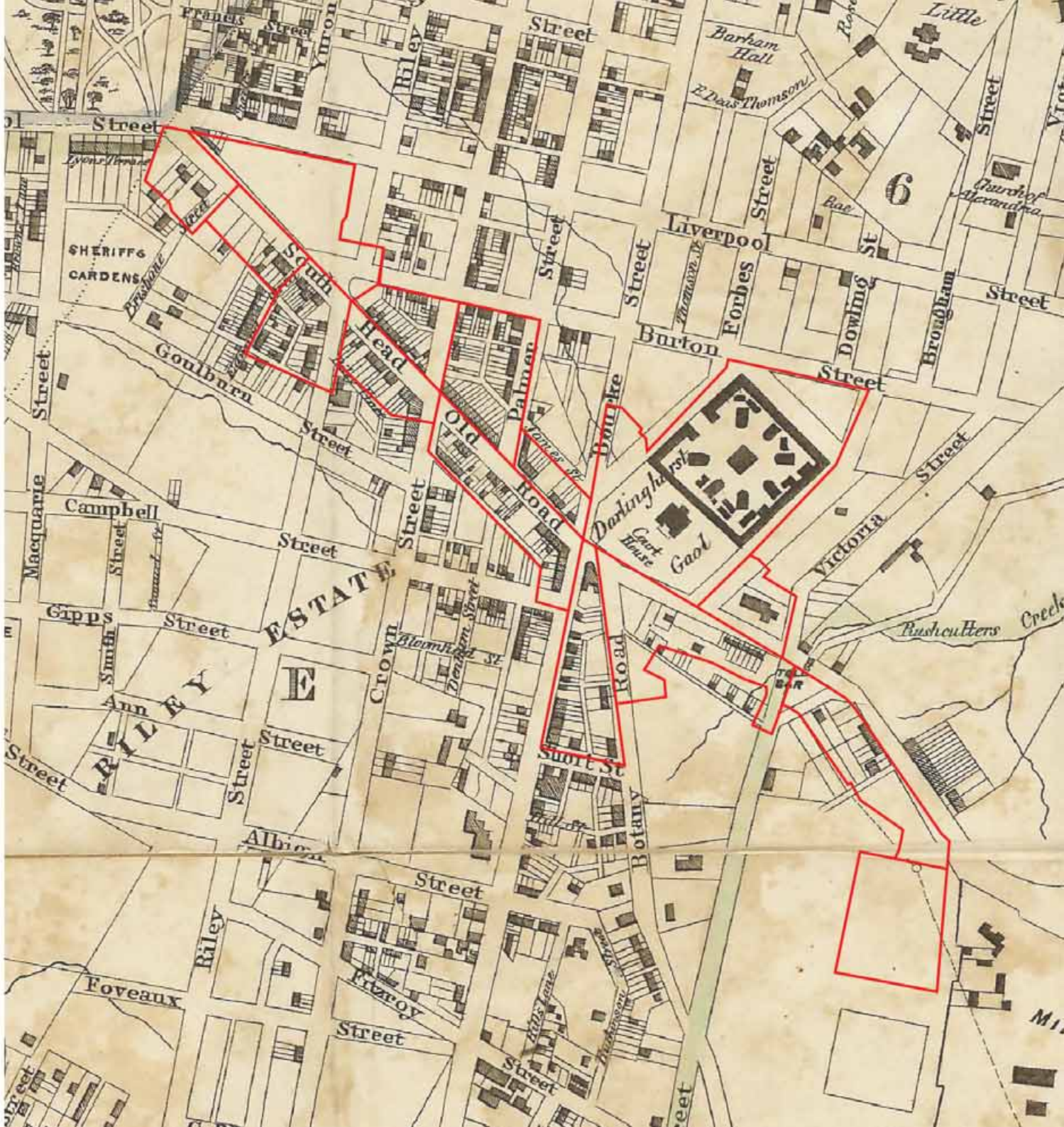
Riley Estate Map of 1844,
City of Sydney Archives

1845

Sequential Development

Shown right is a section of the 1845 Sydney Shields Map overlayed with the extent of the study area highlighted in red.

City of Sydney Shields Map, 1845
Source: City of Sydney Archives



1854

Sequential Development

Shown right is a section of the Sydney Woolcott and Clake's Map of 1854 with the overlay of the extent of the study area highlighted in red.

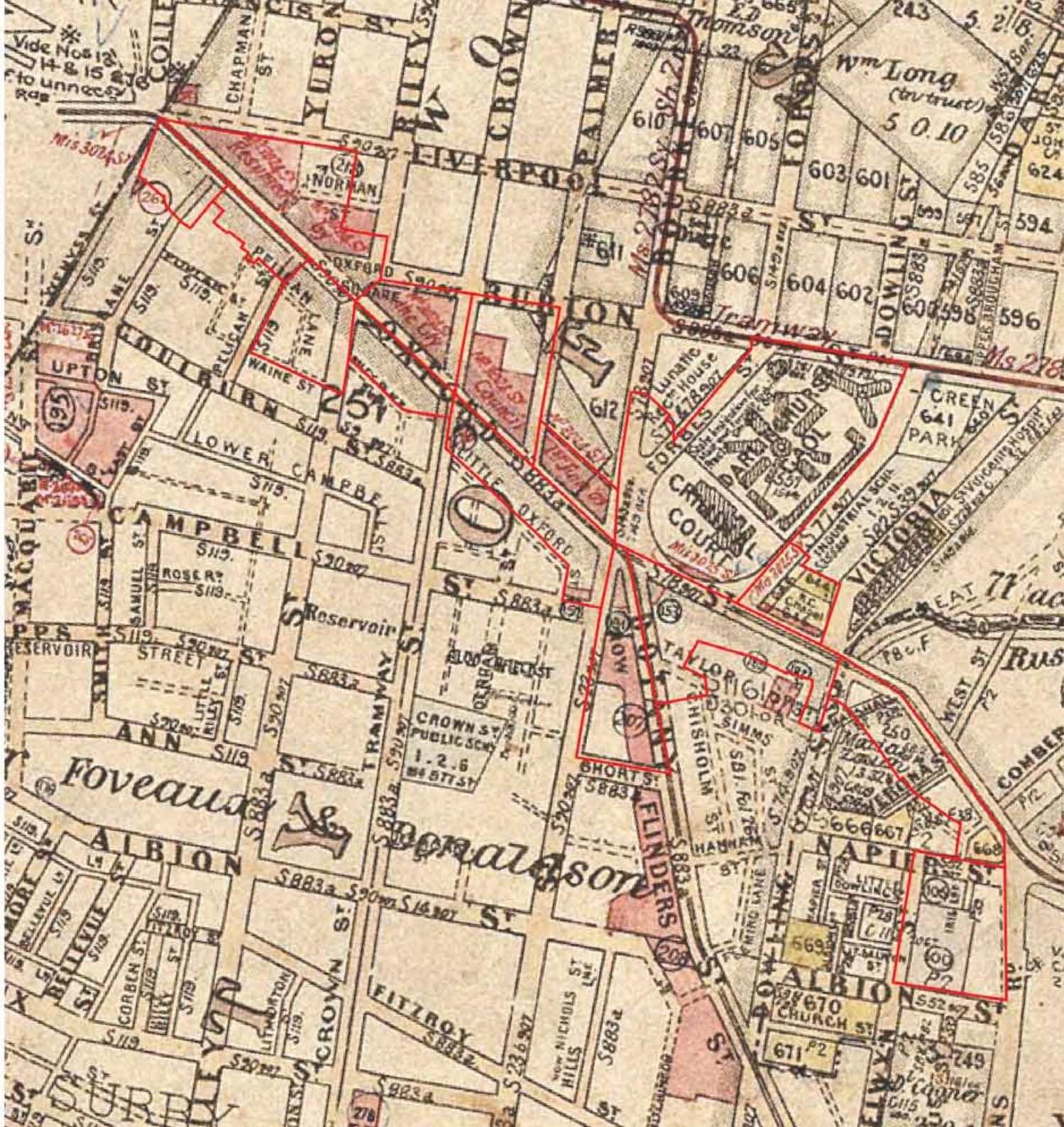
City of Sydney Woolcott and Clarke's Map, 1854. City of Sydney Archives

1903

Sequential Development

The Department of Lands Sydney Map of 1903 is shown right with an overylay of the extent of the study area highlighted in red.

City of Sydney, Department of Lands Sydney Map, 1903.City of Sydney Archives



1914

Sequential Development

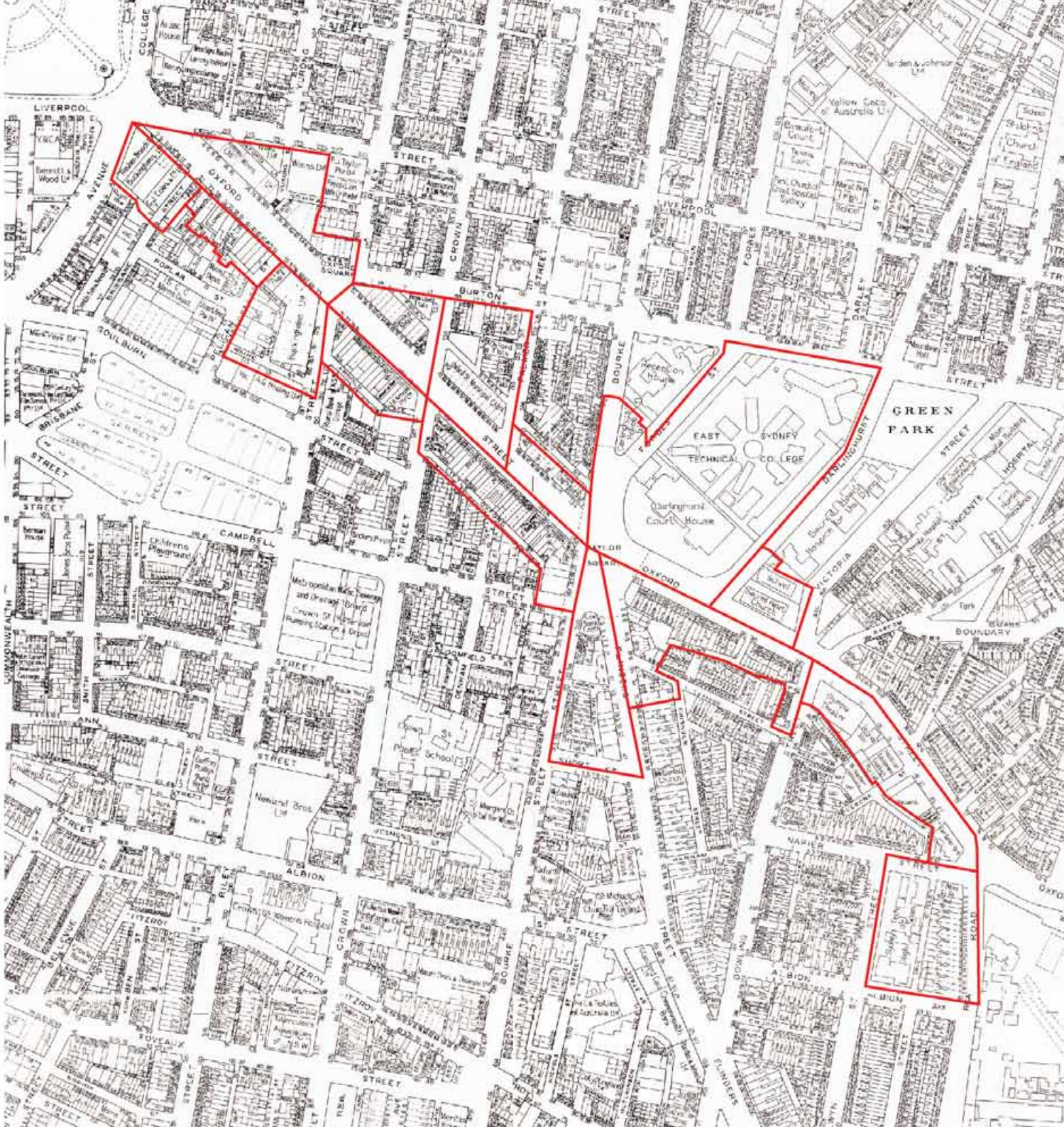
The map of the Parish of Alexandria County of Cumberland of 1914 is shown on the right with the extent of the study area highlighted in red.

Parish of Alexandria County of Cumberland, 1914 . City of Sydney Archives

1949

Sequential Development

The Building Surveyor's Detail Map of Sydney of 1949 is shown on the right with an overlay of the extent of the study area highlighted in red.



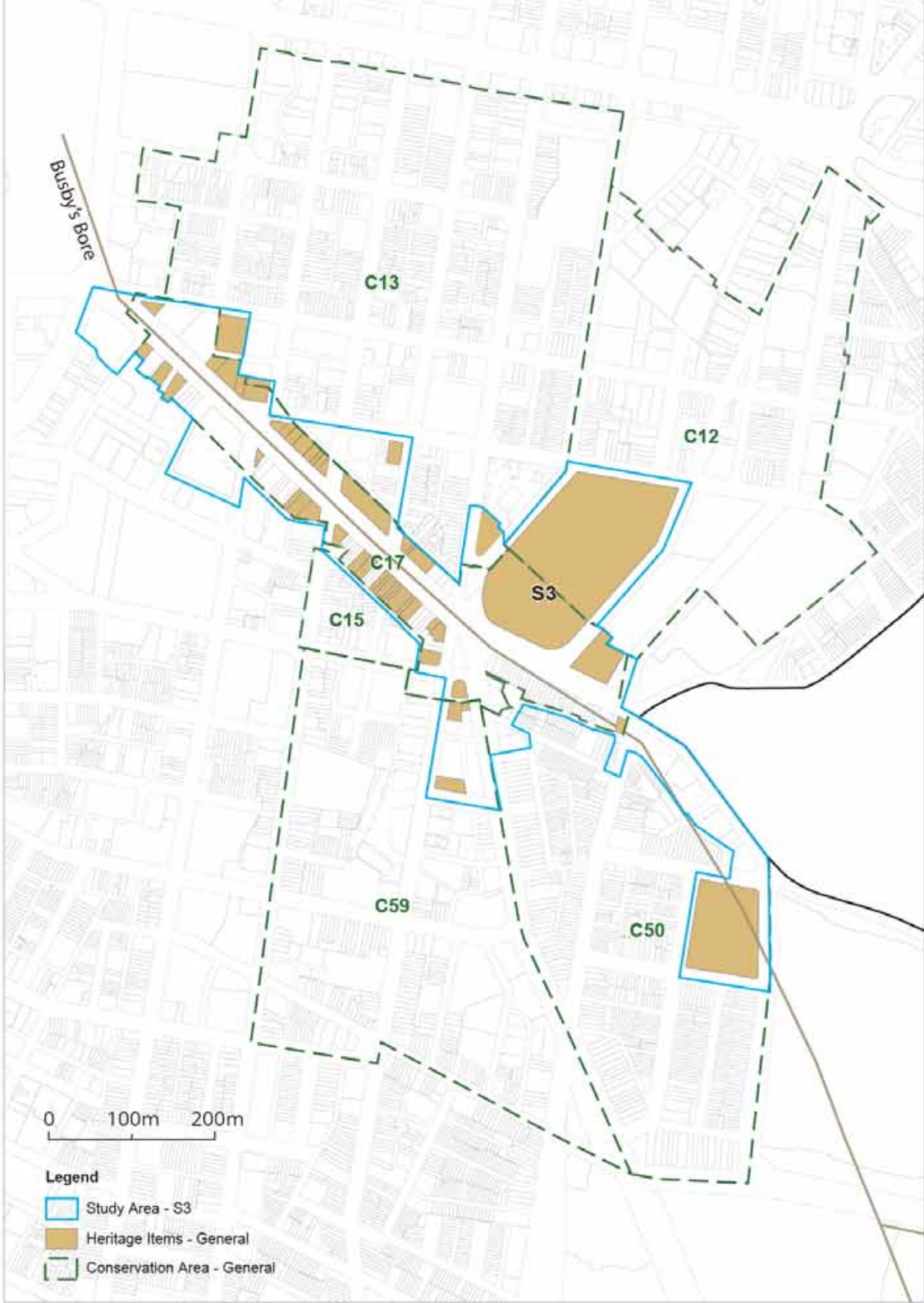
Building Surveyor's Detail Sheets, 1949
City of Sydney Archives

CULTURAL LANDSCAPE

Heritage & Conversation

Oxford Street today is one of the most recognisable streets in Sydney. As one of Sydney's earliest main roads, Oxford Street displays layers of historical development that combined create a cultural and historic landscape unique to the precinct, with examples of all periods of history still present along the street. First recognised in 1980 by the National Trust of Australia (NSW) for its history, further assessment and emphasis on the street was completed in 1993 by the South Sydney Heritage Study. The street was listed as part of the East Sydney and Darlinghurst Conservation Area by the then South Sydney Council as part of its Local Environmental Plan (LEP) 1998. It was again listed as its own separate Conservation Area in the 2012 LEP.

The significance of the conservation area was recognised as being multi-layered, from its early use as a thoroughfare, commercial development and unique collection of Victoriana and Edwardian shopfronts, through to the significant institutional buildings and its importance in the history of Sydney's LGBTIQ community.



Existing Heritage Items and Heritage Conservation Areas within the Study Area S3

State Heritage Inventory
City of Sydney DCP 2012
RFQ UDP02, City of Sydney.

CONVICTS AND UTILITIES

Road Construction

Macquarie firmly believed that expanding the boundaries of the town via new roads and settlements would transform Sydney from a rambling camp into a British colonial town, attracting new settlers and encouraging social order and aspiration among the convict class.

In 1811, a basic road, completed by 21 regiment soldiers, was formed along South Head, which was paid through public subscription. The new road provided access via cart or carriage to South Head for the first time, allowing for regular supply to those stationed there, and was a pleasure route for townspeople wealthy enough to own a carriage. The route was well used, and by 1813 required major repairs due to the excessive cart traffic. It was believed that merchants used this route to avoid tolls on Parramatta Road, and to combat this, a toll gate was placed near today's intersection of College, Liverpool and Oxford Streets. To maintain the road, a group of 50 convicts was also formed under the supervision of Major George Druitt.

Between 1822-1824, the construction of a new Sydney-gaol near Circular Quay was completed by convicts. However, the gaol remained unused until 1827, when the grounds were transformed into a stockade for convict labourers working on the construction of a new water tunnel, later known as Busby's Bore. In 1831, opposite the gaol site, a former convict Robert Taylor, who was a brick maker with his own brick field operation, built a house complete with kilns for his business. Taylor's were the first dwellings and residential buildings within the Oxford Street study area, on what is now the Sacred Heart Catholic Church and the Notre Dame University campus, facing Oxford Street.

Busby's Bore

John Busby was the mineral surveyor and engineer for the drinking water channel that was built between 1827-1837 using convict labour. The tunnel distributed water from Lachlan Swamps and ran from Centennial Park, through the former Royal Agricultural Showgrounds, former rifle range, and Victoria Barracks until it reached Hyde Park. The tunnel continued to supply water to Sydney into the mid-1880s and was used into the early twentieth century to provide water to the Botanic Gardens. Although finally filled with sand in 1934 due to the risk of subsidence, the tunnel remains under Oxford Street.

A New Gaol and Courthouse

In 1835 it was proposed that a new gaol site be developed in Darlinghurst and was to be accompanied by a large courthouse directly in front of the gaol, with connecting tunnels to allow prisoners to be transferred into courtrooms without leaving the security of the gaol perimeter. From 1836 a group of 80 convicts were housed within the walls to build the gaol. The design of the gaol was the combined effort of town surveyor and architect Colonial Mortimer Lewis and the colonial engineer George Barney. It was based on the leading prison design from England and America. The courthouse was also designed by Lewis in a neo-classical form, with heavy Greek revival influences popular at the time. By 1841 the first cells were ready to receive prisoners. Escorted through the city by 50 policemen, four inspectors, the Chief Constable, and Superintendent of Police, 119 male prisoners were relocated from the old gaol to the new. They were followed soon after by a second parade of 50 female prisoners. Temporary public gallows were erected outside the walls (until 1852), and permanent gallows inside, with a total of 79 people executed. In 1898 the legal precinct was added too with the construction of the Darlinghurst Police Station, opposite the gaol on the corner of Bourke and Forbes Streets.

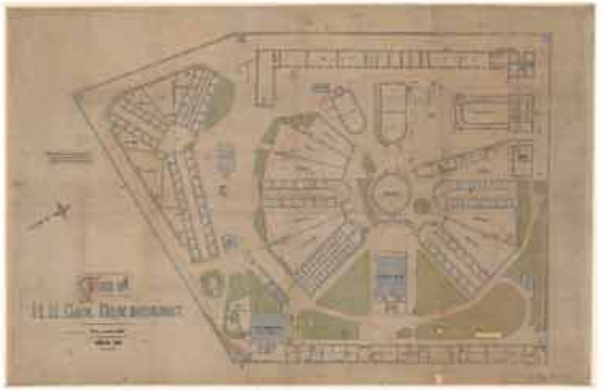












Top Left: Busby's Bore c1845 by Charles Henry Woolcott [State Library of New South Wales (Mitchell Library)]. **Top right**: The access point to Busby's Bore, at Victoria Barracks, Paddington [City of Sydney Archives]. Middle left: Prisoners in yard at Darlinghurst Gaol 1884-1886 [State Library of New South Wales (Mitchell Library)]. **Middle right**: Darlinghurst Gaol 1891by Henry Louis Bertrand [State Library of New South Wales]. **Bottom left**: Darlinghurst Gaol from Burton Street 1870 by Charles Percy Pickering [State Library of New South Wales (Mitchell Library)]. **Bottom right**: Plan of HM Gaol Darlinghurst March 1885 [State Archives & Records New South Wales, Plans of Public Buildings].

TOWNS, SUBURBS, VILLAGES & COMMERCE

The Beginnings of Commercial Development 1840-1860

The building of the goal and the courthouse gave a focus to this part of South Head Road that spurred the first commercial and residential developments. In 1831, Robert Taylor had built a house for himself and was operating his brickworks business. By 1843 Taylor had also erected a series of buildings fronting South Head Road between Flinders and Dowling Street. This resulted in the road becoming increasingly busy, with carts, horses and riders heading to new villas on Darlinghurst Hill. In 1857 Joseph Marshall opened Marshall's Brewery on the corner of Dowling Street. It was one of Sydney's largest breweries and eventually expanded to Oxford and Flinders Streets.

By 1858 both sides of the road were almost fully occupied from Hyde Park to the corner of Dowling Street, where a toll bar had been erected. There was a multitude of buildings, both residential and commercial, that occupied the street. They included grocers, drapers, tailors, butchers, and dealers. Dotted along the street, predominantly on corner locations, were 11 hotels including the Blind Beggar on the corner of Oxford and Liverpool Streets, the Burdekin Hotel, and the Queens Arms. Located on the corner of Oxford and Bourke Street, it is today occupied by the Courthouse Hotel. The block between Hyde Park and Riley contained a bowling alley, merry-go-round, and alleged casino inside a dancing house operation.

The 1850s gold rush dramatically increased the population size, and therefore the commercial and economical prominence. This resulted in the arrival of more specialised trades like jewellers and watchmakers and then doctors, apothecaries and later undertakers.

The Road Becomes a Street

In the mid-1830s, a new road was developed from the city to Darlinghurst and named New South Head Road. This caused much confusion with the existing South Head Road from Woolloomooloo. In 1873 City Council established a Committee to investigate the possible name change of Old South Head Road. Residents and tradespeople wanted a new name that would reflect the growing importance of the street and used the great London shopping district for inspiration. They chose Oxford Street for its ability to reflect their own ambitious as a high street, like that of London. Charles Wigzell, a prominent trader in the precinct, wrote to the City Council, enclosing a petition with 112 signatures of local businesses, arguing instead for the name Oxford Street to be adopted. The name was formally changed and gazetted to be Oxford Street in November 1875.

Department Stores and Commercial Expansion

The department store arrived in Sydney as a shopping idea in the early 1880s, imported from Paris where the concept had developed thirty years earlier. The basic premise was that consumers would likely spend more money if they had direct contact with products. Instead of accessing goods via a shopkeeper behind a counter, department stores offered the customer the opportunity to browse a wide variety of goods displayed in open plans or aisles. The economies of scale offered in such a store also meant lower margins and thus lower prices than a speciality or general store.

By 1885, two of Oxford Streets successful department store merchants, Edward Arnold and the brothers Francis and Mark Foy, had established a foothold. Over the next twenty years, Oxford Street was transformed from mostly single frontage to large, and architecturally modern multi-storey emporiums, with many buildings surviving today. These large stores dominated the western end of the street through to the 1930s and 1940s, after which time competition from the larger stores in the city forced their closure.













Top left: Darlinghurst Fruit Market on the corner of Flinders & Oxford streets, c1909. **Top right:** Mark Foy's Department Store along Oxford Street near Hyde Park c1885. **Middle left**: Edward Arnolds Department store, c1922 after being extended. Arnolds had been on Oxford Street since 1862, extending into the Union Bank on the Crown Street corner in 1902 and then rebuilding, including into Crown Street in 1922 [Source: SLNSW] . **Middle right**: Mark Foy (15 February 1865 – 15 November 1950) was a businessman who established the store called Mark Foy's in Sydney.[plttwateronline-news.com/mark-foy-history.php]. **Bottom left:** View of Oxford Street from Hyde Park c1910. **Bottom Right**: Another view of Oxford Street from Hyde Park c1910.

Oxford Street Widening 1908-1915

In 1904, architects John Barlow and John Sulman advocated for changes to transform Sydney from a congested settlement to a modern metropolis. Increased traffic from the introduction of motorised vehicles rapidly congested the streets, and an aging population meant that suburbs were becoming both neglected and overcrowded. Using Oxford Street as his example, Barlow proposed a scheme to widen the street on the northern side. In early 1907, the Victoria Hotel on the corner of Bourke, Flinders and Oxford Streets was demolished to make a new intersection that allowed for a more formal layout and space for traffic flow. However, shortly into the scheme, the City Council decided that it was larger than their resources could handle and turned to the State Government for aid.

A series of other proposals were put forward to improve Oxford Street such as a new street running parallel to Oxford through Surry Hills and demolishing the Darlinghurst goal and Sacred Heart Church to erect a monumental building within a large public park. Oxford Street was also widened by 100ft (30m) by demolishing the entire northern side from Hyde Park to Hopewell Street in Paddington. Once the resumption of buildings and their owner's compensation was underway, demolitions and widening were processed in five stages between 1909 and 1914. The redevelopment was long and chaotic, working section by section along the street, but resulted in the northern side being rebuilt as a cohesive commercial district.

The result of the rebuild was a uniform streetscape of three storey brick buildings, all designed in an Edwardian architectural style providing a cohesive appearance. This was now a stark contrast to the untouched southern side with Victorian terraces and buildings. In an attempt to provide some visual continuity, the footpath was widened, and all shop awnings replaced with a continual line of awnings suspended from brackets attached to the building facades, replacing the former post awnings of the nineteenth century.

ACCOMMODATION, DOMESTIC & WORKING LIFE

Living and Working on Oxford Street

Whilst the buildings provide Oxford Street's physical form, the people who lived and worked on the street provided its character. Between 1860-1890, it was typical for single front shops to have a living space on the upper floor. The streets and laneways behind Oxford Street, branching out into Surry Hills, Woolloomooloo and Darlinghurst, were densely populated and filled with terrace houses.

While Sydney was predominantly filled with English, Irish and Scottish citizens, there was also a significant community of non-British citizens, particularly within the subject area. Suburbs like Woolloomooloo and Darlinghurst were close to the city and docks and were cheap residences for immigrant families. Due to this, Oxford Street became a multi-cultural hub. British migrants were generally shop owners, whereas German migrants tended to fill specialist trades like watchmakers, opticians, and jewellers. Southern Europeans such as Italians, Greeks, Maltese, Spanish and Portuguese were involved in the food trade, running fish shops or oyster saloons, fruit and vegetable or grocery stores. Wine bars were also provided employment opportunities for Spanish and Portuguese migrants. There was also a large representation of women who ran their own trades along the street.



Top: Plan of Oxford Street indicating proposed resumptions by the City Council, published in the Evening News in 1909. The shaded portion of the plan indicated what property the council intended to take over. **Left on 2nd row from top** : Several auction posters showing the City Council's subdivision of land following the widening of Oxford Street. **Right on 2nd row from top**: Looking west from Taylor Square to corner of Bourke Street.The former Oxford Hotel and McIlraiths grocery store are shown prior to their demolition in 1910. (City of Sydney) **Left on 3rd row from top**: Looking west along Oxford Street showing the construction of the Municipal Block between 82-106 Oxford. Note the buildings further down that have not yet been demolished, 1912 [Source: City of Sydney Archive]. **Right on 3rd row from top**: Looking west from Taylor Square to the new developments on Oxford Street after the resumptions c1912. The multi-storey building was McIlraith's new grocery store, with the new Oxford hotel on the corner [SLNSW] **Bottom left**: Looking east along Oxford Street c1900, showing Flanagan's Burdekin hotel on the corner with its distinctive Onion Dome. **Bottom right**: c1935 photograph looking east towards Taylor Square. No.177-191 Oxford Street are on the right of the image. Note the tram tracks running up the centre of the street [SLNSW]



Block 2 - Flanagan Hotel to Exchange Hotel
City of Sydney Archives with Curio photo stitching



Block 2 - Exchange Hotel to Oxford Square
City of Sydney Archives with Curio photo stitching

Built Fabric of the northern side of Oxford Street prior the road widening (1910)

The northern side of Oxford Street was demolished during the 1910 road widening. Many of the building typologies are still reflected in the built fabric on the southern side, which were spared from the demolition. The dominant building style were the groups of two-storey terraces.



Block 5 - London Bank of Australia to Kelso Hotel
City of Sydney Archives with Curio photo stitching



Block 7 - Esma Studios to Davies Sloane Umbrella Manufacturers
City of Sydney Archives with Curio photo stitching

Built Fabric of the northern side of Oxford Street prior the road widening (1910)

Throughout the street, the windows were uniformly spaced and sized. The terrace windows were generally simple and less adorned whilst the taller buildings featured more ornate frame mouldings.



Block 9 - Crecy Hotel to Flinders Street
City of Sydney Archives with Curio photo stitching

Built Fabric of the northern side of Oxford Street prior the road widening (1910)

Prior to the 1910 road widening, the chimneys of the two-storey terraces were visible from the street. Today this feature is evident at the southern end of Oxford Street, notably at 245-261 Oxford Street.

TRANSPORT

Use of Roads, Widening and Congestion

The original core purpose of Oxford Street was as a thoroughfare for people to travel to and from the city and the east. Sydneysiders who could afford means of transportation such as a horse or horse and carriage, heavily used South Head Road for pleasure rides along the coast. By 1827, the road was popular amongst both the elite and middle class who had access to transportation, increasing the congestion. Once the New South Head Road (now Oxford Street) opened in the 1830s, the two were used as a circuit, out on one and back on the other. The increase in traffic resulted in complaints about the roads' deteriorating conditions, and by the 1840s, letters and petitions were regularly published in the newspaper.

Omnibuses and Trams

From the early 1840s, the road use began to change as small villages appeared along it. Very soon, with increasing populations and demand for accessible transport, horse cabs and then horse drawn omnibuses became a prominent trade. From 1879 the buses were joined by the new Sydney tramways, first with steam and then electric from 1902. Oxford Street was a major route for trams, specifically towards Randwick, Paddington, and Woollahra. All the main routes along Oxford Street used major intersections as stopping points, making the street more accessible to larger groups of people from beyond the immediate neighbourhood. The introduction of transport options allowed Oxford Street to become a major Sydney shopping precinct.

The mayhem of traffic was at its peak when cars and trucks became popular, and when major events such as the races at Randwick or the Royal Easter Show occurred. This meant that tens of thousands of people and hundreds of trams and vehicles crawled up Oxford Street, which resulted in its eventual widening.











Top left: Steam Tram at the corner Oxford and Liverpool Street c1880s. [City of Sydney Archives] **Top right**: Electric Trams along Oxford Street. In the background is the former Union Bank (ANZ), built on the Brisbane Street corner in c1911 and the Lowes retail store c1930. On the far corner the three storey Oxford Chambers residential tower facing Pelican Street [City of Sydney archives]. **Middle left**: Electric trams along Oxford Street corner of Bourke Street.[City of Sydney archives]. **Middle right**: 1959 photograph from corner of Bourke Street showing SE corner of Bourke/Flinders/Oxford Streets. Note the traffic tower on the left, testament to the fact this has always been a busy intersection [City of Sydney archives]. Bottom: Electric Trams along Oxford Street near the Sacred Heart Church with the Penfolds sign towering above the row of terraces .c1960.[City of Sydney archives]

EVENTS

Parades and Protests

The first recognised large-scale parade was the 1841 transfer of prisoners to the new Darlinghurst gaol. Public gatherings continued during the years that public executions took place outside the gaol walls, with thousands of people gathering early in the morning to watch.

Victoria Barracks also generated many parades, specifically celebrating military troops heading to battle, such as the 1870 New Zealand War against the Maori. The parade included 750 troops, artillery units and hundreds of associated bandsmen travelling down Oxford Street, with ten thousand spectators filling the footpaths and balconies. Similar scenes were repeated during WWI when troops marched from the docks to the barracks in a triumphant homecoming. To celebrate the Federation of Australia in 1901, troops marched along Oxford Street to Victoria Barracks and Moore Park, with large crowds witnessing their arrival. Since then, there have been many other parades, celebrated along Oxfrod Street including the arrival of the American Great White Fleet, Labour Day union marches, high profile funerals and the annual Royal Easter Show before.

The long history of parades has provided international recognition for Oxford street, in particular the Mardi Gras celebrations in recent years. The origins of Mardi Gras were 1978 street protests for gay and lesbian rights. The 1978 protest march, to commemorate the Stonewall Riots in America in 1968, quickly drew in thousands of people singing and dancing along Oxford Street. However, it resulted in street fights, riots and arrests involving police violence and brutality. In 1979-80, marches were held on the anniversary. The march was moved from winter to summer in 1981 and steered away from political activism and towards celebrating inclusiveness.



Top left: The return of the Soudan Contingent scene at Oxford Street. [Australian War Memorial, Art 94384]. **Middle left**: 1925 procession of a horse riding school through Taylor Square. Note McIlraths large department store behind the Oxford Hotel. A rebuilt Courthouse Hotel is visible on the left (City of Sydney). **Bottom left**: Looking west along Oxford Street at the Federation Parade 1901. The Beauchamp Hotel is in the rear centre. **Top right**: Looking onto Oxford Street from Oxford Square during the 2020 Mardi Gras. [Curio Projects]. **Bottom right**: Looking onto the sidewalk from Oxford Hotel during the 2020 Mardi Gras. [Curio Projects]

CREATIVE ENDEAVOR

Oxford Street as an Arts Hub

For much of the twentieth and twenty-first centuries, Oxford Street has cultivated a reputation as a street favoured and facilitated by creative people.

In 1920, after WWI, it was proposed to convert the Darlinghurst Gaol into the new location for the Sydney Technical College. Education was a key component in the repatriation of ex-servicemen returning from the war, with 6000 individuals gaining qualifications by 1922. The first department established was the arts department, followed by women's handicrafts, fashion, sheep and wool, plumbing and the food school. Renamed the National Arts School (NAS), its programs attracted both student and professional artists to the area. Many shopfronts were embellished with new modern signage designs by former art students. In 1975, despite protests from the community, NAS was relocated by its head organisation the Department of Technical and Further Education (TAFE) and renamed the College of Fine Arts. The Darlinghurst NAS school rebuilt its visual arts program, and since 2009 operates as an independent school.

One of the cell blocks not included in the initial school conversion was developed into a theatre. By 1958, enough funds were raised and the first performances in the newly developed theatre took place. In 1906 the theatre was named the Cell Block Theatre, and hosted a mixture of drama, music and dance. The Cell Block Theatre joined the collection of movie theatres along Oxford Street that had been developed since 1910 by West's Pictures, and eventually Union Theatres Limited, which later became Greater Union.

The Mardi Gras parade developed from a protest march to an increasingly artistic expression of the LGBTIQ community. Highly decorated floats with satirical or political messages and participant costumes have become a significant feature. Some of the costume designers and activists such as Ron Muncaster created more elaborate costumes, many of which are now held in the collection of the Museum of Applied Arts and Science.







Top: Looking east to the Olympia Picture theatre, with the Beauchamp Hotel on the right and the former Brewery Hotel on the left. This image demonstrates the architectural presence of the corner buildings along Oxford Street (SLNSW).
Bottom left: Map of the National Art School formerly the Darlinghurst Gaol. [Curio Projects].
Bottom right: The central tower within National Art School repurposed for use a chapel. [Curio Projects]

3 Physical Analysis

3. Physical Analysis

3.1 Introduction

The Physical analysis of the Oxford Street Activity Streets Precinct-S3 (study area) starts with the division of the study area into 15 distinct blocks, each occupying a section of Oxford Street. The Block Identification Map on the following page outlines this division.

All blocks within the study area, excluding Block 1, are located within Heritage Conservation Areas (HCAs). The following HCAs apply to the study area:

. Oxford Street (Darlinghurst Road) and Victoria Street Conservation Area, (C12, gazetted 14 Dec 2012)
. East Sydney Conservation Ares (C13, gazetted 14 Dec 2012)
. Oxford Street Heritage Conservation Area (C17, gazetted 14 Dec 2012)
. Paddington Urban Heritage Conservation Area (C50, gazetted 14 Dec 2012)
. Bourke Street North Heritage Conservation Area (C59, gazetted 14 Dec 2012)

A detailed review of these Heritage Conservation Areas is included in Appendix A.
Oxford Street is a major thoroughfare which runs south easterly from Whitlam Square towards Taylor Square. It follows this general direction until it connects to Old South Head Road which terminates at Oxford Street's historic end point at South Head.

The urban fabric of the study area demonstrates the different stages of development along Oxford Street. The character of the blocks vary depending on their location along the street. The northern side of the study area (Blocks 2, 5, 7, & 9) demonstrate the effects of the road widening on the building in the early 1900s when most of the buildings on the northern side of the street were demolished. The blocks on the southern side of Oxford Street (Blocks 3, 4, 6, & 8) were spared from the demolition that accompanied the road widening and thus demonstrate earlier built fabric than those on the northern side. Block 12 is of particular note as the location for the earliest commercial establishments along the street, which developed due to their proximity to Darlinghurst Gaol.

An in-depth analysis of the physical qualities of each block is discussed in the following sections. These will cover:

. Context and setting;
. Key views;
. Streetscape character;
. Evidence of early subdivision patterns and uses;
. Original and early built form components;
. Open space and landscape components;
. Integrity and Condition;
. Scale;
. Building Typologies.

All information regarding the individually listed heritage properties was accessed through the NSW State Heritage Inventory (www.https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/). Each item ID relates to the datasheet contained on the online inventory, which was accessed between June 2020 and April 2021.



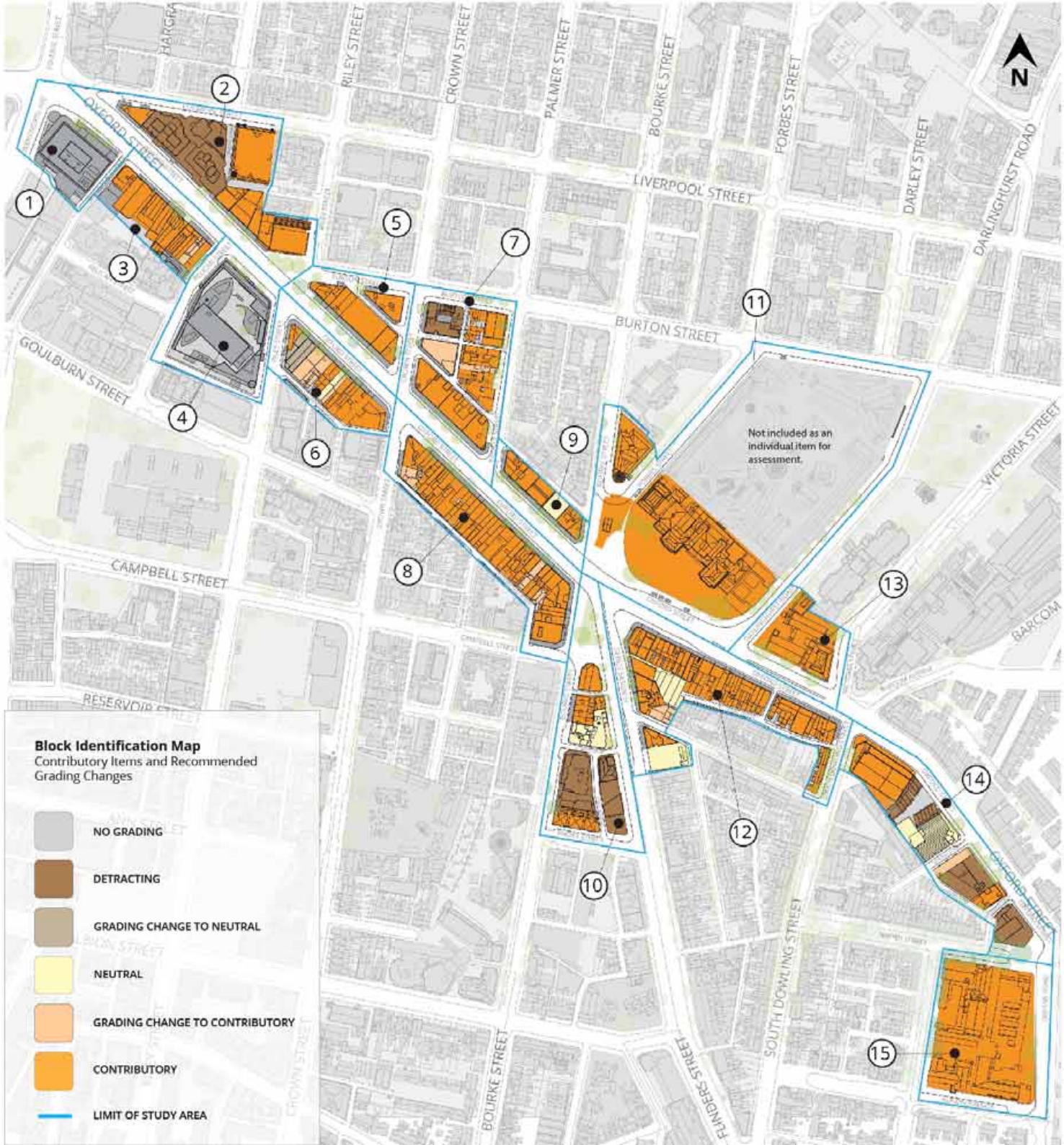




Clockwise from top left: View of Oxford Street coming from Hyde Park; View of Block 3 from Burdekin Hotel; View of Block 3 from Oxford Square; View of Oxford Street with Crown Street intersection; The rainbow predestrian crossing near Taylor Square; View of typical terraces from across the Darlinghurst Courthouse. (All photos courtesy of Curio Projects)

Block Identification

1	1-19	OXFORD STREET	DARLINGHURST
2	2-50	OXFORD STREET	DARLINGHURST
	10-20	OXFORD SQUARE	DARLINGHURST
	223-225	LIVERPOOL STREET	DARLINGHURST
	165-167	RILEY STREET	DARLINGHURST
3	21-51	OXFORD STREET	SURRY HILLS
4	55-73	OXFORD STREET	SURRY HILLS
5	52-80	OXFORD STREET	DARLINGHURST
	7	BURTON STREET	DARLINGHURST
6	75-115	OXFORD STREET	DARLINGHURST
7	82-106	OXFORD STREET	DARLINGHURST
	254-256	CROWN STREET	DARLINGHURST
	251-265	PALMER STREET	DARLINGHURST
	35-39	BURTON STREET	DARLINGHURST
	28-46	LANGLEY STREET	DARLINGHURST
8	117-189	OXFORD STREET	DARLINGHURST
	379-387	BOURKE STREET	DARLINGHURST
	48	LITTLE OXFORD STREET	DARLINGHURST
	276-278	CROWN STREET	DARLINGHURST
9	108-134	OXFORD STREET	DARLINGHURST
10	1-5	FLINDERS STREET	SURRY HILLS
	23-47	FLINDERS STREET	SURRY HILLS
	7-9	PATTERSON LANE	SURRY HILLS
	304-344	BOURKE STREET	SURRY HILLS
11	136-138	OXFORD STREET	DARLINGHURST
	301	FORBES STREET	DARLINGHURST
	156	FORBES STREET	DARLINGHURST
12	191-267	FORBES STREET	DARLINGHURST
	4-38	FLINDERS STREET	DARLINGHURST
	319-333	SOUTH DOWLING STREET	DARLINGHURST
	4-10	TAYLOR STREET	DARLINGHURST
	2	STURT STREET	DARLINGHURST
13	160	OXFORD STREET	DARLINGHURST
14	1-59	OXFORD STREET	PADDINGTON
15	1-37	GREENS ROAD	PADDINGTON



3.2 Blocks 1 & 2

3.2.1 Context and Setting

Blocks 1 and 2 are located at the northern end of the study area, marking the beginning of the Oxford Street Activity Streets PrecinctS3 entering from the southeast corner of Hyde Park.

Block 1 is located at Whitlam Square, on the corner intersection of College St, Oxford St, Liverpool St, and Wentworth Ave. Block 1 includes 1-19 Oxford Street, Surry Hills. It is occupied by a single 23-storey modern office block, 1 Oxford Street. It is located at the corner of Oxford Street and Wentworth Avenue, opposite Hyde Park. Due to the fact that it is a modern building, Block 1 does not lie within a Heritage Conservation Area.

Block 2 is bounded by Liverpool Street and Oxford Street to the north and Oxford Square at Riley Street to the south. Block 2 lies within the Oxford Street Heritage Conservation Area (C17).

Block 2 includes 20-50 Oxford Street, 10-20 Oxford Square, 223-225 Liverpool Street, and 165-167 Riley Street Darlinghurst. Norman Street runs through the block on a right angle, forming back lanes that connect to Liverpool and Riley Streets, separating the former Winns Ltd, Department Store (223-225 Liverpool Street, # I350) from the line of buildings that front Oxford Street. The historic Museum Train Station, a key access point to the area, is only 350 metres away.

Block 2 is comprised of 9 properties, 7 of which are listed on the Sydney LEP 2012. The most notable prominent heritage listed building on Block 2 is the Burdekin Hotel including Interiors (I379). Whilst the built structures have changed, the site has almost exclusively been occupied by hotels from the 1840s.

Other notable heritage listed buildings on Block 2 include:

. The Exchange Hotel Including Interiors (Sydney LEP #I380)
. Former "Winns Ltd Department Store" Including Interiors (Sydney LEP #I350)

A full schedule of heritage-listed buildings is included in Appendix B.

Blocks 1 & 2 Identification Map
Contributory Items and Recommended Grading Changes



- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA











All photos courtesy of Curio Projects.

- (A) WHITLAM SQUARE
- (B) HYDE PARK APARTMENTS
- (C) 1 OXFORD STREET
- PARKRIDGE CORPORATE & PARK APARTMENTS BUILDING
- (E) BURDEKIN HOTEL
- (F) FORMER LONDON CHAMBERS BUILDING
- (G) FORMER BURTON FAMILY HOTEL
- (H) OXFORD SQUARE
- SILF BUILDING

3.2.2 Streetscape Character

This analysis of the streetscape of Blocks 1 and 2 includes an analysis of the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also considers at areas of open space and key views within the blocks.

Approaching from Hyde Park and Whitlam Square, visitors are welcomed by the heritage listed Burdekin Hotel at 2-4 Oxford Street, which is surrounded by modern multi-storey towers. The high-rise Hyde Park Apartments on College Street, in addition to the Parkridge Corporate Apartments, and the Park Apartments on Oxford Street, now dominate the Burdekin Hotel, which once commanded the area.

The section of Block 2 from the Exchange Hotel at 34-36 Oxford Street, to the Silf Building (10-20 Oxford Square), including Oxford Hall (165-167 Riley Street), is composed of a combination of good representative Federation Free Style and Victorian Free Classical architecture. The heritage streetscape from the Burdekin Hotel to the Exchange Hotel, however, is interrupted by the contemporary apartment buildings Parkridge at 6-14 Oxford Street and the Park Apartments at 18-32 Oxford Street which feature ground floor shopfronts that detract from the character of the streetscape.

Blocks 1 and 2 of the study area are the closest to the Sydney CBD. Compared to the other blocks within the study area, the building scale in this section is less homogenous, ranging from 2 storeys to 24 storeys. The disparity of building heights between the heritage and contemporary buildings also breaks down visual homogeneity. The apartment tower buildings separate the Burdekin Hotel from the heritage buildings within Block 2. The hotel does, however, maintain a diagonal connection with the heritage buildings on the southern end of the street (namely the former ANZ Bank at 21 Oxford Street, Sydney LEP # I1581).

Blocks 1 & 2 Identification Map
Contributory Items and Recommended Grading Changes

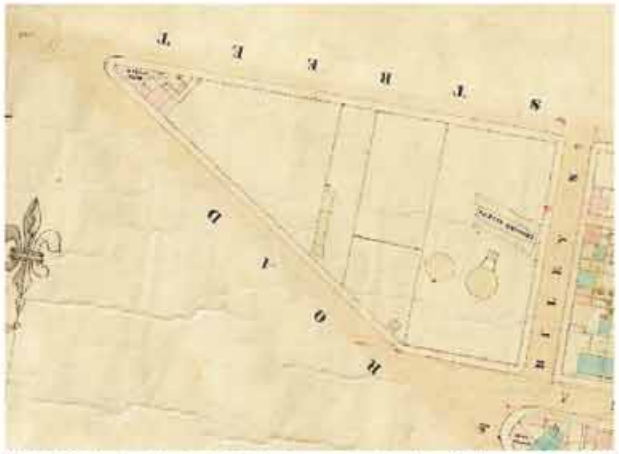


- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (J) EXCHANGE HOTEL
- (K) "BURDEKIN'S HOUSES"
- (L) "BURDEKIN'S HOUSES"
- (M) SILF BUILDING
- (N) OXFORD HALL
- (O) FORMER WINNS LTD DEPARTMENT STORE
- (P) FORMER BURTON FAMILY HOTEL
- (Q) OXFORD SQUARE













Middle Left: The Burdekin Hotel c1901 under reconstruction [City of Sydney archives]. Middle right: Looking east along Oxford Street c1900, showing Flanagan's Burdekin hotel on the corner with its distinctive Onion Dome [SLNSW]. Bottom left: A section of 1855 Edward Burrows Detail Plan of Sydney. Bottom middle: A section of 1865 Trigonometrical Survey of Sydney. Bottom middle: Three images showing the new Burdekin Hotel post Oxford Street widening. The hotel in 1930 was modernised c1939 to the current building style [Tooths Collection, Noel Butlin Archive, ANU]. Bottom right: Flanagan's hotel, cnr Oxford and Liverpool Street prior to demolition in 1910 as part of the Oxford Street widening. A hotel has traded on this corner since the mid-1840s.[City of Sydney Archives]

3.2.2 Streetscape Character (continued)

Block 2 was the product of the c.1910 road widening along Oxford Street. Ensuing developments also formed two nodes on the subject site, namely the open space adjacent to the Burdekin Hotel and Oxford Square at Oxford Street's intersection with Riley Street. Together with Norman Street, these key features create a well-connected and permeable block.

The subdivision pattern seen today still reflects the subdivision of the land shown on Edward Burrows' 1855 Detail Map of Sydney. However, there have been a few changes since the addition of Norman Street (see the 1865 Trigonometrical Survey), the c. 1910 road expansion, and the 1980s transformation of Oxford Square.

Blocks 1 and 2 feature a collection of early Victorian Free Classical, Federation Free Classical, and small mid-Victorian architecture. Excluding the high-rise Parkridge and Park Apartment buildings (Block 2), and the multi-level office building at 1 Oxford Street (Block 1), all the buildings are heritage listed.

The sidewalk from the Exchange Hotel (34-36 Oxford Street) to Oxford Square features a continuous stepped awning on steel frames with spiral accents. These feature an organised and unobtrusive series of awning light boxes advertising shopfronts. These awning lightboxes form a unifying element amongst the contrasting shopfronts.

Shopfronts along the block have been altered numerous times since the resumptions. The overlapping changes in tenancies and uses has caused most shopfronts to lose their heritage fabric and, therefore, value. The building façades above the awning are the main remnant indicator of Oxford Street's historic development. However, these are only visible when viewed from the opposite side of the street.

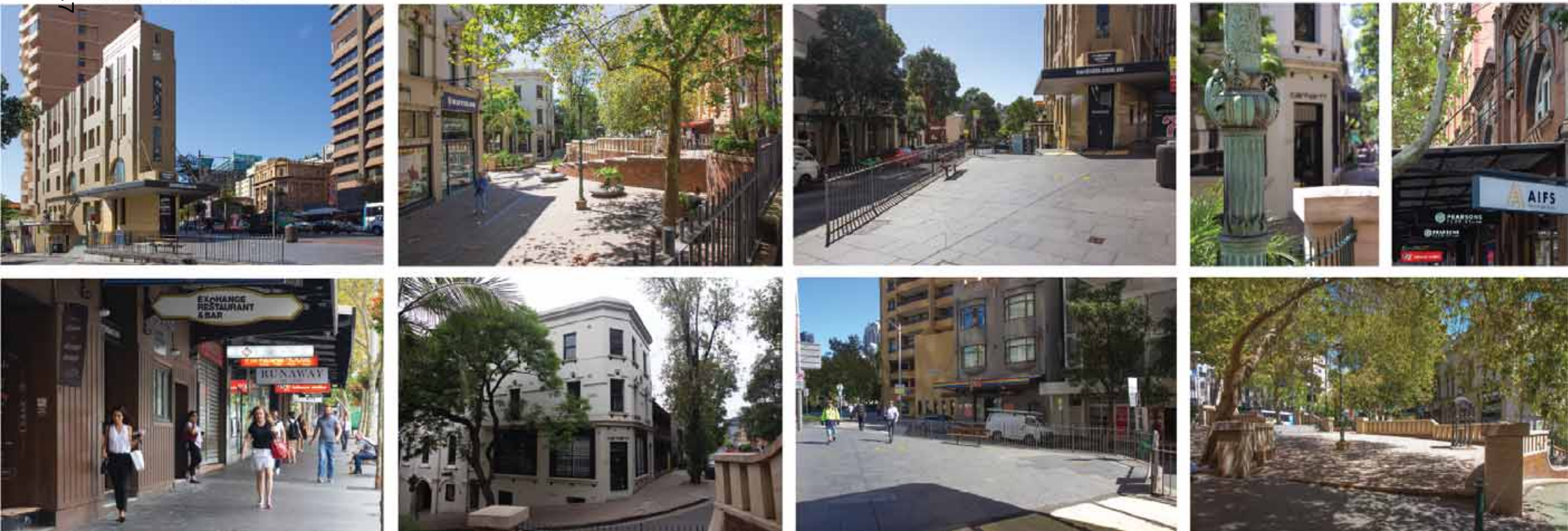
The intersection of Liverpool and Oxford Streets forms a triangular open space of approximately 169 square metres. It fronts the chamfered corner of the Burdekin Hotel and is exposed to the busy traffic of Oxford Street. This open space is relatively small, vacant and unutilised. It is bound by a fence to its Liverpool Street side preventing access to the shops opposite. This open space is currently empty, excluding a single bench by the fence.

The open space at the tip of the intersection of Liverpool and Oxford Streets provides several key view lines.

. View lines to Hyde Park
. View lines to the heritage listed former ANZ Bank (21 Oxford Street)
. A close view of the heritage listed Burdekin Hotel (2-4 Oxford Street)
. Views to the row of two-storey Victorian buildings across Oxford Street (Block 3)

From this open space, Oxford Square is roughly 175 metres away at the intersection of Riley and Burton Streets. Oxford Square is surrounded by heritage listed buildings with architectural details which are visible from all angles within the square. The buildings fronting the square do not feature awnings, allowing closer inspection of the Victorian building façades.

Montage of images showing key characteristic features in Block 2
All photos courtesy of Curio Projects.





1968

Looking north east across Oxford Street from the site of Buckinghams Department Store, after it was destroyed by fire. This intersection is also known as Oxford Square. On the right is the ES & A Bank at Oxford Street. White building at the left is at 20-Burton Street with the terrace to its right at 22 Burton Street. To the left of the white building is Riley Street.



1983

View along Oxford Street towards Taylor Square showing Fletcher's Hardware, Oxford Square at Burton Street. (Source: City of Sydney Archives, City Engineer's Department Negatives, 1993)



1983

View showing 52-54 Oxford Street from Riley Street intersecting Oxford Street (Source: City of Sydney Archives, City Engineer's Department Negatives, 1993)



1983-1989

View looking south east from Oxford Street towards Riley Street and Burton Street. The new redeveloped Oxford Square is now featured with sandstone balustrades and iron grilles (Source: City of Sydney Archives, Sydney Reference Collection (SRC) Photographs, 1980-1989)

Oxford Square

Unlike the intersection at Liverpool and Oxford, Oxford Square is surrounded by Victorian Free Classical and Federation Free Classical architecture. Oxford Square is enclosed by the SIIf Company Building (Sydney LEP #I378) at 10-20 Oxford Street to its north, the Former London Chambers Building (Sydney LEP # I383) at 52-54 Oxford Street to its south, and the former Burton Family Hotel at 20 Burton St (Sydney LEP #I224) to its east. These buildings, plus the square's lower elevation effectively shields it from the busy Oxford Street (see Visual History of Oxford Square).

Oxford Square covers an area up to 1,100 square metres to the edge of the sidewalks. The square also features intricately detailed Victorian inspired lamp posts and a canopy fountain in the centre that adds to the visual appeal of the area.

Due to the slopping topography upon which the square was built, Oxford Square demonstrates multiple elevations, accessed via several sets of steps. These areas are bound with sandstone balustrades and steel railings which consequently divide the open space.

A photographic recording of the properties on each block is presented on the following page.



1990-1999

View of Oxford Square from across Oxford Street. Sandstone balustrades leading to steps separated Oxford Square from the main sidewalk along Oxford Street. (Source: City of Sydney Archives, Sydney Reference Collection Photographs, taken by Edda Boyd, South Sydney Council photos)



1990-1999

View of Oxford Square from Riley Street. The design elements currently found within the square have remained the same since its redevelopment during the 1980s. Source: City of Sydney Archives, Sydney Reference Collection Photographs)

3.3 Blocks 3 & 4

3.3.1 Context and Setting

Blocks 3 & 4 are located on the northern end of the Oxford Street Activity Streets Precinct-S3, adjacent to 1 Oxford Street on the southern (Surry Hills) side of Oxford Street.

Block 3 (21-51 Oxford Street) is bounded by Oxford Street to its north, Pelican Street to the east, Poplar Street to the south and Brisbane Street to its west. Block 3 is included in the Oxford Street Heritage Conservation Area C17.

Block 3 consist of 9 properties, 3 of which are listed on the Sydney LEP 2012. The most prominent heritage listed building on these blocks is the c.1911 former ANZ Bank is located at 21 Oxford Street, on the corner of Oxford and Brisbane Streets (Sydney LEP #I581). It is well proportioned and detailed in sandstone, and is a good representative example of the Federation Free Classical style. The former bank occupies a prominent location, and its chamfered corner faces the Burdekin Hotel (2-4 Oxford Street, Block 2) thus evoking a visual dialogue with the opposite side of the street.

There are only two additional heritage listed buildings within Block 3:

. The former "Lowes" at 31-33 Oxford Street (Sydney LEP #I1582)
. The former Commonwealth Bank at 37-41 Oxford Street (Sydney LEP #I1583)

Block 4 (55-73 Oxford Street), adjacent to Block 3, is bounded by Oxford Street to the north, Riley Street to the east, Waine Street to the south, and Pelican Street to the west. Block 4 is included in the Oxford Street Heritage Conservation Area C17. Block 4 consists entirely of a modern tower housing the Oxford Village Shopping Centre which is not heritage listed.

Blocks 3 & 4 Identification Map
Contributory Items and Recommended Grading Changes







All photos courtesy of Curio Projects.

3.3.2 Streetscape Character

This analysis of the streetscape of Blocks 3 and 4 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the blocks.

Located on the southern side of Oxford Street, Block 3 it was unaffected by the 1910 widening of the road and the majority of the built fabric is substantially older than thar on the northern side. The difference can be observed in the architectural typology of buildings within Block 3 which predominantly feature low rise Victorian, Federation Freestyle, and Inter-War buildings.

The former "Lowes" at 31-33 Oxford Street is a two-storey Inter-War Art Deco style building with a symmetrical facade. It is constructed from textured brick and is historically associated with Lowe's Ltd, a gentlemen's outfitter who started trading in the premises in the early 1900s.

The former Commonwealth Bank is a utilitarian building in the Inter-War Stripped Classical style. Its façade utilises simple Art Deco ornaments and follows a design trend that came from the USA and Europe.

Blocks 3 & 4 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

(A) FORMER ANZ BANK
(B) FORMER LOWE'S
(C) FORMER COMMONWEALTH BANK
(D) OXFORD VILLAGE SHOPPING CENTRE





Left: The former Oxford Chambers residential tower on the corner of Pelican Street [Curio Projects]. Built in 1902, this building was demolished to make way for Pelican Street resumption and widening in 1969 by the city council. The two storey shops survived the demolitions and now make up the corner of Pelican Street. [City of Sydney Archives]





1865
City of Sydney, Trigonometrical Survey



1888
Plans of Sydney (Rygate & West)

3.3.2 Streetscape Character (continued)

Both the former ANZ building at 21 Oxford Street and the former Commonwealth Bank at 41 Oxford Street have retained significant amount of original fabric at ground floor level. The latter's imposing Art Deco seven-meter-high polished granite doorway is exceptionally intact. However, its current ground floor shopfront does little in contributing to the heritage streetscape.

An Art Deco ceiling covers the underside of the awning extending from 23 to 41 Oxford Street. However, awnings from 43 to 51 Oxford Street feature a bare underside. The longitudinal and support steel frames are exposed, and the corrugated roof sheets remain visible from underneath. The extent of the decoration found on the main support steel frames comes from the steel spirals between its top and bottom cords.

A close inspection of 23-29 and 31-33 Oxford Street reveals that the exterior built fabric is significantly intact. Unlike the two-storey buildings exhibiting strong inter-War Art Deco style influence, the corner building at 49-51 Oxford Street has an exterior fabric that has been heavily compromised. The corner building, now occupied by Hungry Jacks, has had major renovations and refurbishments. Its first-floor facade is the only observable remnant of Victorian architecture. However, its scale and size form a cohesive collection together with 43, 45, and 47 Oxford Street. They all contribute to the heritage streetscape as a collection of small, two-storey Victorian terraces which are a testament to Oxford Street's early built form.

The subdivision pattern seen today is still reflective of the subdivision pattern seen on the 1865 Trigonometrical Survey and 1888 Plan of Sydney. A notable difference is the agglomeration of all the lots on Block 4 into a huge property now occupied by the contemporary tower building of the Oxford Village Shopping Centre. Greens Lane (Rygate & West 1888 Plan of Sydney), that once ran through Block 4 and partially behind Block 3, no longer exists.

The intersection of Oxford and Pelican Streets was once Enrights Hotel dating to at least 1865, as shown on the 1865 Trigonometrical Survey and Rygate & West's 1888 Plan of Sydney. Later this was the Oxford Chambers Residential Towers. This building was demolished c.1969 for the road widening of Pelican Street. The 1883 building next door (49-51 Oxford Street) then became the corner property. It is presently occupied by Hungry Jacks. It is, together with 47 Oxford Street, potentially one of the older buildings on the block. Their shopfront façades have been heavily altered throughout the years and have lost significant heritage elements.

Block 3, much like Block 2, is surrounded by contemporary high-rise towers on all sides. It faces apartment buildings across Oxford Street, to the east it faces the high-rise 1 Oxford Street and to the west it fronts the Oxford Village Shopping Centre. To the south Block 3 is bounded by the Oasis Apartments, the Paramount Building, and 2-4 Brisbane Street, which average 12 storeys high. When viewed from the opposite side of the street, particularly from Oxford Square, these towering structures are a visible detraction to the heritage streetscape of Block 3.

A photographic recording of the properties on each block is presented on the following page.





All photos courtesy of Curio Projects.











3.4 Block 5

3.4.1 Context and Setting

Block 5 is a triangular block located on the northern side of Oxford Street. It is bound by Burton Street to the north, Crown Street to the east, Oxford Street to the south, and Oxford square to the west. Foley Street runs through the block forming a laneway between the Oxford Street facing buildings and 7 Burton Street. Block 5 consists of 52-80 Oxford Street and 7 Burton Street, Darlinghurst. 7 Burton Street is within the East Sydney Heritage Conservation Area (C13), whilst 52-80 Oxford Street are included in the Oxford Street Heritage Conservation Area (C17).

Block 5 consists of 9 properties, 8 of which are listed as heritage items on the Sydney LEP 2012. 7 Burton Street is the only property on the block not listed.

The most notable property within the study area is the GA Zink & Sons building, located at 56 Oxford Street, Darlinghurst, adjacent to the former London Chambers Building. This is a State Significant Heritage Item (Listing 1658, gazetted 02 April, 1999) and a highlight within this section of the study area. The GA Zink and Sons building is also included as a heritage item in the Sydney LEP 2012 (#I384, gazetted 14 Dec 2012) in addition to the non-statutory registers of the National Trust (#7692), the Royal Australian Institute of Architects, and the former Register of the National Estate (#1993).

Block 5 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (A) FORMER LONDON CHAMBERS BUILDING
- (B) GA ZINK & SONS
- (C) 58-60
- (D) 62-66
- (E) 68-70
- (F) 72-72A
- (G) 74-78
- (H) FORMER KELSO HOTEL
- (I) 7 BURTON STREET, DARLINGHURST









Key facades within this section of the streetscape.
All photos courtesy of Curio Projects.

3.4.2 Streetscape Character

This analysis of the streetscape of Block 5 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the block.

Block 5 is the product of several events that shaped the development of this section of Oxford Street, namely the subdivision of the Riley Estate and the resumption and widening of Oxford Street. These all contributed to a later development of Block 5.

Block 5 of the study area was part of the Riley Estate that was subdivided after the conflict arising from Edward Riley's two existing wills was resolved. The entire block was also greatly affected by the road widening of c.1910. The demolition of the older buildings and the resumptions that followed resulted in a new consistent built form that dates from the 1910s.

The general form of the block still follows the triangular shaped wedge as seen on the City of Sydney 1865 Trigonometrical Survey, Rygate & West's 1888 Plan of Sydney, and the current map as illustrated on the right. However, there are a few differences. Firstly, Burton Lane was renamed to Foley Street. The new Foley Street now runs completely parallel to Oxford Street and connects to Oxford Square. The older maps exhibit then Burton Lane turning at an angle to intersect Burton Street perpendicularly. Secondly, the small lots of the entire block were agglomerated into large blocks. The fine grain of the older built fabric, like those on the southern side of Oxford Street, was lost to the larger agglomerations. Of particular interest is the transformation of what used to be thirteen separate lots along Burton and Crown Streets into one solid block. It is now occupied by a single solid four-storey Art Deco building addressed at 7 Burton Street also known as the Royal Court Flats.

The entire Oxford Street facing line of buildings is heritage listed and is highlighted by the prominent wedge of the former London Chambers Building (52-54 Oxford Street) framed by a view from Oxford Square. The entire row is expressed in a consistent architectural style, only varying from Federation Free Classical to Federation Freestyle. This consistency greatly contributes to the character of the precinct and is regarded as good example of a collection of Federation style buildings.

Block 5 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

(A) FORMER LONDON CHAMBERS BUILDING
(B) GA ZINK & SONS
(C) 58-60
(D) 62-66
(E) 68-70
(F) 72-72A
(G) 74-78
(H) FORMER KELSO HOTEL
(I) 7 BURTON STREET, DARLINGHURST





Photo courtesy of Curio Projects.



City of Sydney,Trigonometrical Survey 1865



Plans of Sydney (Rygate & West) 1888

3.4.2 Streetscape Character (continued)

The former Kelso Hotel (Sydney LEP #I391) on the corner of Crown and Oxford Streets, is a three-storey brick and sandstone building and a fine example of Federation Freestyle architecture used in the design of public houses at the time.

The GA Zink and Sons Building is a three-storey Federation commercial building, with a symmetrical Inter-War Functionalist shopfront. Its ground and first floor contain a large amount of early fabric dating from the 1920s including shelving, cabinetry, stairs and balustrades, etched glazing, partitions, and leadlight glazing, all of which have a high level of integrity.

The architectural style and massing of the entire block is consistent. Both the Oxford and Burton Street facing buildings occupy their entire properties to their boundaries. Due to the slight fall in terrain towards Burton Street, the Foley Street sides exhibit four-storey façades whilst the Oxford Street side exhibits only three-storeys. The two separate blocks have different architectural styles, whilst the Oxford Street facing block is expressed in Federation style, the Burton facing block is expressed in Art Deco. However, the buildings within the block still complement each other due to their massing and scale, contributing to the heritage streetscape of the precinct.

The whole block facing Oxford Street is occupied by a consistent homogeneous building form entirely in the Federation Freestyle expression. Properties have been agglomerated, occupying each lot to the boundary of each property, with all roof lines relatively level.

Foley Street is a back lane, c.57 meters long and 5 metres wide, between the Oxford and Burton Street facing buildings. The lane stretches from Burton to Crown Street and is laid with patterned pavers. The backs of the buildings on both sides of Foley Street are painted consistently to their respective colour schemes. No manner of graffiti, detracting graphics, nor visually obtrusive prevalence of service utilities, ducting, and air-conditioning units can be observed on the walls. Due to this, façades facing onto Foley Street highlight recurring details including regularly spaced windows. Five commercial shops fronting Foley Street occupy the basement levels of the Oxford facing buildings yet there is none from the Burton facing building. The back lane forms a continuous connection with Oxford Square and links the southern end of Block 2 with the northern end of Block 5.

Facing Oxford Street, the block is articulated with a continuous, stepped, steel-framed awning with visible spiral swirls accentuating the main frames. The height of the awnings is approximately 4 to 4.5 metres. There is a uniformity to the awnings and attached light boxes that hang from the awning's steel structure. The awning on the Former Kelso's Hotel (80 Oxford Street) features an Art Deco ceiling similar to those above 23-37 Oxford Street, Surry Hills. This feature slightly reduces the apparent height of the awning at this section on the sidewalk yet the detail adds to the character of the shopfront below.

Shopfronts facing Oxford Street have been heavily altered over time and have lost their heritage significance at the ground plane. However, the shopfront of GA Zink and Sons building remains an exception. GA Zink & Sons Tailors was established in 1895 and moved to 56 Oxford Street in 1911. The ground floor shopfront was exceptionally remodelled in Art Deco style, however, its façade above the awning still demonstrates the architectural style of its era.

Another interesting feature along the sidewalk is the presence of a series of basement light glass blocks at the foot of the shopfronts. Leopold Bartnett & Co (ca.1895-1949) supplied the sidewalk glass prisms. They line the length of the block from 56 to 80 Oxford Street and contribute to the heritage streetscape.



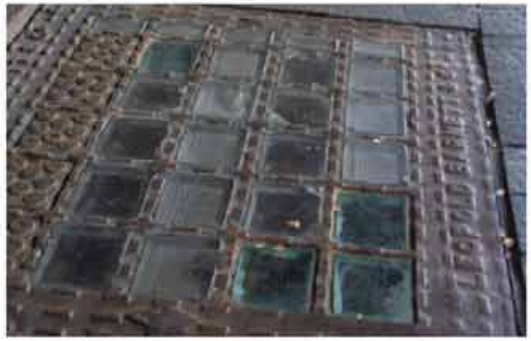








Montage of photos highlighting some of the key characteristics of Block 5.
All photos courtesy of Curio Projects.









3.5 Block 6

3.5.1 Context and Setting

Blocks 6 is trapezoidal in shape and is located on the southern side of Oxford Street adjacent to the Oxford Village Shopping Centre. It is bound by Oxford Street to the north, Riley Street to the west side, Crown Street on its east side, and Arnold Place to the south.

Block 6 consists of 75-115 Oxford Street and is within the Oxford Street Heritage Conservation Area (C17). There are 11 properties within Block 6, 4 of which are listed as heritage items on the Sydney LEP 2012. These are:

. Brighton Hotel, 75-77 Oxford Street (Sydney LEP #I390)
. Oxford House, 103-105 Oxford Street (Sydney LEP #I393)
. 107-111 Oxford Street (Sydney LEP #I394)
. Former "Edward Arnold & Co Store" 113-11 Oxford Street (Sydney LEP #I398)

3.5.2 Streetscape Character

This analysis of the streetscape of Block 6 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the block.

Located on the southern side of Oxford Street, Block 6 was spared from the c.1910 resumptions and demolition to accommodate the widening of the street. Properties on Block 6 exhibit greater depths in comparison to the properties directly opposite, this difference of around 10 metres, is the depth demolished from the northern side of Oxford Street.

The block is book-ended by heritage listed buildings composed of a mix of Victorian Mannerist, Federation Free style, and Inter-War Free Classical architecture. The facades of these buildings are intact and still exhibit clear architectural articulation of their respective styles. Excluding the heritage listed buildings, the remainder of the buildings average two-storeys high.

Brighton Hotel occupies the northern end of the block whilst the former Edward Arnold's Co. Store occupies its southern end.

Block 6 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA
- (A) BRIGHTON HOTEL
- (B) 103-105, OXFORD HOUSE
- (C) 107-111
- (D) FORMER EDWARD ARNOLD'S CO STORE



All photos courtesy of Curio Projects.







3.5.2 Streetscape Character (continued)

The site of the Brighton hotel has been used for hotel purposes from the 1860s. A hotel on the site was wither re-built and extended from two to four storeys between 1903 and 1907. When the hotel was transferred to Tooth & Co in 1934, alterations were made by the architects Prevost & Ruwald.

The former Edward Arnold's Co. Store is a five-storey Inter-War Stripped Classical style building with relatively intact facades. Its first and second floor facades are divided by colossal pilasters. Its bays are fenestrated by facetted bay windows and its design is integrated with a simple attic storey that rises above the heavy bracketed cornice. A detracting rooftop addition and several air-conditioning units are visible from street level.

Blocks 6 was part of Edward Riley's Estate that was later subdivided in 1844-45. Unaffected by the c.1910 widening of Oxford Street the form of Block 6 has remained constant. A noticeable change, is the renaming of Riley Place to what is now Arnold Place.

Massing of buildings have evolved within the block. What was historically a collection of two-storey buildings during 1865-1888 is now interspersed with buildings up to four-storeys high. Compared to Block 5, the front elevation of the entire block exhibits a varied range of facade designs and differing building heights.

The proportion of the lot occupied by individual buildings within the block has also changed over time. Additions to the rear of the properties have led to a greater proportion of the lot occupied by built elements.

Block 6 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

(A) BRIGHTON HOTEL
(B) 103-105, OXFORD HOUSE
(C) 107-111
(D) FORMER EDWARD ARNOLD'S CO STORE



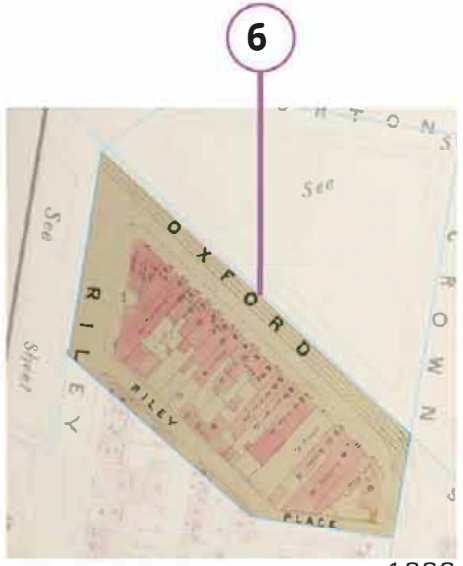
Photographs highlight the built-up character of the rear additions to Block 6.
All photos courtesy of Curio Projects.







1865
City of Sydney, Trigonometrical Survey



1888
Plans of Sydney (Rygate & West)

3.5.2 Streetscape Character (continued)

The elevation of the street falls away slightly from the corner of Oxford and Crown Street towards Riley Street. In the same manner, Oxford Street is slightly higher than the back lane, Arnold Place.

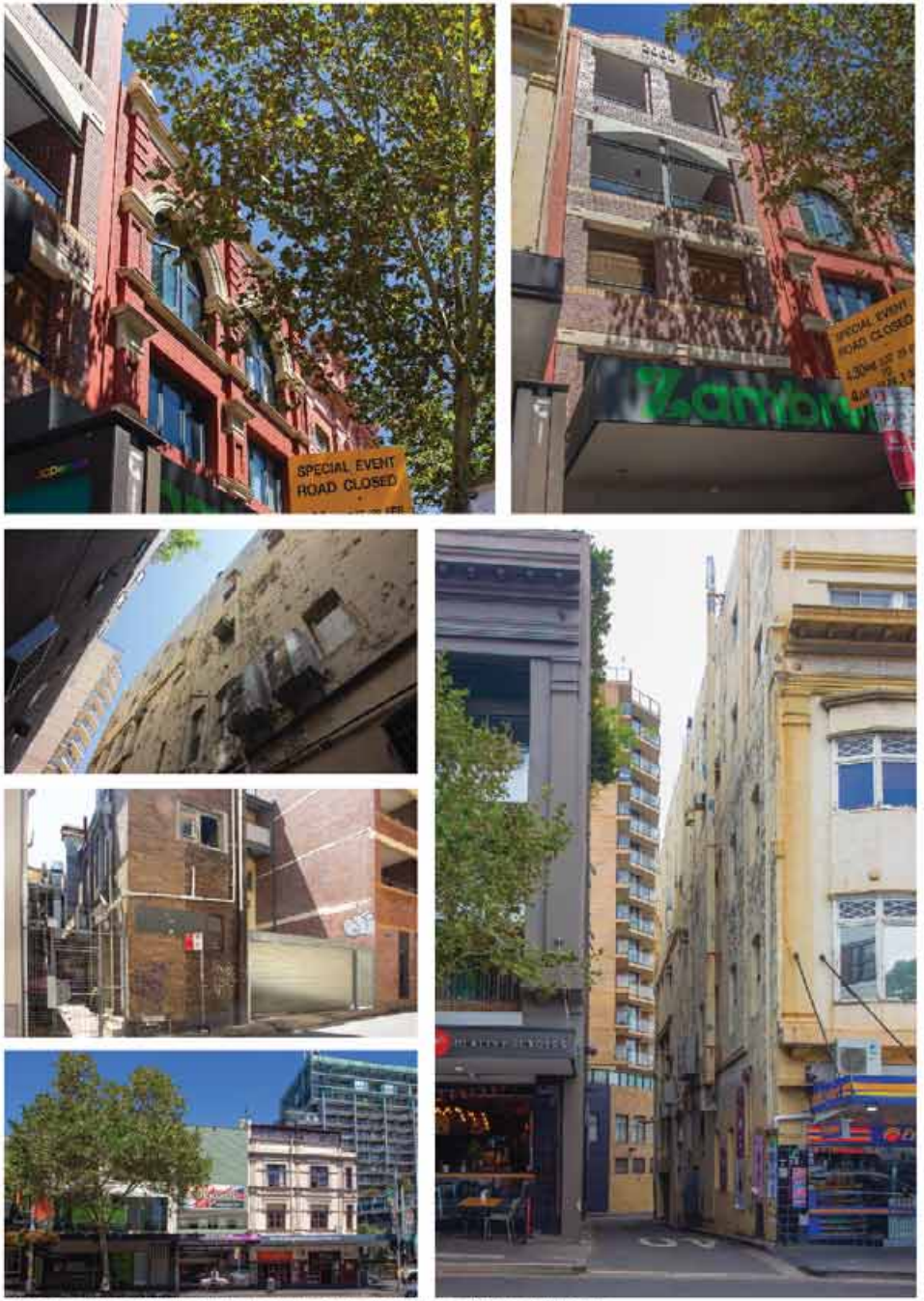
The block is composed of Inter-War Stripped Classical and Functionalist style architecture. A Victorian Mannerist expression is exhibited by Oxford House at 103-105 Oxford Street.

Architectural styles reminiscent of the 1920s and 30s are still evident on some buildings, such as those of the 1934 alterations on the Brighton Hotel. However, there is also evidence of recent facade alterations. 111 Oxford Street (Sydney LEP #I394) received a new infill development in 2000. Whilst the current facade is new, it is still sympathetic to the historic facade designs within the block.

A continuous awning shades the entire sidewalk of Block 6. It is however inconsistent in character. Art Deco ceilings decorate the underside of awnings in front of Brighton Hotel (75-77 Oxford Street) and the former Edward Arnold's Co. store at 113-115 Oxford Street. Between these ends however, the awnings lack embellishment. The cantilevered steel structures, the steel purlins, and the sheet metal roof are all visible from underneath the awnings. Decoration takes the form of steel spiral swirls accentuating the main supports. There is also a prevalence of air-conditioning units highly visible from across the street and an apparent absence of heritage influence in shopfront facade design.

Arnold Lane running the length to the rear of the block is a 4.5-metre-wide back alley that has access to Riley and Crown Streets. Most of the built fabric lining the rear lane do not exhibit or evoke heritage significance, nor do they present aesthetic value. Evidence suggests that the additions to the rear are more recent.

The heritage listed building at 107-111 Oxford Street (SHR #I394) has an intact heritage facade on Oxford Street, showing a clear distinction between what was originally 107-109 and 111 Oxford Street. From the rear, the building takes a different form and grain exhibiting a homogenous form over the agglomeration of three separate lots. Its Arnold Place facing side contains 10 apartments across four levels with a singular architectural expression. The entire rear facade faces a modern sixteen-storey apartment building on Goulburn Street.



The photo montage shows the barying character of Block 6, including the c.2000 facade (top right).
All photos courtesy of Curio Projects.

3.6 Block 7

3.6.1 Context and Setting

Block 7 is located on the northern side of the study area midway between Oxford Square and the former Darlinghurst Gaol. It is bound by Oxford Street to the south, Burton Street to the north, Crown Street to the west, and Palmer Street to the east. Foley Street runs parallel to Oxford Street through the block and extends from Crown to Palmer Street. Additional laneways within the block are Kells Lane, running east to west, and Langley Street, running north to south. The combination of these back lanes makes Block 7 highly pedestrian permeable. It is composed of 5 smaller individual blocks within the main block. Block 7 is made up of the following addresses:

. 82-106 Oxford Street, Darlinghurst
. 254-256 Crown Street, Darlinghurst
. 251-265 Palmer Street, Darlinghurst
. 35-39 Burton Street, Darlinghurst
. 28-46 Langley Street, Darlinghurst

82-106 Oxford Street sits within the Oxford Street Heritage Conservation Area (C17) whilst the remaining properties are within the East Sydney Heritage Conservation Area (C13).

There are 17 individual properties within Block 7, however, just 2 are listed as heritage items on the Sydney LEP 2012.

. Burton Street Tabernacle Including Interior, 82-106 Oxford Street, Darlinghurst (Sydney LEP # I392)
. Former Oxford Street Municipal Chambers Including Interior, 39 Burton Street, Darlinghurst (Sydney LEP #I229)

Block 7 Identification Map
Contributory Items and Recommended Grading Changes

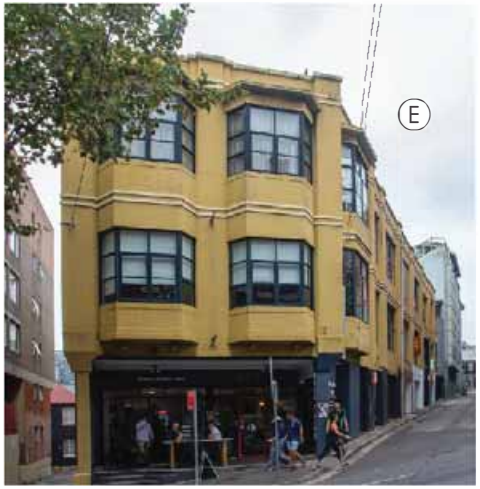


- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

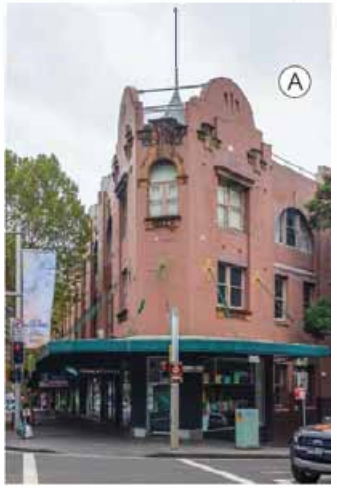
- (A) 82-106 OXFORD STREET, DARLINGHURST
- (B) RIVERINA FLATS
- (C) OXFORD FLATS
- (D) BURTON STREET TABERNACLE
- (E) 256 CROWN STREET, DARLINGHURST
- (F) 254 CROWN STREET, DARLINGHURST

The photo montages below highlight the character of Block 7.
All photos courtesy of Curio Projects.









3.6.2 Streetscape Character

This analysis of the streetscape of Block 7 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the block.

The former Oxford Street Municipal Chambers at 82-106 Oxford Street was built following the c.1910 widening of Oxford Street. Designed by the city architect R. H, Broderick and built between 1912 and 1914, it is considered a rare example of a large commercial building designed, constructed, and continuously owned by the City of Sydney. The building is a three-storey brick building that incorporates a basement level owing to the fall of the natural terrain towards Burton Street. It exhibits a Federation Freestyle architectural expression. Of considerable note are the prominent tapered corners of the building. Its northern end faces onto Crown Street and its southern end faces Oxford Street. The two projecting corners are interesting features of the building that attract attention, giving the building a commanding corner presence.

Another heritage listed building within the block is the Burton Street Tabernacle, a two-storey Victorian Free Classical style church. On the corner of Burton and Palmer Street, this polychromatic brickwork building rests on a sandstone base adorned with stucco decoration.

Three other architecturally consistent and notable buildings within the block are the Riverina Flats (265 Oxford Street), Oxford Flats (253 Palmer Street), and 256 Crown Street, all of which exhibit restrained Federation Freestyle architectural features. The social housing building at 254 Crown Street, at the intersection of Crown and Burton Streets, with its slightly larger form and massing immediately looks out of sync with the architectural typologies within the block.

Nestled in between the afore mentioned apartment buildings, a group of houses fill the inner sections of the block. This results in a finer grained mass of built fabric near the intersection of Kells Lane and Langley Street. This collection of smaller scale buildings are complementary to the narrow lanes permeating the middle of the block. Along Foley Street there is a slightly different character with the building height extending to 3-5 storeys on both sides.

There is evidence of commercial activity along the Foley Street front of 256 Crown Street and another at the intersection of Foley Street and Langley Street. Apart from these, the interior of the block has no other commercial activity.

Block 7 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (A) 82-106 OXFORD STREET, DARLINGHURST
- RIVERINA FLATS
- (C) OXFORD FLATS
- (D) BURTON STREET TABERNACLE
- (E) 256 CROWN STREET, DARLINGHURST
- (F) 254 CROWN STREET, DARLINGHURST



All photos courtesy of Curio Projects.



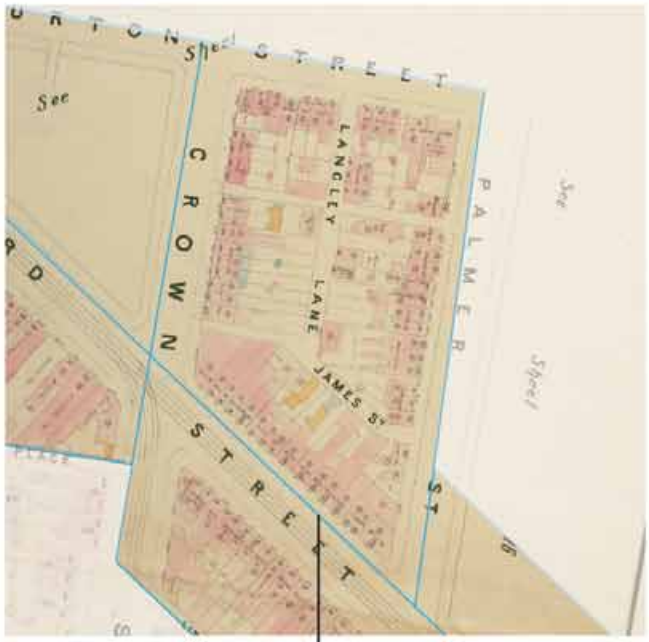












1888
Plans of Sydney (Rygate & West)

7



1855
Edward Burrows, Detail Plan Sheet





















All photos courtesy of Curio Projects.

3.7 Block 8

3.7.1 Context and Settings

Block 8 is located in the middle of the study area and is bound by Crown Street to its west, Flinders Street to its east, Oxford Street to its north, and Little Oxford Street, a laneway, to its southwest. Block 8 terminates to the south at Taylor Square, the small but well-recognised open space where Oxford Street and Flinders Street converge.

Block 8 compromises 31 individual properties, 14 of which are listed as heritage items in the Sydney LEP 2012. It is included within the Oxford Street Heritage Conservation Area (C17). The block includes 117-189 Oxford Street, Darlinghurst; 379-387 Bourke Street, Darlinghurst; 48 Little Oxford Street, Darlinghurst; and 276-278 Crown Street, Darlinghurst.

Block 8 is 30 metres deep and is the longest block in the precinct , with the entire block measuring 231 metres from end to end. Little Oxford Street, located at the rear of Oxford Street can only be accessed via Crown Street and Campbell Street, and with no direct site-through public access from Oxford Street presents a challenge in terms of pedestrian permeability.

Building heights vary randomly across the block from small, two-storey terraces to larger five-storey buildings.

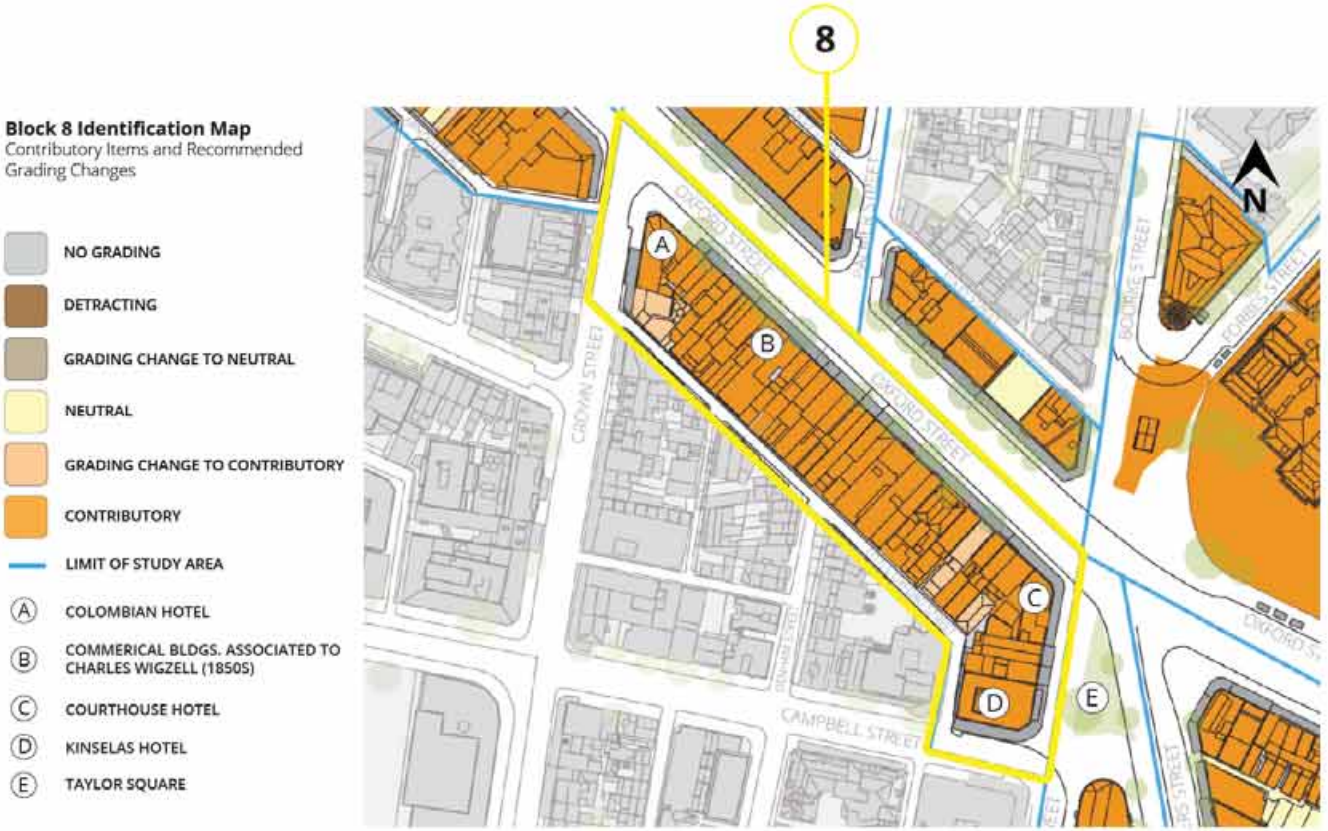
3.7.2 Streetscape Character

This analysis of the streetscape of Block 8 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the block.

With 14 heritage-listed buildings, Block 8 contains the greatest number of heritage-listed buildings within the study area, including a collection of buildings ranging from Victorian Mannerist, Victorian Free Classical, Victorian Regency, Federation Freestyle, Inter-War Art Deco and Inter-War Free Classical Styles. There are at least 29 distinctive historic facades.

With the exception of a few buildings, most properties contain rear additions (fronting Little Oxford Street) that are built to the limit of their property boundaries. For the most part, the rear lane additions to the Oxford Street facing buildings are low in terms of their architectural integrity, materiality and condition. The lack of general character and aesthetic appeal is commensurate with their age and use of the rear of the properties generally for additional space, and back of house activities including easy access for deliveries, services, and garbage management.

Block 8 Identification Map
Contributory Items and Recommended Grading Changes



All photos courtesy of Curio Projects.







3.7.2 Streetscape Character (continued)

Block 8 also includes one of the highest densities of gay-friendly hotels, restaurants, nightclubs and bars within the Oxford Street Activity Street Precinct and greater Sydney. Notables, include the Colombian Hotel (LEP #I399), Stonewall (LEP #I413), the Courthouse Hotel (LEP #I415), and Kinselas Hotel (LEP #I223).

The Colombian Hotel, the distinctive, intact Art Deco Hotel presents as a significant landmark on the corners of Oxford and Crown Streets. Equally, the Courthouse and Kinsela Hotel define the boundary of Block 8 to the south where Oxford Street and Bourke Street merge at Taylor Square.

Taylor Square, is a historically significant, yet small triangular shaped open space. It has an area of approximately 1,300 square metres, with a 200 square metre elevated grass area (about vents) that also forms informal perimeter seating off to one side of the square, near Flinders Street. Aside from providing secondary seating, this small patch of grass is used for the flag pole, which flies the Rainbow Flag on significant occasions as a sign of respect, support and solidarity for the LGBTIQ community. Rounding out the block, is the distinctive Campbell Street rainbow pedestrian crossing. Its powerful messaging and aesthetic completes the public spaces of Taylor Square, when approached from Bourke Street.

The existing built fabric of Block 8 has remained intact and unaffected by the Oxford Street widening of 1907-1910. Subdivision of the properties has remained unchanged following the 1855 and 1888 subdivisions. The back lanes of Little Oxford Street, Taggarts Lane, Ryder Street, and Denham Street, have all retained their original respective orientations. Thus Block 8 remains substantially the same as its early subdivision on the northern side of Oxford Street.

Block 8 Identification Map
Contributory Items and Recommended Grading Changes

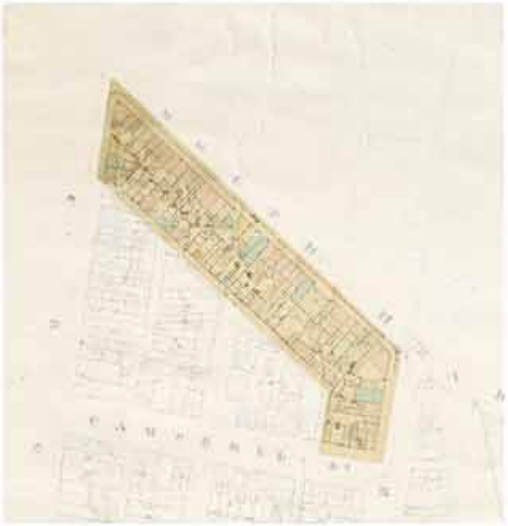
- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA
- (A) COLOMBIAN HOTEL
- (B) COMMERICAL BLDGS. ASSOCIATED TO CHARLES WIGZELL (1850S)
- (C) COURTHOUSE HOTEL
- (D) KINSELAS HOTEL
- (E) TAYLOR SQUARE







Right Top: Funeral hearse outside Charles Kinsela's funeral home on Bourke Street and Campbell Street corner, c1950 [SLNSW]. Right Bottom: c1870 looking south along Bourke Street at Oxford Street corner, now known as Taylor Square. The building left, on the wedge of land between Flinders and Bourke Streets was the Victoria Inn, the building on the right the Queens Arms hotel, now the site of the Courthouse Hotel. The Victoria Inn had been trading since at least 1855, the Queens Arms as early as 1838 [SLNSW]



1855
Edward Burrows, Detail Plan of Sydney



1888
Plans of Sydney (Rygate & West)

3.7.2 Streetscape Character (continued)

The granularity of the historic built fabric is still evident in the current built forms. Close inspection reveals that the boundaries of the current buildings still largely follow the building boundaries as evident on Rygate and West's 1888 maps. A comparison between the earlier 1888 and 1855 maps shows noticeable changes in the materiality and depth of buildings in that 33 year span, as reflected by the historical grouth of the precinct, at that time. Within the span of 33 years, built form increasingly occupied more of the lots and have all homogenised as brick constructions. In 1888 there were still substantial open rear yards at the back of some of the properties. Currently however, a walk along Little Oxford Street reveals a variety of built forms straddling properties to the full extent of their boundaries. With the rear of properties varying height from single-storey garage extensions to rear extensions up to four-storeys high.

Block 8, being the longest block in the study area, hosts the most diverse collection of facades, architectural expressions, building heights, colours, and textures. The amount of detailing on the facades can be seen through breaks in the awnings at the Stonewall Hotel; from vantage locations in Taylor Square and from the opposite corner sites to the Colombian Hotel. Parapet details, pilasters, mouldings of dates of construction, cracked old paint, and the various material textures are visible when viewed from the opposite sides of Oxford Street (Blocks 9, 10, 11 and 12).

Block 8also has the most variety of ground floor shopfronts. This creates a multi-layered character but with little underlying unifying elements. The awning is the one element that provides a strong sense of uniformity. Except for the shopfronts of the Stone Wall Hotel and The Columbian Hotel, awnings with some degree of detail line most of the block. Some awnings have exposed cantilevered steel frames featuring decorative steel swirls, whilst awnings towards the Courthouse Hotel have decorative undersides with simple painted white Art Deco ceilings. Due to the rising elevation of the topography, awnings are stepped up gradually following the rising slope towards Taylor Square.

There are also signs of some dilapidation on several buildings. An example of this is the upper façade of 135 Oxford Street, Darlinghurst.

The narrow 5 meter-wide back lane, Little Oxford Street, runs parallel to Oxford Street. Its intersections with Ryder and Denham Streets are worth mentioning as these areas lead to small quaint terraces with immense character and streetscape appeal, unique to the area. Aside from this unique beautiful location however, the back lane presents little visual appeal. Additions, garages, service accesses, and garbage management areas characterise its main use. A limited number of rear additions may date back to 1888 as seen on the previous page.





























All photos courtesy of Curio Projects.

3.8 Blocks 9 & 11

The following physical description assesses Block 9 and the adjacent Block 11 due to their connectedness through the public open spaces between the Oxford Hotel on the corner of Block 9 and the Darlinghurst Court House Group and Former Darlinghurst Police Station on Block 11. This relationship is further explained in Section 3.8.1 and Section 3.8.2.

3.8.1 Context and Setting

Block 9 is located in the middle of the study area opposite Block 8. It is bound by Oxford Street to its south, Palmer Street to its west, Bourke Street to its east, and Foley Street, a narrow laneway, to its north.

Block 9 compromises 6 individual properties, 3 of which are listed as heritage items in the Sydney LEP 2012. They are the c.1913 Former Crecy Hotel, including its interiors at 108 Oxford Street (I395); and the c.1914-1915 Commercial Building Group, including their interiors at 112-122 Oxford Street (I397). It is included within the Oxford Street Heritage Conservation Area (C17). An additional two historic items are notable within the streetscape, including the Oxford Hotel at 134 Oxford Street and 130-132 Oxford Street.

Block 9 has the narrowest block depth within the entire Oxford Street Precinct, of approximately only 16 - 17 metres. Block 9 is extremely shallow when compared with the depth of the properties on the opposing southern side of Oxford Street (in Block 8), which have an average depth of 30 metres. The loss of depth is directly attributed to the c.1910 Oxford Street land resumption and road widening that occurred on the northern side of the street (Block 9). The c.1910 road widening led to a loss of approximately 10 metres from the Oxford Street frontages along Block 9. At the time of the road widening, only one property within Block 9, the old McIlraith's building at 124-128 Oxford Street, was retained; however, the building has been heavily altered since then, having little to no remnant fabric on site.

New properties within Block 9 were unable to expand into new land to the north, once the road widening occurred, as the northern portion of Block 9 remained constrained by the existence of Foley Street laneway (formerly known as James Street), prior to, and after, the resumption of land for the road widening. As part of the land resumption in 1910, Foley Street intentionally remained unimpacted by the major land resumption along Oxford Street.

The resumption of Block 9 gave way to an agglomeration of new properties that were built to the boundaries of the new subdivisions. All open spaces were completely built in, with no open rear spaces still possible on such small lot sizes. The result is a relatively uniform block with even building heights. Apart from the building located at 124-128 Oxford Street, the entire row of buildings in Block 9 are three-storeys in height, with parapets generally extending evenly across the street frontages. Due to the change in topography, however, there is a slight rise in elevation as one approaches Taylor Square, with the building line stepping up to cater to the elevation change at street level.

Blocks 9 & 11 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (A) OXFORD HOTEL
- (B) FORMER CRECY HOTEL
- (C) TAYLOR SQUARE SUBSTATION NO.6 & UNDERGROUND PUBLIC CONVENIENCES
- (D) DARLINGHURST COURTHOUSE
- (E) FORMER DARLINGHURST POLICE STATION
- (F) FORMER EAST SYDNEY TECHNICAL COLLEGE AND DARLINGHURST GAOL INCLUDING BUILDING A*

*Not included as an individual item for assessment



All photos courtesy of Curio Projects.









3.8.1 Context and Setting (continued)

Block 11 is adjacent to Block 9 and unlike, Block 9, contains a remnant colonial landscape that is both rare and physically imposing within the Oxford Street Precinct. Block 11 is bound by Bourke and Flinders Street to its west, Burton Street to its north, Oxford Street to its south and Darlinghurst Road to the east. Block 11 includes 4 properties, which are listed as heritage items on the Sydney LEP 2012. They are the 1904 Former Electrical Substation (No. 6), including interiors at 136 Oxford Street (I400); the 1907 Underground Lavatory, including interiors, also located at 136 Oxford Street (I401); The c. 1826-1965 Darlinghurst Court House Group, including interiors, fencing and grounds (I403) the Former Darlinghurst Police Station, including interiors at 301 Forbes Street (I316); and the c. 1823-1885 Former East Sydney Technical College and Darlinghurst Gaol including Buildings A (I299).Block 11 is also included within the Oxford Street Heritage Conservation Area (C17). The NSW Heritage State Heritage Inventory (SHI) has identified that Darlinghurst Court House and residence as the finest, and only erudite Old Colonial Grecian public building complex surviving in Australia.

The Underground Lavatory and Former Electrical Substation at 136 Oxford Street as also listed on the Heritage NSW State Heritage Register as the Taylor Square Substation No. 6 & Underground Public Conveniences (SHR Item No. 01700). They are identified as a rare and distinctive group of public utilities from early twentieth century Sydney. As part of the Taylor Square group, the Underground Lavatory is identified in the NSW Heritage SHI as the old, surviving underground public toilet in Sydney (1907) and the most intact of the first Electric Substations of NSW.

It is important to note that the Former East Sydney Technical College and Darlinghurst Gaol including Buildings A (I299), whilst located within the boundary of the study area for the Oxford Street Activity Street Precinct S3, does not form part of the heritage assessment process for individual properties. For more than 100 years, the site has functioned as the National Art School (NAS) and it is subject to its own heritage assessment and management processes, outside of this Oxford Street Precinct review.

Blocks 9 & 11 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

(A) OXFORD HOTEL
(B) FORMER CRECY HOTEL
(C) TAYLOR SQUARE SUBSTATION NO.6 & UNDERGROUND PUBLIC CONVENIENCES
(D) DARLINGHURST COURTHOUSE
(E) FORMER DARLINGHURST POLICE STATION
(F) FORMER EAST SYDNEY TECHNICAL COLLEGE AND DARLINGHURST GAOL INCLUDING BUILDING A*

*Not included as an individual item for assessment





View down onto the street showing awnings along Block 9, with McIlraith's building still on the site, c1965 [City of Sydney archives]



Looking west from Taylor Square to the new developments on Oxford Street after the resumptions c1912. The multi-storey building was McIlraith's new grocery store, with the new Oxford hotel on the corner [SLNSW]



Looking west from Taylor Square to corner of Bourke Street. The former Oxford Hotel and McIlraiths grocery store are shown prior to their demolition in 1910. Darlinghurst police station is visible in the background. [City of Sydney]



1855
Edward Burrows, Detail Plan Sheet



1888
Plans of Sydney (Rygate & West)

3.8.2 Streetscape Character

This analysis of the streetscape of Blocks 9 and 11 includes an overview of the character of the streetscape, any evidence of early subdivision patterns, uses and built elements. It also identifies areas of open space and key views within the blocks.

The existing historic built form within Block 9 presents a larger scale of massing than the majority of the other historic building within the precinct. This is due to the fact that the pressure to regain floorspace lost during the resumption of land resulted in the need to increase heights along the Oxford Street frontage, to offset the loss of 10 metres of curtilage during the resumptions.

The most prominent features of Block 9 is the corner facade of the former Crecy Hotel. The Federation Free Style Building has a faced-brick facade, embellished with sandstone detailing. Juliet balconies on the splayed corner of Oxford and Palmer Street, along with the bay windows on the corner of Palmer and Foley Streets form a cohesive feature. When coupled with the bay windows along Oxford Street, there is no other building within the study area that presents anything similar, in terms of architectural detailing and aesthetics.

An awning wraps the block entirely from corner to corner, similar in design to the awnings in Blocks 5 and 7. In order to accommodate the remnant topography of the original natural ridgeline underlying Oxford Street, the design of the awning steps up to follow the terrain as one approaches Taylor Square. In terms of the treatment of the shop frontages along Block 9, the awning serves as the only key unifying element along the streetscape in this location.

The Block 9 back lane, Foley Street (formerly James Street) runs parallel to Oxford Street. The access at both ends of the lane is marked by building facades with tapered corners. The Oxford Hotel at 143 Oxford Street has a street frontage that faces directly onto the open space associated with Block 11. It is an Art Deco-inspired building with beautifully rounded corners. At the north-western end of Block 9, the Crecy Hotel's chamfered corner facade facing Palmer Street is similarly well-designed. The careful treatment of corner-facing buildings is an architectural feature that is particularly distinctive and characteristic of the Oxford Street Precinct, as a whole, and is prevalent in the treatment of the post-resumption buildings of Block 9.



















All photos courtesy of Curio Projects.

3.8.2 Streetscape Character (continued)

Foley Street is characterised by two-storey residential terraces that sit parallel with the rear facades of the buildings that line Oxford Street in Block 9. The buildings are generally uniform in style and contain regularly spaced openings. For the most part, however, the streetscape is generally made up of service entrances, garbage disposal utilities. The walls tend to be lined with unattractive ducting and air-conditioning units.

One of the most significant blocks in the precinct, in terms of character, setting, aesthetics, architectural and landscape values is Block 11. Block 11 contains the landmark colonial buildings associated with the establishment of the colony as a city. It is an extremely significant remnant of Civic Colonial Sydney. The c.1836 Darlinghurst Court House Group is defined in the Heritage NSW SHI as massive, heavily designed old colonial Grecian/Greek revival style public houses. The buildings contained within Block 11 are like no other, in terms of typology, aesthetics, rarity, presence, cultural setting and materially within the Oxford Street Precinct. Unique to Block 11 is the use of walling, fencing and landscaping to create a sense of separation from the pedestrianised streetscape for the majority of civic buildings within the space. As a result, whilst the space appears to have a greater expanse of green space and breathing room, than the rest of the precinct, it also has a greater sense of exclusion between public and private space. The walls, fences and closed off areas reinforce the visual and physical boundaries between the Civic and pedestrianised streetscape along the rest of Oxford St. Block 11 is extremely important as significant, remaining evidence of the Colonial and post-Colonial development of Civic spaces.

In addition to the Former Darlinghurst Police Station and Darlinghurst Court House Group, Block 11 also houses the most physically intact, first Electric Substations in NSW (c.1904) that brought sanitation, reform and electricity to the public streets of Sydney City and NSW, along with the 1907 Underground Lavatory, which is also the oldest lavatory of its type in Sydney. Both buildings are defined in the SHI as fine examples of Edwardian Civic Architecture and are landmarks of Taylor Square.

As a result, Block 11 is a landmark Block, that is one of the singularly most impressive and rare civic streetscapes not only in Sydney but in Australia.



























Ⓒ TAYLOR SQUARE SUBSTATION NO.6 & UNDERGROUND PUBLIC CONVENIENCES

Ⓓ DARLINGHURST COURTHOUSE

Ⓔ FORMER DARLINGHURST POLICE STATION

3.9 Block 10

3.9.1 Context and Setting

Block 10 is in the middle of the study area, shaped like a wedge with its northern tip annexed to Taylor Square. It is bound by Bourke Street to the west, Flinders Street to the its east, and Short Street to its south. Three laneways run through the block, Patterson Lane, Linden Lane, and Maiden Lane, separating the entire block into four
smaller parts thereby creating a highly pedestrian permeable block.

Block 10 includes the following addresses:

- 1-5 Flinders Street, Surry Hills
- 23-47 Flinders Street, Surry Hills
- 7-9 Patterson Lane, Surry Hills
- 304-344 Bourke Street, Surry Hills

There are 7 individual properties within Block 10, 4 of these are listed as heritage items on the Sydney LEP 2012:

- Former Commonwealth Bank including interior (Sydney LEP #I1541)
- Shops and residences group including interiors (Sydney LEP #I1425)
- Commercial Building including interior (Sydney LEP #I1584)
- "Brewongle Flats" and "Pogs Car Laundry" including interiors (Sydney LEP #I1426)

Block 10 is included within the Oxford Street Heritage Conservation Area (C17) and Bourke Street North Heritage Conservation Area (C59).

3.9.2 Streetscape Character

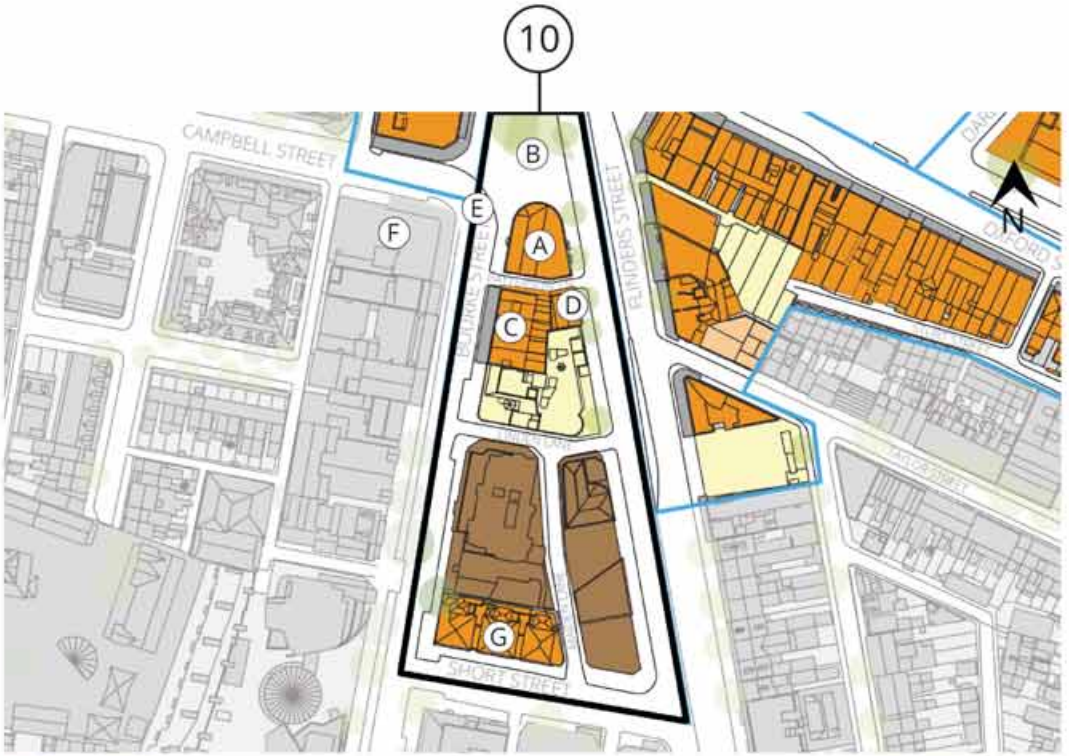
This analysis of the streetscape of Block 8 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the block.

Like Block 8, Block 10 is connected to Taylor Square, with the Former Commonwealth Bank (Sydney LEP #I1541) occupying a prominent location within the square. It is, however, easily overlooked when approaching from the Courthouse Hotel due to the location of a tree, that obscures it from view. From the rainbow crossing, it becomes apparent, but is overshadowed by the nearby the Belgenny, a ten-storey Art Deco style residential flat building on 389-393 Bourke Street (Sydney LEP #I1430).

Block 10 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

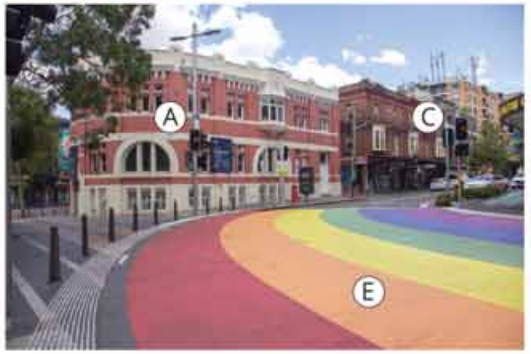
- (A) FORMER COMMONWEALTH BANK
- (B) TAYLOR SQUARE
- (C) SHOPS & RESIDENCES
- (D) COMMERCIAL BUILDING
- (E) RAINBOW PEDESTRIAN CROSSING
- (F) THE BELGENNY
- (G) "BREWONGLE FLATS" & "POGS CAR LAUNDRY"











All photos courtesy of Curio Projects.

3.9.2 Streetscape Character (continued)

The three-storey Federation Queen Anne style red brick building with terracotta pediments (Sydney LEP #I1425) at the corner of Patterson Lane and Bourke Street also captures attention from the same vantage point. The building features string coursing, sandstone sills, a finely articulated façade, and three projecting bay windows at first-floor level. Together with the Belgenny, the area forms a quiet refuge annexed to the square. However, the area is still underutilised.

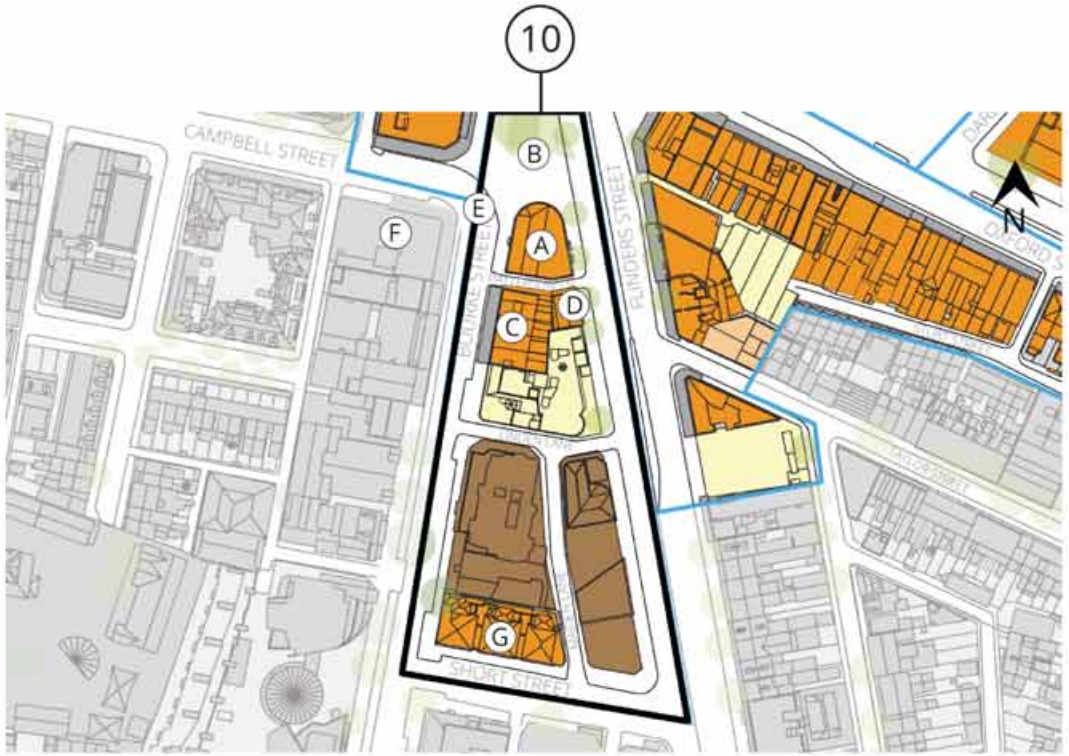
The middle of the block is occupied by contemporary commercial and residential buildings. This part of the block loses the heritage link. However, the long line of heritage listed buildings on the opposite side of Bourke Street strings up the connection with the "Brewongle Flats and Pogs Car Laundry" to complete Block 10. The three storey Inter-War rendered brick building with a strong and prominent terracotta tiled roof is located opposite a huge ten-storey contemporary mixed-use commercial/residential centre.

Block 10's original built fabric was demolished during the road widening in 1907. What was originally composed of a finer grained collection of two-storey terrace houses is now composed of larger built forms with one contemporary apartment building reaching seven stories high. The former Victoria Inn which once occupied the prominent northern tip of the block was demolished during the road widening. In its place is Taylor Square.

Block 10 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (A) FORMER COMMONWEALTH BANK
- (B) TAYLOR SQUARE
- (C) SHOPS & RESIDENCES
- (D) COMMERCIAL BUILDING
- (E) RAINBOW PEDESTRIAN CROSSING
- (F) THE BELGENNY
- (G) "BREWONGLE FLATS" & "POGS CAR LAUNDRY"







Top: Former service station cnr Flinders Street and Linden Lane (SLNSW). Right: 1932 aerial photograph looking north over the Taylor Square junction, with Oxford Street traversing left to right. The convergence of four major roads at this point has made it a major traffic point for the city since the mid nineteenth century (SLNSW)



1855
Edward Burrows, Detail Plan Sheet



1888
Plans of Sydney (Rygate & West)

3.9.2 Streetscape Character (continued)

Excluding the heritage listed buildings marked on the adjacent map, the block's interior is made up of contemporary built forms separated by intersecting laneways. As in the case of Block 2, the addition of unsympathetic contemporary architecture reduces the overall historic character of the block. The opposite side of Bourke Street continues the historic character of the area.

Starting from its northern end, Block 10 is in a prominent location surrounded by heritage listed buildings that all contribute to the historic character of the area. Taken as a whole, however, Block 10 exhibits a discontinuity due to the detracting contemporary buildings in the centre of the block that separates the heritage listed buildings at the northern and southern ends. The western side of Bourke Street has a strong collection of heritage and contributory buildings that ties the southern end with Taylor Square at the north allowing a continued heritage streetscape. Unfortunately, the same cannot be said for the Flinders Street side of Block 10, which features no active frontages that would otherwise motivate pedestrian activity.

The presence of the rainbow painted pedestrian crossing on Bourke Street visually connects Taylor Square to the rest of Block 10. The simplicity of the creative endeavour from the coloured pavement adds a unique character and visual representation of the LGBTIQ community the precinct is known for.

Prior to the presence of the Belgenny, the former Commonwealth Bank was the most noticeable building that marked the intersection of Flinders, Bourke, and Oxford Streets. Its prominence has since been reduced along with the diminished visual appeal and physical state of Taylor Square.



















All photos courtesy of Curio Projects

3.10 Blocks 12 & 13

3.10.1 Context and Setting

Block 12 is in the centre of the study area directly fronting Darlinghurst Courthouse (Block 11) and the Sacred Heart Catholic Church (Block 13). It is bound by Oxford Street to the north, Flinders Street to its east, South Dowling Street to the west and Taylor Street to the south. Sturt Street runs through the block parallel Oxford Street. This is accessed via South Dowling Street and through the lane between 243 and 245 Oxford Street.

Block 12 includes the following addresses:

. 191-267 Forbes Street, Darlinghurst
. 4-38 Flinders Street, Darlinghurst
. 319-333 South Darling Street, Darlinghurst
. 4-10 Taylor Street, Darlinghurst
. 2 Sturt Street, Darlinghurst

There are 47 individual properties within Block 12, 1 of these is listed as a heritage item on the Sydney LEP 2012. This property is 265-267 Oxford Street, Darlinghurst (#I416).

Block 12 is included within the Oxford Street Heritage Conservation Area (C17) and Paddington Urban Heritage Conservation Area (C50).

Block 13, opposite Block 12, is bound by Darlinghurst Road to the east, Victoria Street to the west, Oxford Street to ithe south, and the Sacred Heart Health Service Building to its north.

Block 13 consists of 160 Oxford Street, Darlinghurst. 160 Oxford Street is listed as a heritage item on the Sydney LEP 2012 (#I409). Block 13 is included within the Oxford Street Heritage Conservation Area (C17).

3.10.2 Streetscape Character

This analysis of the streetscape of Blocks 12 and 13 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the blocks.

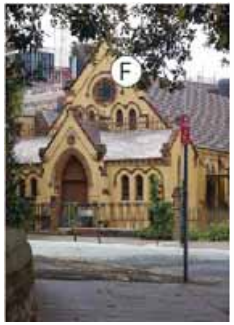
Block 12 is comprised of a long row of Victorian era buildings retaining a high level of consistency in terms of urban grain and architectural expression. The juxtaposition of the block with the former Darlinghurst Gaol, the Darlinghurst Courthouse, and the Sacred Heart Church, renders it with rich historic connections that are visually apparent. A portion of Busby's Bore (Sydney Water S.170 register) runs directly underneathadding to its rich historic context.

Blocks 12 & 13 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

(A) 191-195 OXFORD ST COMMERCIAL BLDG
(B) CLARIDGE APARTMENTS
(C) BEAUCHAMP HOTEL
(D) DARLINGHURST COURTHOUSE
(E) SACRED HEART CATHOLIC CHURCH
(F) THE BENEDICT XVI MEDICAL LIBRARY















All photos courtesy of Curio Projects.

3.10.2 Streetscape Character (continued)

The most prominent buildings on Block 12 are 191-195 Oxford Street, at the intersection of Oxford and Flinders Streets, the Claridge Apartments, on Flinders St, and the Beauchamp Hotel (SHR#1416) at the southern end of the block. The signage on top of 217 Oxford Street is also a feature that has long standing associations to the commercial development of Oxford Street.

Block 13 is occupied by the Sacred Heart Catholic Church (SHR#1409) and the Benedict XVI Medical Library, both prominent heritage items in the area, exhibiting high level of integrity and greatly contributing to the heritage streetscape of the precinct.

The consistency of the built form along Block 12 accentuates the character of the surrounding area. Unlike most blocks in the study area, Block 12 is not surrounded by towering built forms.

Block 12's built fabric is comprised largely of two-storey commercial terraces with only a handful extending to three-storeys. The entire row is a fine collection of Victorian era buildings that represents the oldest buildings along the the study area. The 1845 Shields map below demonstrates the early development of the block due to its proximity to the Darlinghurst Gaol.

Blocks 12 & 13 Identification Map
Contributory Items and Recommended Grading Changes

- NO GRADING
- DETRACTING
- GRADING CHANGE TO NEUTRAL
- NEUTRAL
- GRADING CHANGE TO CONTRIBUTORY
- CONTRIBUTORY
- LIMIT OF STUDY AREA

- (A) 191-195 COMMERCIAL BLDG
- (B) CLARIDGE APARTMENTS
- (C) BEAUCHAMP HOTEL
- (D) DARLINGHURST COURTHOUSE
- (E) SACRED HEART CATHOLIC CHURCH
- (F) THE BENEDICT XVI MEDICAL LIBRARY





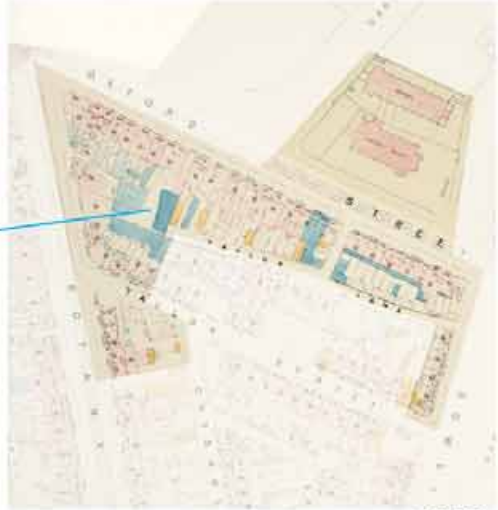
Top: The Beauchamp Hotel, 1930, before the awnings were re-erected in c1939. The commercial shop buildings on Oxford Street are also visible. The hotel changed its name from the Ice hotel, to the Duke of York Hotel and finally the Beauchamp Hotel after the new Governor of NSW, in 1901 (ANU Archives)



1845
FW Shields Map (City of Sydney Archives)



1865
Trigonometrical Survey Section K2 of City of Sydney (City of Sydney Archives)



1888
Rygate & West, Plans of Sydney (City of Sydney Archives)

3.10.2 Streetscape Character (continued)

The 1845 and 1866 maps shows a row of terraces on the southern section of the block along with buildings on the properties once owned by Thomas Moore and the old Supreme Court Inn. These were the more prominent buildings on site and the oldest commercial developments.

The presence of the lane granting access to the rear of the buildings is also evident as early as 1865. The 1888 map (below right) shows the present Sturt Street as Taylor Lane, providing rear access to Thomas Moore's workshops.

Whilst the Oxford Street facing buildings developed readily to suit commercial activity, the South Dowling Street facing terraces were primarily residential terraces and had smaller floor areas.

Located further from the city centre than other blocks within the study area, Block 12's context remains less affected by high density urban developments. Unlike the northern tip of the study area which is surrounded by towering built forms, Block 12 and its surrounds remain low rise. Its uninterrupted, consistent collection of Victorian era buildings contributes to a strong historic visual appeal while its juxtaposition with the former Darlinghurst Gaol reinforces a connected, historic visual dialogue.

Block 12 sits within the cusp of the study area's earliest developments. It is in front of what used to be a brickfield and the old Darlinghurst Gaol. A portion of Busby's Bore also runs directly beneath it. All these served as precursors to the earliest commercial development within the area of the blocks in the study area. It has the strongest associations with convict labour during the early 1820s-1830s.

Compared to the blocks closer to the City centre, the Block 12 shopfronts exhibit a more diverse collection. Towards South Dowling Street, the corners begin to exhibit outdoor dining areas.

The Sacred Heart Church tower is visible from the Taylor Square crossing. Whilst it is a prominent fixture in the precinct, its immediate visual contribution to the streetscape is limited to the south end of Block 12.

The Beauchamp Hotel (Sydney LEP#1416) is the sole heritage listed building within Block 12 and stands out amongst the entire row. Its brick face façade is decorated with pilasters capped by striking carved stone mouldings. It is a fine display of Federation Free Style architecture, demonstrating the use of decorative brackets, mouldings, spherical finials, pediments, parapets, and coloured glass windows.





















All photos courtesy of Curio Projects.

3.10.2 Streetscape Character (continued)

One distinct feature of Block 12 is the Sturt Street laneway behind the Oxford Street line of buildings. It can be accessed behind Beauchamp Hotel at South Dowling Street or through a perpendicular alley between 243 and 245 Oxford Street. It is laid with patterned pavers less detailed than those found along Foley Street. Whilst the pattern is not as intricate, the change from plain asphalt gives the area a whole new pedestrian oriented character.

Sturt Street is narrow with a quaint, quiet character unlike the nearby main street. On the opposite side of the lane are rows of two storey residential terraces similar in form and scale as those found along Langley Street in Block 7. Sturt Street terminates at a dead end that was once the location of the rear entrance to Thomas Moore's coach building workshop that fronted Oxford Street during the 1880s. Most of the rears of the Oxford Street facing buildings are also less developed. From Sturt Street it is apparent that the older row of terraces along South Dowling Street have received a considerable amount of contemporary rear additions.

Block 12's shopfronts have all been modified extensively and are highly contemporary. The wide-open space in front of 191-195 Oxford Street is empty and underutilised. The continuous awning above the shopfronts also varies. Some have Art Deco ceilings (e.g. 197 Oxford Street), some have contemporary ceilings, and some are bare with support structures and roofing material visible from underneath.

Along Flinders Street, the awnings are narrower relating to the reduced width of the sidewalk. Shopfronts along this stretch have also been extensively modified. However, the shopfronts on the ground floor level of the Claridge Apartments (Flinder Street) still exhibit Art Deco display windows, a rounded corner window, and a completely red tiled exterior wall. The awnings above also feature Art Deco ceilings. Shop signs and letterings complement the theme.
















All photos courtesy of Curio Projects.

3.11 Blocks 14 & 15

3.11.1 Context and Setting

Blocks 14 & 15 are located at the southernmost tip of the study area in Paddington. Block 14 is bound by Oxford Street to the north, South Dowling Street to the west, and Greens Road to the east. It adjoins properties to its south while Verona Street, Iona Lane, and Rosebud Lane runs through the block. The UNSW Art and Design, is the only property on Block 15 which is bound by Greens Road to the east, Selwyn Street to the west, Albion Avenue to its south and Napier Street to the north.

Block 14 consists of 1-59 Oxford Street Paddington. There are 7 individual properties within Block 14, none of these are listed as heritage items on the Sydney LEP 2012. Block 14 is included in the Paddington Urban Heritage Conservation Area (C50).

Block 15 consists of 1-37 Greens Road, Paddington. 1-37 Greens Road is listed as a heritage item on the Sydney LEP 2012 (# I1062). Block 15 is included in the Paddington Urban Heritage Conservation Area (C50).

3.11.2 Streetscape Character

This analysis of the streetscape of Blocks 14 and 15 includes the character of the streetscape, any evidence of early subdivision patterns and uses, built elements, and their integrity and condition. It also looks at areas of open space and key views within the blocks.

The former Olympia Theatre is opposite the Beauchamp Hotel (Block 12) and marks the northern end of Block 14. The only other building on the block that has an intact old built fabric is the Rose, Shamrock and Thistle Hotel that is 120 metres south. These are connected by contemporary apartment buildings, the Verona Cinema, and the bookshop Berkelow Books. The opposite side of the street is composed of two-storey terraces that complement the streetscape. The row of highly consistent two-storey commercial terraces dating from the early 1900s front Block 14 on the opposite side of Oxford Street. The entire row features a uniform parapet line with chimney stacks still evident.

The slight curve on the street near the former Olympia Theatre adds a temporary visual terminus, adding character to the area.

Blocks 14 & 15 Identification Map
Contributory Items and Recommended Grading Changes







All photos courtesy of Curio Projects.

3.11.2 Streetscape Character (continued)

On Block 15, the most prominent heritage item within UNSW Art & Design School is the Albion Ave. Public School which can be viewed from Albion Ave.

The biggest change in Block 14 is the agglomeration of lots at its northern tip. The former Marshall Brewery used to occupy the corner of the present Olympia Theatre. The old road and the lots were agglomerated, and the old brewery was demolished.

The Rose, Shamrock and Thistle Hotel has a long history in the area. Formerly located next door, the previous building was demolished and the pub moved to its present location in 1939.

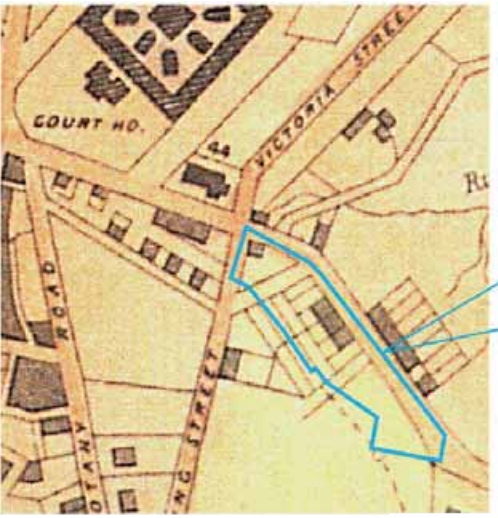
The lots in between the two buildings were, for a considerable amount of time, vacant or have been used as industrial equipment yards in the mid-1900s. They are now largely occupied by contemporary apartment buildings.

Blocks 14 & 15 Identification Map
Contributory Items and Recommended Grading Changes





Right: Looking east to the Olympia Picture theatre, with the Beauchamp Hotel on the right and the former Brewery Hotel on the left. (SLNSW).



1855
Smith & Gardiners Map of Sydney



1888
Plans of Sydney (Rygate & West)



1949
City of Sydney - Building Surveyor's Detail Sheet 16

3.11.2 Streetscape Character (continued)

Block 14 hosts two buildings which were built-for-purpose. The former Olympia Theatre and the Rose, Shamrock & Thistle Hotel which are located on opposite ends of the block.

The two ends of the block are the most prominent. The former Olympia Theatre has a floor area of approximately 1,480 square metres and faces Oxford Street on its chamfered corner. Its Oxford Street facing side spans almost a quarter of the block. The Rose, Shamrock, and Thistle Hotel, of a smaller scale, highlights the opposite corner with its rounded corner and a restrained Art Deco architecture.

The entire block benefits from its proximity to the Victoria Barracks and the UNSW Arts and Design on Block 15. Its southern end is also pedestrian permeable with Rosebud Lane and Iona Lane rounding through the southern tip. Commercial activity at this end is limited to the hotel as back lanes only serve as garage access for residents.

On the opposite side of the Oxford Street is a row of commercial terraces completed in 1902, is moulded on its parapet. Whilst commercial activity along the strip is largely confined to this side of the street, the ends of Block 14 remain the most visually prominent.

The commercial strip extends into Paddington. The distinct difference in sidewalk paving material is apparent. Whilst the southern side exhibits asphalt, the northern side is lined with tiled pavers. Façades on the northern side of the street in this section of the study area also appear more well maintained. With a lack of street trees, the upper-level façades are more visible to onlookers. Awnings on this side are continuous while on the southern side only the former Olympia Theatre and the Rose, Shamrock and Thistle Hotel exhibit awnings, featuring Art Deco ceilings.

All photos courtesy of Curio Projects.



4

Comparative Analysis

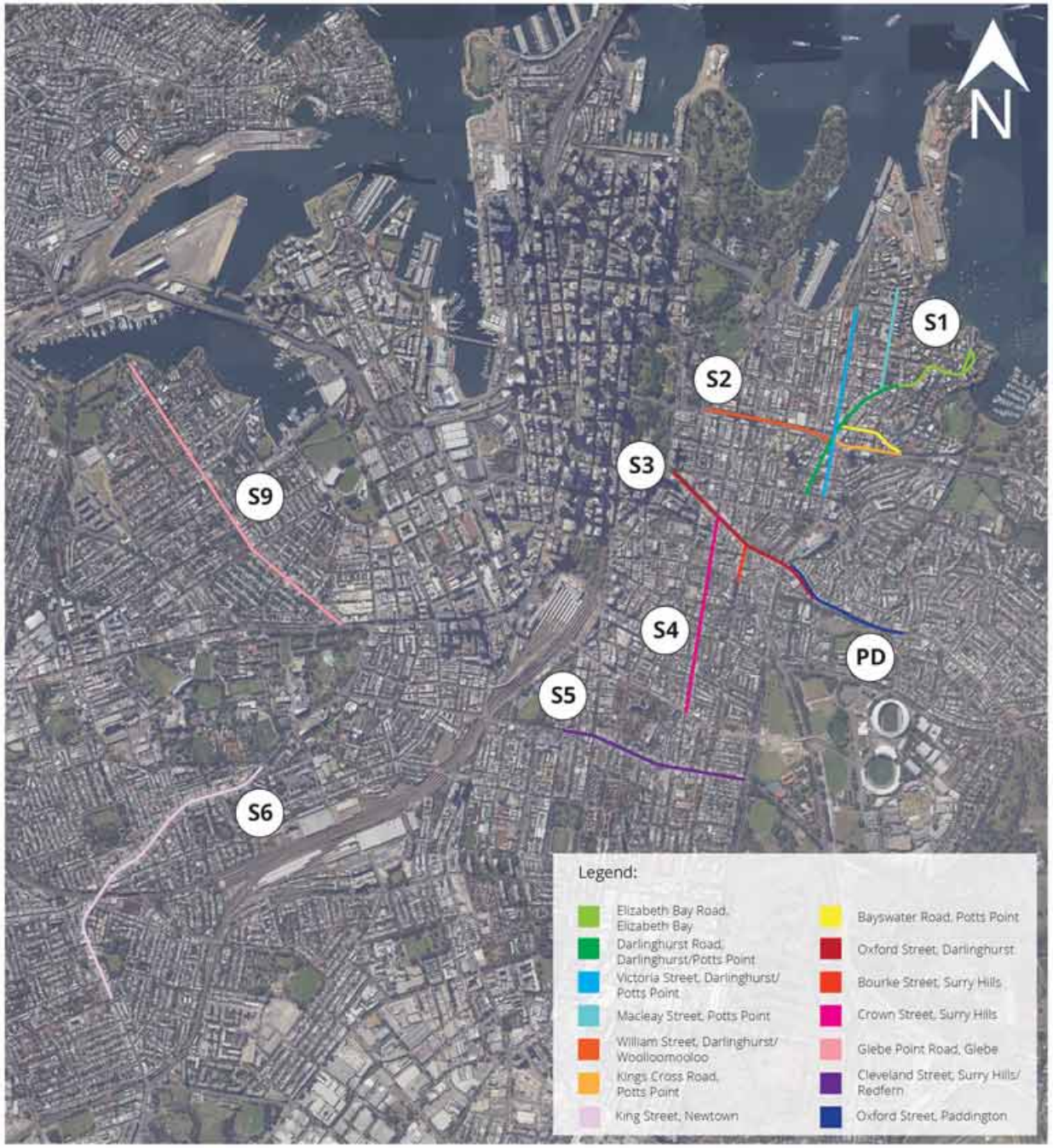
4. Comparative Analysis

4.1 Introduction

The following comparative analysis summarises the salient features and characteristics of other Activity Street Precincts similar to the study area to provide better insight into the significance and unique character of the Oxford Street Activity Street Precinct. This comparative analysis builds upon a prior draft report of Activity Street Precinct S1 Heritage Study prepared by TKD Architects (2019) provided by the City of Sydney and uses information contained within the State Heritage Inventories. Furthermore, this comparative study includes the Paddington extension of Oxford Street contained within the Woollahra Local Government Area.

The Activity Street Precincts in this comparative analysis includes:

- **S1** Potts Point, Darlinghurst, Elizabeth Bay and Rushcutters Bay Activity Street Area
- **S2** William Street, Darlinghurst / Woolloomooloo Activity Street Area
- **S3** Oxford Street Activity Street Precinct (study area)
- **S4** Crown Street, Surry Hills Activity Street Area
- **S5** Cleveland Street, Surry Hills / Redfern Activity Street Area
- **S6** King Street, Newtown Activity Street Area
- **S9** Glebe Point Road, Glebe Activity Street Area
- **PD** Oxford Street, Paddington Activity Street Area



Aerial Photograph of the study area
Source: SixMaps with Curio Projects overlay

4.2 Comparative Analysis

4.2.1 Summary of finds

The study area is divided into 15 blocks for comprehensive purposes, being bounded by Darlinghurst, Surry Hills, and Paddington. It also includes significant sections of prominent streets such as Riley, Crown, Palmer, Bourke, Flinders, South Dowling Streets; and the intersection of Liverpool Street and College Street, terminating at the Victoria Barracks and the UNSW Art & Design at its south-eastern end.

The 15 blocks possess in total 161 properties, where 53 are currently Heritage Listed Items and 132 are existing Contributory Items. From these sites, City of Sydney indicated 88 sites that should be analysed as requiring consideration for heritage listing or listing as contributory heritage items. The 88 sites within the study area were scrutinised as part of the comparative analysis in order to determine whether they currently have an appropriate level of heritage protection at either a contributory level (in the DCP) or as individual items of heritage significance (in the LEP). Out of the 88 sites analysed by Curio in section 4.0: Comparative Analysis, 45 are recommended to be individually Heritage Listed Items on the LEP at a local or State level. That includes sites that were previously graded as contributory (41) or not contributory (4*) in the DCP. These items are as follows:

Block 3	23-29 Oxford Street
Block 3	43 Oxford Street
Block 5	7 Burton Street
Block 6	101 Oxford Street
Block 6	93 Oxford Street
Block 6	95 Oxford Street
Block 6	85-91 Oxford Street*
Block 6	99 Oxford Street*
Block 7	251-255 Palmer Street
Block 7	265 Palmer Street
Block 7	28, 30, 32 Langley Street
Block 7	33, 35, 37 Burton Street
Block 8	125 Oxford Street
Block 8	127 Oxford Street
Block 8	129 Oxford Street
Block 8	131 Oxford Street
Block 8	135 Oxford Street
Block 8	147 Oxford Street
Block 8	177 Oxford Street
Block 8	181 Oxford Street
Block 8	183 Oxford Street
Block 8	379-379A Bourke Street
Block 8	179 Oxford Street *
Block 8	276-278 Crown Street*
Block 9	130-132 Oxford Street
Block 9	134 Oxford Street
Block 12	191-195 Oxford Street
Block 12	217 Oxford Street
Block 12	219 Oxford Street
Block 12	221 Oxford Street
Block 12	229 Oxford Street
Block 12	231 Oxford Street
Block 12	239 Oxford Street
Block 12	241 Oxford Street
Block 12	243 Oxford Street
Block 12	263 Oxford Street
Block 12	28-30A Flinders Street
Block 12	319-321 South Dowling Street
Block 12	323 South Dowling Street
Block 12	325 South Dowling Street
Block 12	327 South Dowling Street
Block 12	329 South Dowling Street
Block 12	331 South Dowling Street
Block 12	333 South Dowling Street
Block 12	4-6 Flinders Street

Additionally, this assessment has identified 38 sites that should be considered to either be maintained as Contributory items in the DCP or added as Contributory items, but not Heritage Listed (LEP). From those 38 sites, 31 are already marked as Contributory and 7* are additional recommendations proposed by this assessment. They are identified as follows:

Block 3	45 Oxford Street
Block 3	49-51 Oxford Street
Block 3	47 Oxford Street*
Block 6	111 Oxford Street*
Block 7	259, 261, 263 Palmer Street
Block 7	256 Crown Street*
Block 7	257 Palmer Street*
Block 8	133 Oxford Street
Block 8	145 Oxford Street
Block 8	149 Oxford Street
Block 8	381 Bourke Street
Block 8	48 Little Oxford Street*
Block 12	10-24 Flinders Street
Block 12	197-199 Oxford Street
Block 12	201 Oxford Street
Block 12	203 Oxford Street
Block 12	205 Oxford Street
Block 12	207 Oxford Street
Block 12	209 Oxford Street
Block 12	211 Oxford Street
Block 12	213 Oxford Street
Block 12	215 Oxford Street
Block 12	223 Oxford Street
Block 12	225 Oxford Street
Block 12	233 Oxford Street
Block 12	235 Oxford Street
Block 12	237 Oxford Street
Block 12	245 Oxford Street
Block 12	247 Oxford Street
Block 12	249 Oxford Street
Block 12	251 Oxford Street
Block 12	253 Oxford Street
Block 12	255-259 Oxford Street
Block 12	261 Oxford Street
Block 12	4-6 Taylor Street*
Block 12	8-10 Taylor Street*
Block 14	1-11 Oxford Street
Block 14	27-33 Oxford Street

Finally, this assessment has identified 5 sites are recommended not to be listed as Heritage Items on the LEP or as Contributory items on the DCP. Of these, 2 are currently listed as Contributory items and 3* are not. They are as follows:

Block 6	79 Oxford Street
Block 6	81-83 Oxford Street*
Block 6	97 Oxford Street*
Block 7	254 Crown Street*
Block 12	227 Oxford Street

For detailed information on each property, see Appendix D.

4.2 Comparative Analysis

4.2.1 Potts Point, Darlinghurst, Elizabeth Bay and Rushcutters Bay Activity Street Area - S1

Active Streets:

Darlinghurst Road, Darlinghurst / Potts Point
Victoria Street, Darlinghurst / Potts Point
Macleay Street, Potts Point
Elizabeth Bay Road, Elizabeth Bay
Kings Cross & Bayswater Road, Potts Point

Predominant phases of construction:

Mid & Late 19th century
Early 20th century
Inter-war

Historic building typologies:

Residential: villas, terraces & flat buildings
Hotels
Commercial & Retail
Institutional
Religious & Civic

Building height / scale:

Mixed low, medium and high rise

Density:

Medium grain







Photo Left: Kings Cross intersection of (L-R) William St, Victoria St, Darlinghurst Rd, Bayswater Rd. [City of Sydney Archives]. Photos Middle and Right: Views of Darlinghurst Road [Google Maps]. Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets

Major Building Construction Dates/Eras of the Precinct

There are many significant high-rise residential flat buildings dating from post-World War II located on Macleay Street. The majority occupy the whole lot up to street boundaries with some terrace houses and villas exhibiting small front setbacks. Nineteenth century terrace houses and Inter-War era flat buildings are the predominant architectural style in the area with some recent residential and commercial buildings in located in between.

Nineteenth century and Inter-War phases of development characterise Bayswater Road. The northern side hosts terrace houses erected in the mid- to late-nineteenth century. They are among the most architecturally impressive terrace houses in the precinct, both in scale and character.

The built form along Elizabeth Bay Road dates to the twentieth century, particularly between 1910 to 1940. The most significant buildings on the street are the former Gazebo Hotel-Motel on Elizabeth Bay Road constructed between 1940 to 1970, and the Inter-War blocks of flats including "The Raymond" built in 1928. The predominant building typology is residential with terrace houses and flats.

Commercial/Residential makeup of the Precinct

Darlinghurst Road and Victoria Street are primarily commercial and retail streets. Like most terrace houses along main streets, those found along Darlinghurst Road and Victoria Street have been adapted for commercial and retail use at ground floor with some retaining residential accommodation at the first floor. There are some religious and civic buildings at the southern end of Darlinghurst Road and Victoria Street. St. Johns Church, The Jewish War Memorial, and the Darlinghurst Fire Station.

The building stock along Kings Cross Road range from two to seven-storeys high. Exceptions are the high-rise residential buildings located on sites which were amalgamated from the 1960s. The built form generally occupies the lots to the street boundaries with the exception of some terrace houses allowing for minimal front setbacks. Along the street are nineteenth century terrace houses, Inter-war era flat buildings and more contemporary apartment buildings.

The activity street precinct also remains as one of the few areas mentioned in this study to retain evidence of Sydney's colonial past. Early nineteenth century residential buildings, including marine villas, are still found in Potts Point with a predominant phase of construction from 1870-1940s. Despite the diversity of typologies, none of the streets exhibit a consistently Victorian streetscape like Oxford Street. The streets within the S1 Activity Street Precinct contains only pockets of such. However, King Street in Newtown demonstrates this character to a greater extent than either S1 or S3.

Street Planning/Grid/Layout

Unlike the narrow streets that make up S1, Oxford Street is a major six lane thoroughfare. Flanking left and right of the wide Oxford Street are commercial establishments . S1 on the other hand was historically largely residential. Its roads and streets especially those leading to Elizabeth Bay conform to the landscape, with the exception of Victoria Road which conforms to the grid pattern prevalent within the western portion of the precinct.

Open/Green Space

Located in the middle of the precinct and near the former Darlinghurst Gaol, Fitzroy Gardens is one example of green space in the precinct. Most of the streets in the precinct are generously lined with street trees which give lush canopy cover and soft character when compared to the urban hardness of S3.

4.2 Comparative Analysis

4.2.2 William Street, Darlinghurst / Woolloomooloo Activity Street Area - S2

Active Streets:

William Street, Darlinghurst / Woolloomooloo

Predominant phases of construction:

Mid 19th century
Late 19th century
Inter-war
Post-war
Late 20th century
21st century

Historic building typologies:

Residential: shop / terrace
Commercial
Retail
Hotels

Building height / scale:

Mixed low, medium and high rise

Density:

Medium grain

Photo Left: William Street c1963. By Jeff Carter [National Library of Australia]. Middle and Right Photo: William Street [Google Maps]
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets







Major Building Construction Dates/Eras of the Precinct

William Street, like Oxford Street, is a busy thoroughfare. Unlike the former however, its surrounding built form lacks the Victorian commercial terraces of Oxford Street, Surry Hills, Cleveland Street, Paddington, and Newtown. William Street is lined by modern architecture on its northern side. The western segment of the street up to Palmer Street is occupied by tall, modern buildings. Awnings have been replaced by a modern arcade on the northern side. Awnings along the northern side are also modern in expression.

The southern side, however, is occupied by a uniformly shaped series of block forms consisting of three to four storey brick faced buildings. This side of the street retains built forms dating from the 1920s and show a high level of uniformity owing much to the City of Sydney Improvement Act and Public Health Act of 1902 and its requirement that new buildings be at least three storeys high. This also accounts for the consistent inter-war character of the buildings on the southern side of William Street.

The predominant historic built forms exhibit a uniformity of massing, height, colour, and texture. They are typically expressed in an Inter-War architectural style with some described as Chicagoesque Style. Awnings on the southern half of the William Street are also narrower in span and present a more contemporary expression compared to the Victorian streetscape character of Oxford Street. The diversity of Oxford Street Precinct's facades, building heights, colours, and embellishments contrast largely to the uniformity of the historical built fabric along William Street.

Commercial/Residential makeup of the Precinct

The William Street Activity Precinct reflects medium grained commercial developments along the main street with fine grained residential houses occupying parallel streets. Similar to Oxford Street, William Street's northern side exhibits higher density apartment buildings and in general has more high-density residential buildings along its length.

Street Planning/Grid/Layout

Oxford Street, unlike William Street runs diagonally southeast from the corner of Hyde Park whilst William Street runs perpendicular from Hyde Park extends out east. Streets branching out from William Street also extend perpendicularly from the main street thus creating a regular grid pattern. Oxford Street intersects with other streets diagonally thus creating tapered corner lots.

The majority of buildings on corners along Oxford Street do not have 90-degree corners.

Open/Green Space

William Street, like Oxford Street, connects to Hyde Park at its western tip. However, it lacks the presence of intermittent open spaces like Oxford Square and Taylor Square, and any smaller parks that are found midway along the street such as those found along Crown Street and Glebe Point Road.

William Street is also a part of the William Street South Heritage Conservation Area. It possesses a coherent and strong urban form deriving from amalgamated Victorian sites to create larger sites supporting Inter-War commercial buildings that are three to five storeys in height. It is remarkably consistent and intact and comprises a rare intact Inter-War streetscape within Central Sydney.

William Street has lesser number of heritage listed items among them are:

- The Grenville House
- Chard's Building
- Telopea, Merrool and Baringa
- Former National School Building
- William House
- Museum Hotel and
- Former William Street National School

4.2 Comparative Analysis

4.2.3 Oxford Street Activity Street Precinct - S3

Active Streets:

Oxford Street, Darlinghurst / Surry Hills / Paddington
Part of Bourke Street, Surry Hills
Part of Crown, Palmer, Bourke Streets, & Flinders Streets Darlinghurst

Predominant phases of construction:

Mid & Late 19th century
Early 20th century
Inter-war

Historic building typologies:

Residential: terrace housing
Commercial & Retail
Hotels
Religious
Law Enforcement

Building height / scale:

Mixed low, medium and high rise

Density:

Fine, medium, and large

Photo Left: View east from the south east corner of College Street, Liverpool Street and Hyde Park (now Whitlam Square) along Oxford Street towards Taylor Square Andy Flanagan's Hotel (demolished 1910, rebuilt as the New Flanagan's Hotel, became known as the Burdekin Hotel in 1930s) [South Sydney Council photos from Edda Boyd]. Middle and Right Photo: Oxford Street from Hyde Park [Curio Projects]
Research sources: TKD Architects, 2019 and State Heritage Inventory Datasheets







Major Building Construction Dates/Eras of the Precinct

The oldest commercial developments start with the row of Victorian commercial terrace buildings located furthest away from the CBD at its southern end near Paddington which is now Block 12 of the study area occupying 191-243 Oxford Street, Darlinghurst.

The Wells Map of 1843 indicates these developments commenced within the site of the former Darlinghurst Gaol. Immediately within the area was the site of one of the earliest Catholic Churches to be built in Australia c.1852, the old Sacred Heart Church which was demolished later for the road widening of Oxford Street.

Developments along the south side of Oxford Street from Taylor Square (northward) show similar built forms. They are interspersed with relatively newer buildings exhibiting Federation and Inter-War era architecture.

These developments show similarities with the built forms along King Street in Newtown (S6). The difference in architectural styles becomes very apparent where the road widening, and resumptions began along Oxford Street (1910) to allow for the road widening. Along the northern side of Oxford Street, agglomerations of Oxford Street, the loss of buildings from the road widening and resumptions gave rise to new built forms with greater massing and uniform Edwardian style architecture.

The style and massing of these buildings are atypical to any of the other Activity Street Precinct covered by this study.

Commercial/Residential makeup of the Precinct

Closer to Hyde Park and nearer to the Sydney CBD, buildings on the northern section of the Oxford Street Activity Street Precinct exhibit more contemporary forms and rise 16 to 23 stories high. Most are residential apartment buildings.

The remaining predominant historic built forms along the main street date from the late 1890s to the early 1910s (Federation and Late Victorian Style architecture), a mix of Art Deco buildings can also be found along the streets leading to back lanes and intersections. Buildings located along these back lanes are also mostly residential flats, and add to the variety of built forms found within the study area.

The Victorian Terrace houses towards the southern end of Oxford Street Precinct still exhibit modern adaptations for commercial use with the ground floors, generally feature shopfronts and often still use the top storeys as residences. This high level of adaptation is common in other activity precincts, namely Crown Street, Surry Hills, Cleveland Street and Surry Hills/ Redfern.

Street Planning/Grid/Layout

Oxford Street, unlike other streets in this comparative study, intersects with other streets diagonally thus creating triangular and tapered corner lots. The majority of the other streets are laid on regular grids/ patterns.

Open/Green Space

The precinct has two public open spaces namely Taylor Square and Oxford Square. However, it lacks the relief of public green spaces provided by parks such as those along Crown Street and Glebe Point Road.

It is of note that the Oxford Street Activity Street Precincts rich history gives it a special character and it is marked by several colonial buildings and infrastructure such as:

- The former Darlinghurst Gaol
- The former Darlinghurst Police Station
- The Underground Men's Conveniences and
- Busby's Bore

These significant landmark elements features set the Oxford Street Activity Street Precinct apart from other precincts in this study.

4.2 Comparative Analysis

4.2.4 Crown Street, Surry Hills - S4

Active Streets:

Crown Street, Surry Hills

Predominant phases of construction:

Mid & Late 19th century
Early 20th century
Inter-war
Late 20th century
21st century

Historic building typologies:

Residential: terrace housing & flat buildings
Commercial
Retail
Institutional
Religious
Industrial

Building height / scale:

Low rise

Density:

Fine grain







Photo Left: Crown Street Women's Hospital [SLNSW]. Photo Middle: View of Crown Street towards Oxford Street. Photo Right: View of Crown Street looking south [Google Maps].
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets

Major Building Construction Dates/Eras of the Precinct

The predominant historic built form along Crown Street, Surry Hills is primarily composed of two to three storey terrace houses built in the 1850s. This is especially true as it extends further away from Oxford Street. Early Victorian architectural expressions dominate the streetscape. Victorian Filigree terraces are the predominant built forms lining Crown Street. Whilst some have been modified with contemporary architectural styles, the basic form of the Victorian Filigree Terrace Houses can still be discerned. Many of the first floor levels on the terraces retain their balconies thus remain in keeping with the character of the precinct.

Commercial/Residential makeup of the Precinct

The majority of the buildings along Crown Street retains a mixed-use typology. Ground floors are occupied by commercial tenancies while the upper floors remain as residences. In between these, some purely residential terraces can still be observed. Mostly two to four storey buildings line both sides of the street except for 302-308 Crown Street towering up seven storeys. Awnings are intermittent compared to those found along Oxford Street. Where they exist, they are often expressed in a contemporary manner with some having articulation and some featuring glass panels supported by modern steel frames.

Street Planning/Grid/Layout

Crown Street, Surry Hills, unlike Oxford Street, is narrower and receives significantly less traffic. It is laid out parallel to most streets in the precinct, in a more uniform manner.

Open/Green Space

A green open space, in the form of Shannon's Reserve, is located on Crown Street from Foveaux to Collins Street. The park's approximately 3,000 square metre area gives the precinct a break from the long strip of commercial activity and is located right in the centre of its length.

The presence of the park, the narrow carriageway of the street, the dominance of Victorian Filigree Terraces whether intact or modified, plus the mix of residential and mixed-use buildings differentiates Crown Street from Oxford Street in many ways. While Crown Street exudes the character of a leafy and quaint Victorian Terrace neighbourhood mixed with similar scale contemporary buildings, Oxford Street is highly commercial and exposed to a high volume of traffic with far less greenery.

Street trees are a rarity along Crown Street near its intersection with Oxford Street. This changes, however, as it approaches Reservoir Street. From this point on, tree canopies sometimes cover the entire width of the street. With the narrower carriageway, Crown Street has a quaint atmosphere lending itself to a proliferation of outdoor dining areas and cafes.

Some notable historic buildings along Crown Street include:

- The Crown Street Public School
- The Crown Street Reservoir & Site
- The St. Claire Flats
- Clock Hotel
- Dolphin Hotel
- The former Crown Street Women's Hospital
- Oriental Hotel
- The Premiere Picture Theatre &
- Former Surry Hills Post Office facade & Portico

Also worthy of note is the Chinese Presbyterian Church on the corner of Albion and Crown Streets.

4.2 Comparative Analysis

4.2.5 Cleveland Street, Surry Hills / Redfern - S5

Active Streets:

Cleveland Street, Surry Hills / Redfern

Predominant phases of construction:

Early 19th century
Mid 19th century
Late 19th century
Early 20th century
Inter-war

Historic building typologies:

Residential: terrace housing
Commercial
Retail
Institutional
Religious
Hotels

Building height / scale:

Low rise

Density:

Fine grain

Photo Left: View of Cleveland Street corner Elizabeth Street going to South Dowling Street, 1991. Photo by Adrian Hall of [City of Sydney Archives]. Photo Right: View of Cleveland Street [Google Maps]
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets





Major Building Construction Dates/Eras of the Precinct

Despite the presence of contemporary built forms towards Redfern Station and a few Art Deco inspired two to three-storey buildings at the corner of Cleveland and Walker Streets, the large collection of the Victorian Filigree terraces clearly dominates the streetscape of Cleveland Street. Compared to the Victorian Filigree terraces along Crown Street, those along Cleveland Street appear in higher concentrations and in longer stretches of the street. One such stretch is Cleveland Street from South Dowling Street to Stanley Street. There is also a greater number that retain older built fabric. One example is located at 306-308 Cleveland Street, Surry Hills. Though not listed as a heritage item, it greatly contributes to the character of the streetscape.

Commercial/Residential makeup of the Precinct

Commercial areas are limited and closer to intersections. Unlike along Oxford Street, however, these commercial areas are low-rise and low-density. Compared to the more embellished buildings along the southern side of the Oxford Street study area, commercial terrace buildings along Cleveland Street have less elaborate facade details, the majority of which date from the 1880s or even later Victorian Terraces.

It is also noticeable that the overall composition of awnings on buildings is not as consistent as those along Oxford Street. Awnings along Cleveland Street's commercial areas are varied. Where they are present, they are discontinuous, often stepped to follow the slope of the terrain, and do not have a consistency in style. Oxford Street's awnings, in comparison, have more repeated design expression.

Street Planning/Grid/Layout

Cleveland Street, like Crown Street, follows a relatively consistent grid pattern. Corners are perpendicular with intersecting streets.

Crown Street and Cleveland Street both have fine grained built fabric. However, Crown Street's road carriageway of four lanes is effectively reduced further from traffic as both leftmost and rightmost lanes have been converted to roadside parking. The combination of reduced traffic and increased presence of street trees sets Crown Street apart from Cleveland Street.

Cleveland Street is a four-lane street with a narrower carriageway compared to Oxford Street although it still suffers from heavy traffic and congestion, similar to Oxford Street. Its entire strip from Moore Park Reserve to Prince Alfred Park is split in two halves, the northern half falls within the Surry Hills Precinct while its southern half within Redfern. This length of Cleveland Street is predominantly low-rise buildings, the majority of which are two-storey Victorian Filigree style terrace houses. Where there are small commercial areas, they are two to three-storey commercial/residential terraces with ground floor shops and residential accommodation on the first floors.

Open/Green Space

Moore Park Reserve and Prince Alfred Park bookend the street on its eastern and western ends, respectively. Street trees line the sidewalks of Crown Street. Unlike Oxford Street, however, additional greenery is provided by the more recent addition of low hedge plants.

A number of heritage listed items are also along the length of Cleveland Street. They include:

- Former "Matis Pharmacy"
- Former Cleveland Street Public School
- Greek Orthodox Church
- Prince Alfred Park and
- The Ward Boundary Marker

4.2 Comparative Analysis

4.2.6 King Street, Newtown - S6

Active Streets:

King Street, Newtown

Predominant phases of construction:

Mid 19th century
Late 19th century
Inter-war

Historic building typologies:

Residential: terrace housing
Residential: shop / terrace
Commercial
Retail
Industrial
Institutional
Religious
Hotels

Building height / scale:

Low rise

Density:

Fine grain







Photo Left: View south from near Horden Street along King Street towards Erskineville Road showing horse and cart, pedestrians, bicycles and the Methodist Church (in the centre background). [South Sydney Council photos from Edda Boyd]. Photo Middle and Right: Views of King Street [Curio Projects].
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets

Major Building Construction Dates/Eras of the Precinct

The built form along King Street is highly consistent and intact. The collection of late 19th and early 20th century buildings is considered unique in the Sydney region and the State as a whole. The entire collection of Victorian commercial terraces along King Street is similar in form and embellishment to the limited stretches of Victorian commercial terraces along Oxford Street. Amongst the other precincts in this comparison, the King Street and Oxford Street Victorian terraces are most similar when compared. The parapets, fenestration details, and facade adornments on the buildings on the southern side of Oxford Street exhibit similarities with those on King Street.

Modern contemporary facades at ground floor in particular can also be seen along King Street, such as that exhibited by 228 and 251 King Street. These are uncommon in the area and their scale and massing of any new infill building generally remain consistent with the fine-grained character of the precinct.

Awnings along King Street also exhibit multiple designs, colour, and vertical heights from the sidewalk. The absence of street trees, and a narrower street carriageway allows more details on the upper facades and awnings to be observed from the opposite side of the street than those along Oxford Street.

Commercial/Residential makeup of the Precinct

Primarily dominated by retail and commercial shops, the strip is also dotted by civic and religious buildings. The entire streetscape hosts a remarkable collection of buildings demonstrating the economic boom of the 1870s and 1880s. With its distinct visual impression and exhibition of significant historical phases of the street, it is now part of the King Street and Enmore Road Heritage Conservation Area. There is a total of 54 items listed as heritage items along King Street under Sydney and Inner West LGAs.

The building massing along King Street is also lower than that on Oxford Street. The majority of buildings are two to three storeys high with four storeys generally the maximum height. Exceptions are the Alpha House at eleven storeys and the buildings at the corner of King and Georgina Streets at six storeys. These are, however, located closer to the northern end of the strip and do not detract from the rows of Victorian buildings built in the late 19th and early 20th centuries that dominates the majority of King Street.

The buildings are constructed to the street alignment with awnings over the footpaths along the entire length of King Street. Short breaks in the line of awnings can be found at some corners and at the front of some relatively newer buildings, religious buildings, banks, and at the buildings making up the area near Newtown Town Hall. Art Deco style buildings and Inter-War period hotels also dot the street.

Street Planning/Grid/Layout

King Street, like Oxford Street, is a busy thoroughfare. Unlike the former however, King Street only has four lanes of vehicular traffic whilst Oxford Street has six.

Oxford Street also runs straight from Hyde Park to Taylor Square while King Street bends and curves gradually at several points along its length. The curves give the immediate horizon an apparent visual terminus. This feature is shared by Darlinghurst Road. Most streets in this comparative study run in straight segments.

Open/Green Space

There are limited open spaces along King Street. The lack of street trees also demonstrates a stark difference from Oxford Street. However, the lack of trees, combined with low building height creates a much sunnier and brighter precinct when compared with that of Oxford Street.

4.2 Comparative Analysis

4.2.7 Glebe Point Road, Glebe - S9

Active Streets:

Glebe Point Road, Glebe

Predominant phases of construction:

Early 19th century
Mid 19th century
Late 19th century
Inter-war

Historic building typologies:

Residential: villas, terrace housing, flat buildings
Residential: shop / terrace
Commercial & Retail
Institutional
Religious
Civic
Hotels

Building height / scale:

Low rise

Density:

Fine grain

Photo Left: View of shop fronts, awnings, tram lines (tracks) and parked cars outside from the left a mens wear shop at no 181, a newsagent at 179 & the chemist further down (City Planning Department Negatives) [City of Sydney Archives]. Photos Middle and Right: Views of Glebe Point Road [Curio Projects]
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets







Major Building Construction Dates/Eras of the Precinct

The prevailing historic built form, on Glebe Point Road, Glebe exhibit Victorian architecture, some with varying finer details such as Italianate, Gothic and Free Classical. Some buildings also exhibit Federation style simplicity. Cottages, villas, and terrace housing dominate the streetscape with a dotting of Art Deco flats.

Another interesting feature of the buildings along Glebe Point Road near Victoria Park is the consistent proliferation of extended verandas on the first floors running along the entire facades of each building. Whilst, mostly contemporary in nature, the verandas supported by timber or iron posts add a different character to the streetscape. No other street precinct in this comparative study have extensive stretches of street with first floor verandas. These can be observed on most of the buildings from 1 to 35 Glebe Point Road.

The presence of Inter-war architecture and overlays are present within the precinct. These overlays on some of the Glebe Point Road hotel reflects the changing social makeup of Glebe during the Inter-War period. This restyling of earlier hotels is a characteristic of Glebe Point Road. An example of this is the Ancient Briton Hotel at 225 Glebe Point Road. Interestingly, another Ancient Briton Hotel was also located within the Oxford Street study area at South Dowling Street from 1877 to 1892.

Commercial/Residential makeup of the Precinct

The majority of the street is commercial on one side and residential on the other. This pattern of juxtaposition is consistent throughout sections of Glebe Point Road.

Intermittent rows of two to three-storey Victorian commercial/retail shops within small sections of the street face residential rows of Victorian Filigree Terraces, cottages, or villas on the other. Towards Rozelle Bay, Glebe Point Road is mainly residential whilst towards Parramatta Road, near Victoria Park, the building stock is more commercial.

The presence of single-storey commercial terraces also make up the mix of buildings along the road. This is also a defining character of the precinct. No other streetscape in this comparative study has a larger collection of single storey buildings than along Glebe Point Road. Awnings are discontinuous along the commercial sections of Glebe Point Road.

Street Planning/Grid/Layout

The Glebe Point Road Activity Street is a quiet, quaint but extensive activity street precinct that extends a total length of 1.8km from Parramatta Road all the way to Rozelle Bay. It is laid on a grid pattern of streets with every corner at right angles thus constraining buildings to perfectly squared sides. This feature is in stark contrast to the tapering nature of Oxford Street corner buildings.

Open/Green Space

Cottages and villas in the precinct are surrounded by gardens. Some Victorian Filigree Terraces maintain generous front setbacks with small front yard gardens. Further, Dr H J Foley Rest Park adds to the presence of setback gardens. This vastly differentiates the precinct from the Oxford Street study area. While Oxford Street is a highly commercial and denser precinct, Glebe Point Road is predominantly occupied by residences within garden settings.

There are in total 98 listed heritage items along Glebe Point Road with the majority being highly intact Victorian residential and commercial/residential terraces, cottages, villas and hotels.

4.2 Comparative Analysis

4.2.8 Oxford Street, Paddington

Active Streets:

Oxford Street, Paddington

Predominant phases of construction:

Early 20th century
Late 19th century
Inter-war

Historic building typologies:

Commercial & Retail
Religious
Civic
Hotels

Building height / scale:

Low rise

Density:

Fine grain







Photo Left: Unicorn Hotel, Paddington. Photo Middle and Right: View of predominant built forms along Oxford Street Paddington. [Curio Projects]
Research sources: TKD Architects 2019 and State Heritage Inventory Datasheets

Oxford Street, Paddington, Woollahra

The limits of Oxford Street within this comparison stretches from its intersection with South Dowling Street, Darlinghurst to its intersection with William Street, Paddington approximately one kilometre away. The stretch of Oxford Street that extends south east from the intersection of South Dowling Street is located in the Woollahra LGA. However, the continuity of Oxford Street further south is within the City of Sydney Local Government Area. This section of Oxford Street is the subject of an activation or placemaking strategy initiated by the Woollahra Council, 'Activate Oxford Street' project in 2014. (https://www.villagewell.org/oxford-street)

An initial impression of this portion of Oxford Street is the reduced traffic once within the Paddington section.

Major Building Construction Dates/Eras of the Precinct

The built-fabric on the northern side of the Paddington stretch of Oxford Street is primarily composed of two-storey commercial terraces similar in form and scale to those found on the southern end of the study area in Block 12. Specific examples that show similarity with the Paddingtonarea built fabric are 233-237, 239-241, 219-221, and 245-261 Oxford Street, Darlinghurst. The similarity in form, scale, and design suggests they were built c1900. Some of the two-storey terraces exhibit the year they were built on their parapets.

The heritage listed Unicorn Hotel, an Art Deco inspired two-storey built for purpose building, is at the intersection of Hopewell and Oxford Street, Paddington. Apart from this, the majority of the terraces within the Paddington stretch of Oxford Street are Victorian inspired with moulded parapets, pediments, and colonettes. Some also exhibit gabled roofs and chimneys like those on 245-262 Oxford Street, Darlinghurst within the study area.

Commercial/Residential makeup of the Precinct

The Paddington stretch of Oxford Street is primarily occupied by retail shops for fashion, food, entertainment, beauty/ health, general retail, and art/design. The narrower sidewalk aesthetic of the shopfronts and road carriageway create visual perception of a quaint shopping strip.

Street Planning/Grid/Layout

Oxford Street in the Woollahra LGA area follows a curvy path that bends four times before reaching William Street from South Dowling Street. This gives an observer from the sidewalk a terminating vista when looking in both directions, north and south, and creates a feeling of enclosure similar to King Street in Newtown as opposed to the much straighter Oxford Street in the City of Sydney.

Open/Green Space

There is a long linear grass area on the northern side of the Paddington segment of Oxford Street. Victoria Barracks' sandstone walls are setback from the sidewalk by approximately 4 metres thus allowing for a linear green space between the wall and the sidewalk. Fully grown mature trees from inside Victoria Barracks create a leafy shopping strip with a relaxed atmosphere as opposed to the busy, hard urban streetscape of the Oxford Street Activity Street Precinct.

4.2 Comparative Analysis

4.2.9 Conclusion

The Oxford Street Activity Street Precinct S3 is unique among the rest of the activity precincts in this comparative analysis. This uniqueness is primarily due to the physical and historical context of the precinct.

The transformation of Oxford Street into the commercial strip it is today was largely influenced by:

- The use of the road in its early years as a means of access to South Head
- The construction of the former Darlinghurst Gaol
- The construction of Busby's Bore
- The development of Victoria Barracks

Each period of use has influenced the commercialisation of the precinct. The initial development brought about the construction of the earliest buildings within the precinct near the southern end of Oxford Street in the vicinity of the former Darlinghurst Gaol. The proliferation of Victorian era buildings at this section of the street, although comparable in form and scale to those found in King's Street, Newtown, have a different history and are associated with convict labour. In other precincts, built fabric is more strongly associated with accommodation and residential mixed use activities, as is the case of Glebe Point Road, Cleveland Street and Crown Street.

In the years following the road widening and resumptions, the built form along Oxford Street began to take on a different scale. Building massing greatly increased and the Municipal Council of Sydney took on a greater role in designing the buildings. From the 1910s onwards, the built form began catering to the changing commercial landscape. Buildings became larger and taller and department stores became more prevalent.

The only other precinct in this comparative analysis that shares the same scale of development is William-Street. However, the facade expressions between precincts are expressed in very different forms resulting in very unique characteristics and aesthetics for each precinct. Oxford Street still retains the character and history of its earliest years, whereas William Street exudes a modernity and contemporary character that obscures its historical significance.

Another unique character of the built form within the Oxford Street Activity Street Precinct is the shape of the corner buildings. There is no other precinct in this comparative study that contains such an extensive number of buildings on tapered corner lots. Oxford Street's orientation, and the way it diagonally intersects with other streets and creates triangularly shaped corner lots is unique. The result is a set of historic buildings with tapered corners. Most precincts in the study are laid on regular grid patterns and therefore have common perpendicular corners.

Oxford Street also has a line of uninterrupted awnings. The awnings are uniform on the northern side of the street whereas majority of the other precincts have intermittent segments of awnings along their length. No other activity precincts have the level of uniformity like those on Oxford Street, although Newtown has some level of commonality.

Oxford Street, William Street, and King Street portray differing scales of extensive commercialisation. These three streets are commercial more than residential when compared with the other streetscapes analysed in this study area. The other precincts in the study are a combination of residential and commercial. Glebe Point Road, Crown Street, and Cleveland Street are all occupied by a relatively large number of low-density residential terraces. Only Oxford Street, William Street, and to a lesser degree, King Street, have taken on a higher density multi-level residential development in the form of medium to high-rise apartment buildings. However, these apartment buildings occupy extreme ends of their respective precincts, typically closer to the Sydney City Central Business District.

The Paddington extension of Oxford Street has a different character when compared to Darlinghurst section. There is a proliferation of early 20th century two-storey commercial terraces on the northern side of Oxford Street whilst on its south, the relatively long stretch of the Victoria Barracks sandstone wall constrains commercial activity only to the northern side of the street. The height of the buildings, the long stretch of grass area and the mature trees shading the sidewalk in front of the Victoria Barracks, the narrow the road carriageway, and the curving nature of the Paddington stretch of Oxford Street gives it a relaxed atmosphere as compared to the busy urban nature of the street's Darlinghurst section.

Overall, the Oxford Street Activity Street Precinct, S3, demonstrates a unique streetscape unlike any other in the comparative study. Whilst some of its features can also be observed within other precincts, the associative aspect of its built fabric is highly different. It is primarily commercial rather than residential but has also adopted high-rise flats; a testament to its on-going evolution. As a main thoroughfare, it continues to be shaped by commercial trends. This evolution has transformed the built fabric surrounding Oxford Street.

Oxford Street now has a collection of the most diverse building typologies ranging from Victorian commercial terraces, Federation era buildings, Inter-war and Art Deco expressions, and a mix of low-rise, low density built forms to medium to high-rise, high density apartment buildings.
Importantly, the Oxford Street Activity Street Precinct contains intact physical evidence of its multiple phases of evolution from convict settlement through to an internationally important site for the LGBTIQ community.



Photo Above: Andy Flanagan's Hotel, corner Oxford Street and Liverpool Street Darlinghurst, circa 1910 [City of Sydney Archives]

5 Assessment of Significance

5. Assessment of Significance

The significance of the Oxford Street Activity Street Precinct S3 has been assessed in accordance with the NSW Heritage Council Publication ***Assessing Heritage Significance*** and associated NSW Heritage Assessment Criteria and guidelines (2001). The Heritage NSW State Heritage Inventory (SHI) Datasheet for the Oxford Street Heritage Conservation Area has been used as the basis for this assessment. Additional research undertaken as part of this project has allowed for a more detailed assessment of signifcance to be prepared, in order to round out the information contained in the above-mentioned SHI datasheet. As a result, the following assessment of significance has been formulated using a combination of the information contained in the SHI datasheet for the Oxford Street Heritage Conservation Area, and the research prepared as part of Volume 1 and Volume 2 of the ***Oxford Street: Heritage Study 2021***.

5.1 Oxford Street Activity Street Precinct S3

Criterion A
An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The Oxford Street Activity Street Precinct S3 (Oxford Street Precinct) constitutes a section of Oxford Street previously known as South Head Road during early colonial settlement. In the course of its history, it has played a significant role in shaping and contributing to the development of Sydney.

Today, Oxford Street is one of the best-known streets in Sydney. As one of Sydney's earliest main roads, and possibly Australia's first 'highway', Oxford Street displays layers of historical development that when combined, create a cultural and historic landscape unique to Sydney.

The modern path of Oxford Street is important in that it likely follows closely to the Aboriginal footways (or *maroo*) used for thousands of years by Gadigal People and other Aboriginal peoples of Sydney to move between the land around the harbour, and as far south-east as Botany Bay and Kamay.

Historically, Oxford Street and its surrounding precinct demonstrates the growth and development of Sydney during the nineteenth and twentieth century . The first tracks between Sydney Cove settlement and the Signal Station at South Head were formed as early as 1789 and were in regular use by 1794. The pathways used ran very close to the location of the existing Oxford Street and were important in ensuring that, even in bad weather, when boats couldn't sail, the access between the signal station and the British settlement stayed open.

By 1811, the current route of Oxford Street was surveyed (as the South Head Road) by Governor Macquarie's 73rd Regiment Engineers. The street became one of the colony's premiere pleasure routes, popular with the town's elite who frequented the road on horse drawn carriages and horseback. It also quickly became one of the main access routes to the coast contributing to the rise to Sydney's beach culture.

The construction of Busby's Bore (c.1827-1837) the Darlinghurst Goal (c.1835-1841), and the Darlinghurst Courthouse (c.1836) are all significant milestones in the precinct's early and significant civic development

After South Head Road became increasingly successful as a commerical and high-end shopping precinct throughout the 1850s-1860s, it was renamed Oxford Street (1873) in order to reflect the ambitions of the city. The aspirations were for Sydney's Oxford Street to become a high street comparable to the great shopping precinct located at Oxford Street in the heart of London. Constantly evolving, Oxford Street did become a premier shopping precinct for many years. With the introduction of major department stores, including The Foy Brothers and Arnold's, the Oxford Street was a dominant retail force throughout the 1930s and 1940s.

The Oxford Street Precinct is historically significant for depicting a key turning point in the development of transportation and town planning principles in Sydney. The resumptions of properties and widening of Oxford Street (c.1908-1915) was a key result of the historically significant c.1907 Royal Commission into the improvement of the City of Sydney and suburbs.

The Oxford Street Precinct, initially a gathering place to watch the parading of convicts on the way to hard labour, became part of the route for the Grand Parade for the inauguration of Commonwealth Australia in 1901. The nature of parades evolved to the current celebration of Mardi Gras which started as a street protest in May 1978 for gay and lesbian rights. The Mardi Gras, has cemented Oxford Street as historically significant, at local, State, National and International level.

Evidence of most periods associated with the Oxford Street's significant and long history are still evident along its route and in surrounding streetscapes within the precinct. The Oxford Street Activity Street Precinct S3 is considered historically signficant at a local, State, National and International Level across mutliple historic themes.

Criterion A An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion B An item has strong or special association with the life or works of a person, or group of persons, of importance to NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion C An item is important in demonstrating aesthetic characteristics and/or and high degree of creative or technical achievement in NSW (or the local area).

Criterion D An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Criterion E An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion F An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion G An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places; or cultural or natural environments.

5.1 Oxford Street Activity Street Precinct S3 (continued)

Criterion B
An item has strong or special association with the life or works of a person, or group of persons, of importance to NSW's cultural or natural history (or the cultural or natural history of the local area).

The study area has strong associations with historically significant individuals who have influenced the development of Sydney from its earliest colonial days. Many of their names are reflected on the streets, open spaces, and parks throughout Darlinghurst, Surry Hills, and Paddington.

Former convict Robert Taylor, a highly successful brick maker, who operation brick kilns adjacent to the gaol, was the first person to build a dwelling and residential buildings within the Oxford Street study area. At this time of his death in 1850, he and his wife, also a former convict, were still living in their small dwelling on Oxford Street despite having secured ownership of the entire block between Flinders and Dowling Street.

The rise of Retail Emporiums in Sydney allowed multiple entrepeneurs to establish very successful department stores alongs Oxford Street in the mid-late 1800s. The Foy Brothers and Edward Arnold were synomous with the creation of the large scale, high-end retail stores along Oxford Street that characterised the precinct for many decades.

To this day, the Oxford Street precinct still hosts buildings designed by significant nineteenth and twentieth century architects, including Mortimer Lewis, C Bruce Dellit, John Burcham Clamp, Sidney Warden, E Lindsay Thompson, Harry Cooper Day, and Ernest A Scott.

Whilst many readily identify Oxford St as home to the annual Mardi Gras Parade, it has long been associated with significant gatherings of people involved in large-scale events, parades and protests. As early as 1841, Oxford Street (then South Head Road) was the gathering place for Sydney locals to watch as convicts were transferred from old Sydney gaol to the new Darlinghurst Goal. Oxford Street was also a key route for significant military parades throughout the years and for the celebration of the inauguration of Commonwealth Australia in 1901.

Oxford Street is however, most notable in its significance on a local, State, National and International scale for the LGBTIQ+ community . The Mardi Gras had its start as a street protest in 1978 for gay and lesbian rights. Today, the annual parade along Oxford Street draws crowds from all around the world combining political activism, with celebration and commemoration of that first protest.

Criterion C
An item is important in demonstrating aesthetic characteristics and/or and high degree of creative or technical achievement in NSW (or the local area).

The Oxford Street Activity Street Precinct is home to a considerable number of highly intact sections of streetscapes from various significant eras of development. Its southern side is lined with Victorian era and Federation era buildings whilst its northern side is occupied with a highly consistent group of Federation Free Style buildings. The section of the street from Liverpool to Bourke Streets is one of the finer, rare demonstrations of Federation era commercial streetscapes not only within the local context but also within New South Wales.

The precinct also hosts many State Significant and Locally Significant heritage items. These items are reflected in the State Heritage Register, the Register of the National Trust of Australia (NSW), and the City of Sydney LEP

The precinct also provides strong evidence of the "gentrification" along Oxford Street from the mid-1880s (the era of the Emporium) through to the 1950s and 1960s.

Oxford Street is one of Sydney's most significant transportation routes and is important in demonstrating how the city was required to develop specific town planning principles to ease the transportation pressures as a result of the increase in the use of Oxford Street as a key transportation route, and shopping destination. The 1907 Royal Commission into the improvement of Sydney ultimately led to the resumption of many properties to allow for the widening of Oxford Street in 1910, after Oxford Street, itself, was identified as being a key cause for much of the city's mayhem and traffic congestion.

Criterion D
An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Oxford Street is the symbolic birthplace and safe space for the growth of gay pride activism in Australia, since the first gay pride protest march commenced at Taylor Square in 1978. It's association, more generally with the gay community extends much further back, to at least as early as the 1960s. These days, the precinct is recognised, internationally, as a place of celebration, activism and protests for key issues impacting upon the LGBTIQ+ community.

Criterion E
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The precinct has potential for remains of archaeology significant at both local and state levels that would have the ability to contribute important information related to the local area's, and State's, cultural history.

The precinct contains commercial and civic building stock from successive periods and different styles that materially demonstrates the development of commercial and residential buildings in a Victorian city. Many of these structures retain archaeological potential for associated occupation deposits which have the potential to demonstrate aspects of the social and economic lives of the inhabitants through the nineteenth and twentieth centuries. The precinct's buildings also demonstrate the introduction of the City Beautiful movement into Sydney during the early 20th century, a movement that drove the complete remodelling of Taylor Square and Oxford Street to improve urban design and traffic movement within Sydney.

The buildings between Liverpool and Bourke Streets, arguably the finest Federation streetscapes within NSW, retaining evidence of changing patterns of retailing in the nineteenth and twentieth

5.1 Oxford Street Activity Street Precinct S3 (continued)

centuries. The precinct also provides evidence of the 'gentrification' that took place during the 1950s and 1960s when inner city areas were re-discovered as desirable places.

The associated public utilities are a significant record of the major reforms and achievements of the early 20th century in sanitation, public health, technology and city design which transformed Sydney into a modern city. Some of the most significant elements include: the remains of one of the first routes/roads in the Colony, the line of Oxford Street, which connected the town to the east coast, and thence coastal shipping; Busby's Bore (opened in 1833), the second water supply of Sydney, which formed the basis for expansion of the Sydney township; the State's first electric tram service that once ran up Oxford Street and through Taylor Square intersection, a key tram junction at the time, which supported the expansion of Sydney's Eastern Suburbs as an early commuter suburb and the first female public toilet in the area, post dating the first male public convenience by 55 years.

This female public toilet demonstrates the evolution in social attitudes to the public presence of women as the nineteenth century turned into the twentieth. It results from the growing activism of feminist groups in Sydney during the early twentieth century and was opened in 1938.

The street has important associations with the rise of the preservation and conservation movement in NSW through campaigns for its preservation and nearby Paddington, and the more recent development of gay identity, through the creation of recreational areas and places which cater for the multiplicity of interests of this community.

Criterion F
An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The precinct contains rare civic and commercial buildings including examples of and elements from every phase of the colonial period. It contains landmark buildings associated with the establishment of the colony as a city, many are like no other in Sydney in terms of typology, aesthetics, rarity, presence, cultural setting and materiality, including the Darlinghurst Court House which is the only Old Colonial Grecian public building complex surviving in Australia and is a fine example, comparable to other international examples.

The civic buildings in the Oxford Street precinct, Darlinghurts Court House and the former Darlinghurst Gaol, are one of the most impressive and rare intact judicial precincts not only in Sydney but in Australia.

The precinct's public utilities are rare and distinctive containing the oldest surviving underground public toilet in Sydney and the most intact of the first Electric Substations of NSW, which first brought sanitation reform and electricity to the public streets of Sydney. In addition a portion of the course of one of the first public utilities built in Australia, Busby's Bore, Sydney's second water supply, runs beneath the precinct.

Oxford Street was one of Sydney's earliest main roads, possibly Australia's first 'highway', acting as a pathway between Sydney Cove and the Signal Station at South Head. It became one of the main early access routes to the coast contributing to the rise of Sydney's beach culture, eventually evolving into a premier shopping precinct for many years.

Oxford Street is the birthplace of gay pride activism, home to the first gay pride march which commenced at Taylor Square in 1978. The now annual Mardi Gras march has cemented the Oxford Street precinct as important and significant for LGBTI rights, as well as becoming an internationally recognised event.

Criterion G
An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places; or cultural or natural environments.

The precinct is important at a local, state, and potentially, national level, as a fine example of purpose-designed, high quality civic and commercial hub containing historic buildings from most periods of the area's historic development.

The precinct is able to demonstrate a collective of historic buildings illustrating the expansion and development of a Victorian urban centre at the Empire's periphery. As such it is directly comparable with cities of similar age in New Zealand, South Africa and India.

The buildings demonstrate many of the characteristics of a Victorian era High Street that would evoke memories of similar places in the "Home Country" resonating as an urban space with many of Sydney's inhabitants who identified with Britain and the Empire through the nineteenth century. It nevertheless is also able to demonstrate particular characteristics that also identify it as an Australian place.

6 Conservation Management Strategy

6.1 Constraints, Opportunities & Recommendations

Block 2



Fig. 6.1: Intersection of Liverpool and Oxford Street



Fig. 6.2: Parkridge Corporate Building at 6-14 Oxford Street (left) and Park Apartments Building at 18-32 Oxford Street, Darlinghurst (right)

Constraints	Opportunities	Recommendations
Character The facades of the existing heritage listed items on the Block 2 are generally intact above the shopfronts. While the architectural expression of the facades vary from Inter-War Art Deco, Federation Free Style, to Victorian Free Classical, the overall historic character and style of the buildings convey a sense of continuity with late 19th to early 20th centuries. The predominant historic character of the precinct streetscape is interrupted by the two moderm apartment buildings (Parkridge Corporate Building at 6-14 Oxford Street and Park Apartments Building at 18-32 Oxford Street - See Fig. 6.2). Nevertheless, the remaining heritage buildings within the block should be respected and retained. Alterations to front facades should be restricted to restoration, reconstruction, removal of intrusive elements (or replacement with more sympathetic materiality), where possible, to enhances rather than detract from the streetscape character. Parapets, window openings, dooways, material textures and colours, street alignment, and awnings should be retained to maintain their recognisable form .	**Reinforcing Character** The tower apartments are intrusive elements distrupting the visual rythm of the heritage character of Block 2. The Parkridge Corporate Building and the Park Apartments Building are modern in design and isolate the Burdekin Hotel from the rest of the heritage buildings. However, there is an opportunity presented by the ground floor shopfronts of these buildings to strenghten the block's character. Promoting consistency in design to modern shopfronts will continue the rythm of the shopfronts along the streetscape. Further, the two apartments are setback from the facades providing a wider sidewalk frontage. The additional width can be used for a heritage interpretation that would offset the impact of the tower apartments at ground level.	**Heritage Interpretation** Block 2, historically, has been the gateway to the precinct, therefore, it is recommended that some form of heritage interpretation that introduces the significance of the precinct be considered within this zone. Most significantly, the road to the east leading towards the South Head signal station during the country's colonial past starts around Block 2. Its location creates a good opportunity to present the rest of the precinct with a clear, engaging first impression evocative of Oxford Street's rich history. The intersection of Liverpool Street and Oxford Street (Fig. 6.1) forms a triangular open space in front of Burdekin Hotel. The small open space is bounded by an iron fence towards its Liverpool Street side thus limiting access to the opposite side of the street. The open space can be linked to the opposite sidewalk on Liverpool Street. A combination of a public space urban design intervention and a heritage interpretation or commemoration can aid in transforming this unutilised space into an active one. Further, the apparently wider sidewalk in front of the two tower apartments has the potential be used for a heritage interpretation that offsets the effects of the detracting tower apartments at ground level.
Scale The majority of the buildings on the block exhibit a continuity of scale. However, the two apartment towers sitting between the Burdekin Hotel and the former Exchange Hotel breaks up the uniformity, which is a defining character of the buildings on the northern side of Oxford Street. This abrupt transition in height between the Burdekin Hotel and the tower apartments further isolates the former from the rest of the heritage items. It is paramount that the original scale of the heritage buildings remain readily visually identifiable.	**Restoring prominence** The tower apartments do not harmonize with the streetscape of Oxford Street. They are immediately visually perceived much more than the Burdekin Hotel and thus take away its prominence, physically and historically. There is an opportunity to restore the prominence of Burdekin Hotel in line with the pre-development proposals recieved by the City of Sydney for its properties along Oxford Street within the precinct.	**Review of FSR and Height Limits** Pre-development proposals for properties at 56-76, 82-106 and 110-122 Oxford Street Darlinghurst suggest an increase in height to seven (7) storeys. In line with these proposals, Block 2 could be also considered for review of change in Sydney LEP and DCP height limits. Increasing the height of the Burdekin Hotel could potentially restore its prominence as it once had in the 19th century.

6.1 Constraints, Opportunities & Recommendations

Block 2



Fig. 6.3: The Burdekin Hotel with chamfered corner facing Hyde Park



Fig. 6.4: 34-36 Oxford Street, Darlinghurst also known as the former "Exchange Hotel"

Constraints	Opportunities	Recommendations
Siting The heritage buildings within Block 2 along Oxford Street are the direct result of the road widening and the resumptions of the 1910s. It is paramount that the expression of the road widening remains visually prominent.	**Podiums** There is an opportunity for the retention of the heritage buildings within a sensitive larger-scale development, subject to design excellence. Additional levels would require setbacsk from the Oxford Street facing facades will highlight the original alignment. The setback of the contemporary apartment towers could be used as the precedent for the setbacks for new level additions.	**Review of FSR and Height limits** It is recommended that Block 2 be considered for review of FSR and height limits in consideration of the mitigation of the visual impact of Parkridge Corporate Building and Park Apartments Building on the overall rhythm and character of Block 2.
Prominent & Historic Features Original elements associated with the fabric of the heritage buildings are to be retained and remain visually prominent.		
Tapered Corner, Parapet, & Pilasters The vertical limit prescribed by Sydney DCP for the Heritage Item 2-4 Oxford Street or the "Burdekin Hotel" (Fig. 6.3) is at five storeys (5) or twenty-two (22) meters by the Sydney LEP. The building is heritage listed. A thorough review of the exact extent of heritage fabric still needs to be undertaken. The building's tapered Hyde Park facing corner is its most visually noticable historic feature from street view. Its parapets as well as its pilasters, all in Art Deco expression, should remain prominent.	***Reinterpretation*** An opportunity to highlight the building's distinct features such as its long continuous pilasters and regularly spaced facade fenestrations, should be taken in consideration as part of any future potential additions to the building. A design that incorporates a sympathetic yet contemporary expression that relates to the heritage significance of the building can potentially bring back its once historic prominence within the precinct. Further opportunity arises for Burdekin Hotel to act as a mirror to 21 Oxford Street. The two buildings, if paired through a consistent development criterion, could enhance their historic roles as a gateway to the precinct. Additions should exhibit a high degree of separation from the original massing through material, colour, and detail. Reinterpretation of their architectural features and their respective forms should respect the original building.	***Review of FSR & Height Limits*** FSR and height controls require review specific to Burdekin Hotel prior to any addition to be made in the vicinity or to the Burdekin itself. A thorough investigation into the building's internal fabric should also be done prior to any proposal that could impact its internal structures.
Semi-Circular Parapets The semi-circular parapets on 34-36 Oxford Street's (Fig. 6.4) primary façade should be retained and a substantial setback from it is necessary to maintain the building's significance. It is also listed with significant internal heritage fabric and thus presents potential additional constraints. The vertical limit prescribed by the Sydney DCP for the Heritage Item 34-36 Oxford Street or the former "Exchange Hotel" is at six storeys (6) or twenty-two (22) meters by the Sydney LEP. Further development is constrained by its visually intact vertical external built fabric. Its roof has been modified over time and thus is not an external constraint.	***Podium*** There is an opportunity for the heritage building to serve as a podium for additional levels. In such case, a setback from the Oxford Street facing facades will highlight the original alignment. The contemporary apartment towers can become the precedent for the setbacks for additions.	***Review of FSR & Height Limits*** Review of FSR & Height limits for the former "Exchange Hotel" would be required. Such a review should take into consideration mitigating the visual impact of Parkridge Corporate Building and Park Apartments Building on the overall rhythm and character of Block 2. A thorough review of the exact extent of internal heritage fabric still needs to be undertaken prior to any work that might impact its internal fabric.

6.1 Constraints, Opportunities & Recommendations

Block 2



Fig. 6.5: 165-167 Riley Street, Darlinghurst shown with its semi-circular roof (red)



Fig. 6.6: 223-225 Liverpool Street, Darlinghurst shown with its tower like features as viewed from street level

Constraints	Opportunities	Recommendations
Roof The vertical limit prescribed by Sydney DCP for each of the Heritage Items 38-46 and 48-50 Oxford Street, 10-20 Oxford Square, and 165-167 Riley Street (Fig.6.5) is three (3) storeys or fifteen (15) meters by the City of Sydney LEP. The building at 165-167 Riley Street, also known as the Bienalto House or Oxford House, has an interesting roof which is semi-circular and stands detached from other buildings on its east and west sides. The roof is visible from the public domain and therefore any development is constrained by the visual impact changes to the roof and roofline will impose to the streetscape.	***Reinterpretation of Roof*** 165-167 Riley Street stands separated from its neighboring buildings to its east and west. This increases visibility of its roof from several nearby vantage points. This presents a particular opportunity for a sympathetic reinterpretation of its roof due to its visibility.	***Review of FSR & Height Limits*** Given the opportunity to re-interpret the roof review of the Sydney DCP and LEP height and the FSR contorls for 165-167 Riley Street would be required.
Tower-like Features The vertical limit prescribed by Sydney DCP for the Heritage Item 223-225 Liverpool Street or the former "Winns Ltd, Department Store" (Fig. 6.6) is five (5) storeys or twenty-two (22) metres in the Sydney LEP. Further development is constrained by its visually intact vertical external built fabric that is articulated in Federation Style embellishments. The building's most prominent features are the tower like columns on its corners capped with rendered dome details. These should be retained and remain visually prominent to maintain the building's level of significance. It is also listed with significant original heritage fabric internally. Together with these features, parapets, pilasters, and the regularity of the facade fenestrations on the first and second floors should be retained. All these present interesting visual ornaments that contribute to the character of the building and the precinct.	***Podium*** The substantial massing of the building has the potential to serve as a podium for level additions. In such case, a setback from the facades will highlight the original alignment. Setbacks should be maintained throughout the perimeter of the building to highlight its original massing. Further, this setback should give ample space for the tower features along the building's parapet line. The current form of the latest rooftop exhibits a less than adequate setback specially towards Norman Street.	***Review of FSR & Height Limits*** A review of the Sydney DCP and Sydney LEP height an FSR limits to consider maintaining the rythm of building heights within Block 2. It is recommended that a thorough review of internal heritage fabric be undertaken.

6.1 Constraints, Opportunities & Recommendations

Block 3



Fig. 6.7: View of Block 3 from the Burdekin Hotel from across Oxford Street



Fig. 6.8: Aerial view of Block 3 showing highlighted gable



Fig. 6.9: View of properties 43-51 Oxford Street, Surry Hills from the opposite sidewalk

Constraints	Opportunities	Recommendations
Character The vertical external built fabric of the buildings comprising 21-51 Oxford Street, Surry Hills (Fig. 6.7) is visually intact. While the architectural expression of their facades vary from Inter-War Art Deco, Federation Free Style, to Victorian Free style, the overall historic character is still conveying a sense of rythmic continuity, establishing a link with the late 19th to early 20th century developments. The block presents a succicnt summary of the evolution of Oxford Street within the short stretch of buildings. It is further bookended by more modern buildings on Blocks 1 and 4, thus completing the expression of an ever evolving Oxford Street. Nevertheless, the historic character evoked by the remaining heritage and contributory buildings on the block should be respected and retained. Alterations to the facades should be restricted to ensure that the historic architectual elements are not compromised which would impact the overall heritage character of Block 3. Parapets, window openings, dooways, material textures and colours, and street alignments, and awnings should be retained to maintain the block's character and heritage significance.	**Rear Development** Some properties show agglomeration into larger lots, specifically 21-41 Oxford Street, while some still exhibit the finer grained nature of older built-fabric such as those of 43-51 Oxford Street. The older built fabric of properties from 43-51 Oxford Street, while constrained to the front of the properties, have an opportunity for additions but should be substantially setback from the original Oxford Street facing façades and the original line of gabled roofs of the Victorian terraces on 43-51 Oxford Street. This is clearly shown with an overlay of the 1888 Rygate and West map over the current built fabric. The rear of the properties were mostly yards during the late 1890s.	**Review of FSR and Height Limits** Current FSR and height limits permitted by the Sydney LEP and DCP would require review to accomodate the opportunity that exists for a rear development. This must be considered with a wider setback from the main street facade in order to ensure the character of Block 3 is retained.
Scale Retention of the urban grain of 43-51 Oxford Street, Surry Hills is paramount. These properties are the last few Victorian terraces along Oxford Street closest to Hyde Park. They retain the historic subdivision pattern which is re-inforced through the predominant scale and rythm of the building frontages. Any infill within the vicinity of these terraces needs to consider scale. Addition should be restricted or disallowed above the gabled roofs (Fig. 6.8) to help keep intact the original granularity of the set of Victorian terraces. Scale of any additions should be mitigated by arranging openings that reflect the existing rhythm or breaking down larger elements into smaller elements. Set backs should be designed to transition as it is set back.	**Rear Development** The most historically relevant portion of the buildings on 43-51 Oxford Street is marked by the relatively consistent row of gabled roofs still existing over the properties. There are possible development opportunities to the rear of these properties.	**Review of FSR and Height Limits** Current FSR and height limits permitted by the Sydney LEP and DCP would require review with consideration of a wider or deeper setback from the main street facade and from the front rooms of the properties specifically marked by the extent of the gabled roofs to ensure the character of Block 3 is retained.
Form The historic form of 43-51 Oxford Street, Surry Hills (Fig. 6.9) as a group of Victorian Terraces is a constraint with regards to the overall repetitive arrangement of the indivudal buildings in the row. These narrow arrangements of form is a constraint on any floor space expansion. Developed individually, the narrow width of the properties limits the possible configurations of floor spaces on additional levels.	**Agglomeration** There is an opportunity for agglomeration of rear portion of properties which will not detract from the repetitive facade form of Oxford street. Prior to further development, consideration of combining floor spaces of potential level additions from adjoining properties should be studied to increase the number of configurations possible for spaces. More potential configurations creates more potential uses.	**Further Study** It is recommended that further studies be undertaken in regards to orginal internal fabric to ascertain possibilities for combination of floor spaces on additional levels of adjoining properties. Incentives and effects posed by the propostion should be considered prior to development.

6.1 Constraints, Opportunities & Recommendations

Block 3



Fig. 6.10: 21 Oxford Street, Surry Hills also known as the former ANZ Bank shown with arrow as viewed from the Burdekin Hotel



Fig. 6.11: Aerial view of 21-41 Oxford Street, Surry Hills with distinguishable front section of the property highlighted



Fig. 6.12: Former access to Greens Lane as viewed from Pelican Street

Constraints	Opportunities	Recommendations
Height Limits	**Gateway & Pairing**	**Review of FSR and Height Limits**
21 Oxford Street, also known as the ANZ Bank (Fig. 6.10), is a prominent fixture on the northern section of Oxford Street. Similar to the Burdekin Hotel, located directly opposite, 21 Oxford is a recognisable landmark within the precinct. It faces Hyde Park with its splayed corner and is one of the more ornate buildings within the precinct with its highly intact Federation Free Classical architecture. Further development on the block should ensure that the dominance of this building remains a feature on Oxford Street.	An opportunity arises for 21 Oxford Street to act as a mirror to the Burdekin Hotel. The two buildings, if paired through a consistent development criterion, could enhance their historic roles as a gateway to the precinct. Any addition should exhibit a high degree of separation from the original massing through material, colour, and detail. Reinterpretation of their architectural features and their respective forms should respect the original building.	FSR and height controls would require review specific to 21 Oxford Street, the former ANZ Bank building. Prior to additions, a thorough investigation into the building's original internal fabric should also be undertaken prior to any internal impacts. It is further recommended that it remains higher than any other building within the same block to maintain that dominating presence as a gateway to Oxford Street. Any increase in height should be set back and consider the impact of scale on this site.
Prominent & Historic Features		
Several key features on heritage buildings have to be retained and remain visually prominent.		
Roof Elements	***Rear Development***	***Review of FSR & Height Limits***
The vertical limit prescribed by the Sydney LEP for properties comprising 21-41 Oxford Street, Surry Hills (Fig. 6.11) is fifteen (15) meters or three (3) storeys by its DCP. Roofs have been modified over time, however, 37-41 Oxford Street still exhibits a highly distinguishable front building section with three chimneys forming part of its older exterior walls. This is a feature that contributes to the expression of the building's significance, and therefore should be retained.	There are development opportunities to the rear of the property where 37-47 Oxford Street exhibits a lower building height.	The current the FSR and height limits permitted by the Sydney LEP and Sydney DCP would require review with consideration of a wider setback from the main street facade and from the front rooms of the properties specifically marked by the distinguishable front building.
Access	**Increased Pedestrian Permeability**	**Review of FSR and Height Limits**
Greens Lane (Fig. 6.12) historically ran behind 43-51 Oxford Street, Surry Hills. This lane no longer exists and is now occupied by the properties.	There is an opportunity to increase the block's pedestrian permeability if Greens Lane were to be reopened. Further, historical map overlays indicate a narrow yard that formerly ran through 43 Oxford Street. Creating narrow laneways can activate the interior of properties allowing possibilities for new and varied uses.	The current the FSR limits permitted by the Sydney LEP and Sydney DCP require review with consideration to re-opening historical rear laneways within the block. Provision for open space, in the form of laneways, could be integrated into the FSR of a new developments.

Block 3



Fig. 6.13: View of 49-51 Oxford Street, Surry Hills taken October 2020 showing current condition of its Pelican Street side and Oxford Street facade



Fig. 6.14: The 1969 black and white photo shows Oxford corner Pelican Street. proposed demolition of the 1902 building. Shows Walsam Disposals, posters for Billy Thorpe and the Aztecs. (Source: Sydney City Archives)

Constraints	Opportunities	Recommendations
Material, Colour, and Detailing	**Continuity**	**Heritage Interpretation**
Material, colour, and detailing of the buildings on the block is influenced by styles from Inter-War Art Deco, Federation Free Style, Federation Free Classical, and Victorian Free style. However, for Pelican Street on the corner of 49-51 Oxford Street (Fig. 6.13) this is not as evident. The original building that once occupied the corner, the Enright's Hotel (Fig. 6.14), was demolished as part of the street widening of Pelican Street.	An opportunity exists for a re-interpretation of the Victorian Facade for the Pelican Street facing side of 49-51 Oxford Street. An appropriate heritage interpretation depicting a theme on "lost buildings" could increase the corner's visual appeal and restore a continuity that wraps around the current corner building.	It is recommended that the Pelican Street side of 49-51 Oxford Street be considered for heritage interpretation centering on the theme of "lost buildings" or on street images of the past that evokes a sense of memory of place. It is also to the benefit of the block and for the precinct to have the continuity of character restored to mitigate the effects of lost tangible connections to the historic built fabric resulting from the Pelican Street widening.
	Modifications	**Review of FSR and Height limits**
	An opportunity arises for the Pelican Street facing side of 49-51 Oxford Street for an interpretation strategy through various mediums that can tell the story of Oxford Street. Currently, this façade exhibits contemporary modifications that distracts from an understanding of the character of the heritage streetscape. Higher and more ornate corner buildings are a primary characteristic of the Oxford Street streetscape.	The Sydney DCP and LEP FSR and height controls for the property 49-51 Oxford Street require review in terms of potential development opportunities. It is also recommended that any future development of the property should retain the Oxford Street facing facade including the original extent of the gabled roofs still extant from 43-47 Oxford Street. Further development on the property should be considered in terms of the contraints and its individual merits.

6.1 Constraints, Opportunities & Recommendations

Block 5



Fig. 6.15: Partial view of 52-80 Oxford Street, Darlinghurst from the opposite side of the street.



Fig. 6.16: View of 7 Burton Street, Darlinghurst from the opposite side of the street



Fig. 6.17: View of 7 Burton Street, Darlinghurst from the intersection of Foley and Crown Streets

Constraints	Opportunities	Recommendations
Character & Sitting	**Podiums**	**Review of FSR and Height Limits**
The vertical external built fabric of the buildings comprising 52-80 Oxford Street, Darlinghurst (Fig. 6.15) and 7 Burton Street, Darlinghurst (Fig. 6.16) is highly intact. The entire Oxford Street facing block is a consistent Federation style building exhibiting a singlular solid mass. These properties were agglomerated into larger lots during the resumptions of the 1910s.The current grain of the resulting group of buildings is substantially larger compared to the properties on the opposite side of Oxford Street. The buildings are consistent to a height and present uniform facade fenestrations. The historic character evoked by the buildings on the block should be respected and retained. Alterations to the façades should be restricted to below awnings at shopfront level. Parapets, window openings, dooways, material textures and colours, street alignments, and awnings should be retained to maintain the character of Oxford Street and to continue to exhibt its many architectural phases, thus adding to its heritage significance.	There is an opportunity for the entire Oxford Street facing group of buildings to serve as a podium for level additions. 56-76 Oxford Street is part of a group of buildings that has received pre-development proposals for a suggested height increase of seven (7) storeys. Any consideration of podium type development for this group should be setback to allow dominance of the Federation style building which should be retained intact. Two contemporary apartment buildings (Parkridge Corporate Building at 6-14 Oxford Street and Park Apartments Building at 18-32 Oxford Street) on Block 2 currently has used its lower levels as podiums. These precedents can be used as a guide or future setbacks for higher level additional towers.	Current FSR and height limits permitted by the Sydney LEP and Sydney DCP require review with consideration to setbacks for additions. Pre-development proposals for the block suggests a height increase of seven (7) storeys. The vertical limit prescribed by the Sydney LEP for properties comprising 52-80 Oxford Street, Darlinghurst is fifteen (15) meters or three (3) storeys by the Sydney DCP.
7 Burton Street (Fig. 6.17) is a stand-alone building featuring a recognisable Art Deco style of architecture that presents well and looks to be intact. It sets itself apart from the buildings that line up along Oxford Street both in architectural style and scale. The building retains recognisable Art Deco elements adding to the rich mixture of architectural styles and development that define the inner-city character of Oxford Street. It is therefore important that the architectural elements be retained to continue to speak of the phases of historic development in the Oxford Street precinct. Alterations to the facades should be restricted. Parapets, window openings, doorways, material textures and colours, street alignments, and awnings should be retained to maintain the heritage significance of the streetscape character.	There is an opportunity for 7 Burton Street to serve as a podium for level additions. However, to retain the character of the block a clear separation of the original building from built additions should be maintained. Two contemporary apartment buildings (Parkridge Corporate Building at 6-14 Oxford Street and Park Apartments Building at 18-32 Oxford Street) on Block 2 have used its lower levels as podiums. These precedents may be considered as a guide or future setbacks for higher level additional towers.	The vertical limit prescribed by the Sydney LEP for the property 7 Burton Street, Darlinghurst is eighteen (18) meters or four (4) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of setbacks for additions.

Block 5



Fig. 6.18: Aerial view of Block 5 with its tapered corners highlighted in red

Constraints	Opportunities	Recommendations
Prominent & Historic Features Several key features on heritage buildings have to be retained and remain visually prominent.		
Tapered Corners 52-54 and 80 Oxford Street, Darlinghurst (Fig. 6.18) have narrow tapered corners facing opposite directions of Oxford Street. They are not included within the list of properties with pre-development proposals but are adjoining buildings and therefore will need to by considered as part of any assessment. These tapered corners are a repetitive feature of the developments along the northern side of Oxford Street and contributes to the character of the streetscape. These features should be recognized, retained, and should inform furture developments within the heritage streetscape.	***Reinterpretation of Tapered Corners*** There is an opportunity for level additions to reinterpret this salient feature of the Oxford Street streetscape. Views to the corners present a significant historic character of the precinct.	***Review of FSR & Height Limits*** Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of setbacks for additions. The vertical limit prescribed by the City of Sydney LEP for properties comprising 52-80 Oxford Street, Darlinghurst is fifteen (15) meters or three (3) storeys by its DCP.
Form & Scale The tapered corners on the individual buildings are significant. As separate items, their scale and form become a constraint to a similar level of development as for 56-76 Oxford Street. Developing the 52-54 and 80 Oxford Street as separate entities may be affected by a further complex set of constraints arising from FSR and height limits.	**Agglomeration of Upper-level Additions** There is an opportunity to agglomerate the floor spaces on new level additions on the entire block of the Oxford Street facing set of buildings. The maximum potential of floor areas can still be achieved and still keep to the form of the original building. Further, agglomeration of spaces on new level additions can potentially increase the number of uses the new development could accomodate.	**Review of FSR and Height Limits** Current FSR and height limits permitted by the Sydney LEP and Sydney DCP would require review with consideration of setbacks for additions. Pre-development proposals for the block suggests a height increase of seven (7) storeys. The vertical limit prescribed by the Sydney LEP for properties comprising 52-80 Oxford Street, Darlinghurst is fifteen (15) meters or three (3) storeys by its DCP.

6.1 Constraints, Opportunities & Recommendations

Block 5



Fig. 6.19: View of 56 Oxford Street, Darlinghurst from across the street



Fig. 6.20: View Oxford Square from Riley and Burton Street

Constraints	Opportunities	Recommendations
State Heritage Listing	**Preservation**	**Review of FSR and Height Limits**
56 Oxford Street, Darlinghurst (Fig. 6.19) is a State Significant Heritage Item (SHR number 00658). It is highly intact externally and is a also listed as retainng significant internal heritage fabric. Its character, form, scale, materiality, colour, and detailing should be retained. Further developments for this site should anticipate significant restrictions for internal modifications for structural support for any vertical additions because of the listing.	Any consideration of additional height would need to be designed in a way that preserves the significant fabric of the building and its significant presence on Oxford Street. Preservation of both external and internal buit fabric is of utmost priority. Aggolmeration of spaces on upper level additions on the Oxford Street facing block is a potential solution that features a fully integrated development approach. This avoids internal intrusions to 56 Oxford Street.	Current FSR and height limits permitted by the Sydney LEP and Sydney DCP would require review with consideration of setbacks for additions. The vertical limit prescribed by the Sydney LEP for properties comprising 52-80 Oxford Street, Darlinghurst is fifteen (15) meters or three (3) storeys by the Sydney DCP. It is further recommended that studies be made as to the possibilities for combining floor spaces on additional levels on 52-54, 56, 58-60, 62-66, 68-70, 72-72A, 74-78, and 80 Oxford Street, Darlinghurst. Additions over the State Heritage Item, 56 Oxford Street, should not impact or be intrusive to the building's built fabric and should maintain a clear distinction.
Landscape & Access	**Increased Pedestrian Permeability**	**Open Space Study**
The creation of Foley Street resulted in a more pedestrian permeable block. It forms a connection with Oxford Square (Fig. 6.20) and allows a break between the Burton Street and Crown Street facing facades of the block. Oxford Square, however, features a multi-level balustraded configuration, built around the latter half of the 20th century, limiting through access within the square.	There is an opportunity to increase the block's pedestrian permeability and overall site through access. Through a reconfiguration of Oxford Square with a public space urban design intervention, the square can be transformed to allow for greater connectivity between Blocks 2 and 5, and Oxford Street. Further, dark corners and unused space could also be minimized through an interpretive lighting strategy.	It is recommended that Oxford Square be the subject of further study that aims to enhance it as an active open space.

Block 5



Fig. 6.21: View Oxford Square from Oxford Street. Shown in photo are the ornate lamp post and the planters doubling as secondary seating.

Constraints	Opportunities	Recommendations
Historic Context	**Reinforcing Historic Context**	**Heritage Interpretation**
Oxford Square (Fig. 6.21) is situated between Blocks 2 and 5 and is enclosed by built-forms exhibiting visually intact federation style facades. Currently the square consists of a handfull of decorative street lamps and the canopy fountain. While its historic context is not directly a constraint, it is a missed opportunity if not leveraged upon.	There is an opportunity to extend the available visual expression of the historic context of the square. Some of Oxford Street's history can be interpreted on the site such as the Riley Estate and Busby's Bore which runs underneath and along Oxford Street.	Oxford Square provides an outstaning opportunity for heritage interpretation through various mediums and can be a space for an inclusive story telling of the history of Oxford Street. It is recommended that a re-imagining of the historical themes appropriate for the square be leveraged upon for a creative interpretive opportunity and reactivation of the square.

6.1 Constraints, Opportunities & Recommendations

Block 6



Fig. 6.22: View 79 Oxford Street showing its current cladding treatment



Fig. 6.23: View 81-83 Oxford Street showing its current facade

Constraints	Opportunities	Comments &/or Recommendations
Character, Scale, & Rhythm	**Infill & Modifications**	**Retention of Street Alignment**
The vertical external built fabric of the buildings comprising the row of buildings 75-115 Oxford Street, Darlinghurst is intact apart from a few detracting facades as pictured on the left (79 and 81-83 Oxford Street). The majority of Block 6 is a mix of Federation, Victorian, and Inter-War architecture occupying the properties to their boundaries and exhibiting a variety of heights. The historic character is evoked by a rich mixture of styles and development that define the Oxford Street streetscape. This mixture of architectural styles should be respected and retained. Alterations to the facades should be restricted. Parapets, window openings, doorways, material textures and colours, street alignments, and awnings should be retained to maintain the strong rhythmic pattern necessary to retain the block's character.	79 Oxford Street, Darlinghurst (Fig. 6.22), currently has a cladding treatment that is detracting. The adjacent building, 81-83 Oxford Street (Fig. 6.23), while having a similar scale prevalent within the block, has a facade that has been highly modified that detracts from the overall character. These shop fronts allow an opportunity to introduce a more harmonious approach that respects the overall character of the street but can still be identified as modern. There is an opportunity for facade modifications at the very least or for infill development for these properties.	It is recommended that 79 Oxford Street façade be subject to a more thorough physical investigation to determine what is hidden behind the current facade cladding treatment prior to potential development. 81-83 Oxford Street, in its present form, detracts from the significance of the overall street character. Development of the property for infill should, however, follow the street alignment of the buildings on the block. This street alignment is a significant character of the precinct. Further, it is recommended that the facades of the two properties remain distinct from each other to maintain a visual interpretation of the original subdivision pattern of the block and conform with the height limits to retain the block's character.

6.1 Constraints, Opportunities & Recommendations

Block 6



Fig. 6.24: Aerial view of Block 6 with its tapered corners highlighted

Constraints	Opportunities	Recommendations
Prominent & Historic Features Several key features on heritage buildings have to be retained and remain visually prominent.		
Facades & Parapets The entire block exhibits a dynamic range of facade designs which is a mixture of Victorian Mannerist, Federation Free Style and Inter-War Free Classical architecture. The parapet copings of the individual buildings on the block highlight the dynamic range of building heights. Large cornices, projecting dormers, and simple rooflines defines the different building characters. These elements should be retained and maintain a significant distinction from further developments.	***Rear Development*** There is an opportunity for development at the rear portion of the sites. However, setbacks should be wide enough to create a clear separation from the street alignment.	***Review of FSR & Height Limits*** Current FSR and height limits permitted by the Sydney LEP and Sydney DCP require review with consideration of setbacks for additions. The vertical limit prescribed by the Sydney LEP for properties comprising 79-111 Oxford Street, Darlinghurst is twelve (12) meters or three (3) storeys by the Sydney DCP.
Chimneys The extant chimneys on 93-95 and 103-105 Oxford Street poses potential constraints to the setback limits for level additions to properties. These elements should be retained pending further investigation.	***Rear Development*** There is an opportunity for development at the rear portion of the sites. Pending further investigation of the extant chimneys, setbacks from the street alignment to potential new development should aim to avoid and give a wide berth to historic external architectural elements.	***Further Investigation*** It is recommended that further investigation be conducted as to the heritage significance of the extant chimneys particularly if they are still connected and retain internal fireplaces
Tapered Corners The vertical limit prescribed by the Sydney LEP for properties comprising 75-77 and 113-115 Oxford Street, Darlinghurst (Fig. 6.24) is fifteen (15) and eighteen (18) metres respectively or three (3) storeys for both by the Sydney DCP. They are both located on the row's corners and currently taller than other buildings within the block. The tapered corners of these two individual buildings form part of the recurring pattern demonstrated by all corner buildings within the precinct and as such further development on the block should not result in detracting from this salient feature.	***Reinterpretation of Tapered Corners*** An opportunity to highlight these distinct features should be taken in consideration in terms of additions on these two properties. Corner buildings within the precinct are prominent fixtures within the Oxford Street heritage streetscape. They are higher than any of the buildings within the block.	***Review of FSR & Height Limits*** Current FSR and height limits permitted by the Sydney LEP and Sydney DCP require review with consideration to maintaining heights higher than other buildings within the block. Additions to 75-77 Oxford Street in particular will not benefit from wide setbacks previously prescibed for Block 3 due to a smaller building footprint. Additions must not obstruct the parapet to accentuate the original massing of the building.

6.1 Constraints, Opportunities & Recommendations

Block 6

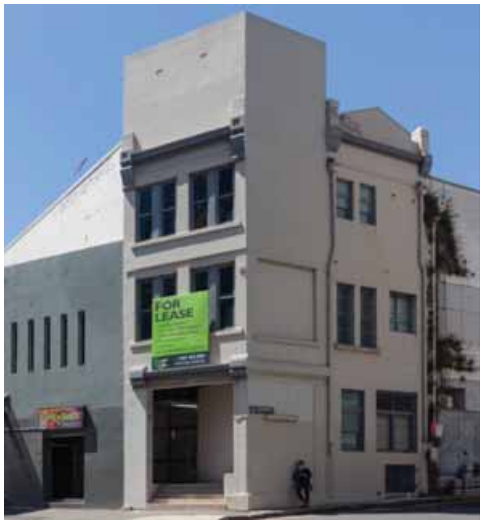


Fig. 6.25: View 81-83 Oxford Street's rear façade on the corner of Riley Street and Arnold Place



Fig. 6.26: View of paired façades of 93-95 Oxford Street, Darlinghurst

Constraints	Opportunities	Recommendations
Dual Facades 81-83 Oxford Street has a heavily modified facade facing Oxford Street. However, the property extends towards the corner of Riley Street and Arnold Place. Its facade on this corner (Fig. 6.25) still has a recognisable heritage facade and forms part of the overall character of the streetscape. This should be retained and alterations to the Arnold Street facade should be restricted. Its parapet, window openings, dooway, material texture and colour, and street alignment should be retained to maintain the heritage features.	***Infill*** The Oxford Street facing side of the building has the potential for infill development, having been significantly altered. However, the rear portion facing Arnold Place and Riley Street site should be retained to continue to contribute to the character of the streetscape.	***Review of FSR & Height Limits*** It is recommended that 81-83 Oxford Street's Riley Street and Arnold Place corner be treated differently from its Oxford Street facing side and should be retained to continue to contribute to the character of the streetscape. The Sydney DCP and Sydney LEP height and FSR limits for the site would require review in consideration of wider setbacks from the Riley and Arnold Place facing side of the building.
Facade Pairing Some properties on this Block share the same facade. This is the case for both 93-95 Oxford Street (Fig. 6.26) and 99-101 Oxford Street (Fig. 6.27). Pairing should be retained for additions.	***Paired Development*** These properties have the opportunity for paired development. Further, the properties will benefit from agglomeration of floor spaces for level additions.	***Agglomeration of Additional Floor Spaces*** It is recommended that additions to these sets of properties follow the groupings. Additions should also be treated in sets so as not to deviate from the original grouping of façades. Additions for 93-95 and 99-101 Oxford Street should ensure that additions also share the same façade. Agglomeration of floor areas on additional levels could also be consequential for these sites. Combining floor areas on additional levels will also increase the potential for other possible uses, residential to commercial.

6.1 Constraints, Opportunities & Recommendations

Block 6



Fig. 6.27: View of paired façades of 99-101 Oxford Street, Darlinghurst



Fig. 6.28: View of the rear side of 103-105 Oxford Street, Darlinghurst as seen from the back lane, Arnold Place

Constraints	Opportunities	Recommendations
99 & 101 Oxford Street (Fig. 6.27) is a paired set. Pairing should be retained for additions.	These properties have the opportunity for paired development. Further, the properties will benefit from agglomeration of floor spaces for level additions.	Additions for 99 & 101 Oxford Street should share similar facade design. It is recommended that any proposed additions to these sets of properties follow the grouping. Addtions should also be treated in sets so as not to deviate from the original grouping of façades.

Intactness	Rear Development	No Additions
103-105 Oxford Street, Darlinghurst still retains the gable roof following the building's pitched front and rear walls (Fig. 6.28). The whole building's external built fabric is visibly intact all the way to the rear of the site. The visibility of the building's historic built fabric along with architectural features such as the gabled roof and chimney should be retained.	The property has the opportunity for rear development but should be well set back and rear development should use permeable connection to ensure the building is separated visually from any rear additions. Further, the intact external built-fabric should be maintained. Views to the upper levels could become points of interest along the back lane.	It is recommended that no vertical additions be undertaken to this site property to maintain the feature of its gabled roofs. The height of development at the rear should allow views to the upper portion of the extant chimney and the pitch of its gable roof and should be well separated from the existing building to ensure its features are not compromised. It is further suggested that additions to properties directly adjacent to 103-105 Oxford Street also keep a side setback to allow for additional airspace for the roof.

6.1 Constraints, Opportunities & Recommendations

Block 6



Fig. 6.29: View of the rear side of 85-91 Oxford Street, Darlinghurst as seen from the back lane, Arnold Place



Fig. 6.30: View of the rear side of 101 Oxford Street, Darlinghurst as seen from the back lane, Arnold Place

Constraints	Opportunities	Recommendations
Rear Addition Pairings	**Rear Development**	**Review of DCP and LEP Height and FSR controls and combination of Urban Design and Heritage Interpretation**
Lot 1 DP63711 and Lot 1 DP816232 belonging to address 85-91 Oxford Street (Fig. 6.29), exhibit rear additions that are paired and similar in form and scale. These rear additions appear intact but with modifications for utilities. These rear additions date as far back as 1943. However, detailed internal investigation is needed to ascertain heritage fabric which will determine the extent of any rear additions. However, the pairing should be retained to follow the form of the facade. The form and shape of the rear additions has the potential to be interesting features for the back lane and therefore should be retained. View lines to these should be kept open.	There is an opportunity for the site to have development in the back lane using the rear addition pairings which can create an interesting feature incorporated into new development. Together with the 81-83 and 103-105 Oxford Street's Arnold Place facing sides, views to the rear additions of the mentioned properties could all contribute to a potential activation of the back lane. Together with an urban design intervention and a heritage interpretation, Arnold Place can potentially mirror Foley Street on the opposite side of Oxford Street. This proposition could increase pedestrian amenity of additional intimate spaces only possible within the back lanes away from the high vehicle traffic of Oxford Street. Additional setbacks to show these rear additions would highlight their original scale.	Current FSR and height limits permitted by the Sydney LEP and DCP would require review with consideration of minimal setbacks from the paired rear developments to keep them in view. It is further suggested that additions to the rear create a high contrast with the original built-fabric in terms of material, color, and texture to maintain a high degree of separation.
Rear Addition Pairings	**Rear Development**	**Review of DCP and LEP Height and FSR controls and combination of Urban Design and Heritage Interpretation**
Lot 1 DP58963 belongs to address 97-99 Oxford Street, and Lot 1 DP83844 belongs to address 101 Oxford Street, Darlinghurst (Fig. 6.30). Both are paired rear additions. These rear additions appear intact but with modifications for utilities and they date as far back as 1943. However, further internal investigation is needed to ascertain additional significant historic value. The pairing should be retained as it is part of the historic subdivision pattern which is distinctive to the character of the area. The form and shape of the rear additions has the potential to be interesting features at the back lane and therefore should be retained and be kept in view.	There is an opportunity for the site to have development at the back lane using the rear addition pairings as an added interesting feature. Together with the 81-83 and 85-91 Oxford Street's Arnold Place facing sides, views to the rear additions of the mentioned properties could all contribute to a potential activation of the back lane. Together with an urban design intervention and a heritage interpretation, Arnold Place can potentially mirror Foley Street on the opposite side of Oxford Street. This proposition increases pedestrian amenity of additional intimate spaces only possible within the back lanes away from the vehicularly busy Oxford Street. Additional setbacks to show these rear additions would highlight their original scale.	Current FSR and height limits permitted by the Sydney LEP and DCP would require review with consideration of minimal setbacks from the paired rear developments to keep them in view. It is further suggested that additions to the rear create a high contrast with the original built-fabric in terms of material, color, and texture to maintain a high level of separation.

Block 6



Fig. 6.31: View of the back lane, Arnold Place showing the current conditions of the rear of the Oxford Street facing properties

Constraints	Opportunities	Recommendations
Utilities and Services	**Back-lane Activation**	**Urban Design and Heritage Interpretation**
The back lane, Arnold Place (Fig. 6.31), currently is used only for service utilities and garbage maintenance. However, it is pedestrian permeable from four directions.	There is an opportunity for a back lane activation. Arnold Place can potentially become activity rich with pockets of historic visual appeal. The narrow width of the back lane can contribute into the making of an intimate strip currently unprovided by the Oxford Street heritage streetscape.	It is recommended that a public space urban design intervention and an appropriate heritage interpretation or activation piece be considered to help direct pedestrian movement to Arnold Place.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.32: View of 82-106 Oxford Street, Darlinghurst's corner at the intersection of Oxford and Crown Street



Fig. 6.33: View of 82-106 Oxford Street, Darlinghurst's corner at the intersection of Oxford and Palmer Street

Constraints	Opportunities	Recommendations
Character, Siting, Form, and Scale	**Podiums**	**Review of FSR and Height Limits**
The vertical external built fabric of 82-106 Oxford Street, Darlinghurst (Fig. 6.32 & 6.33) is visually intact. The entire Oxford Street facing block is in a consistent Federation style architecture occupying the limit of its property boundaries and exhibiting a singular solid massing. The old properties on site were agglomerated during the resumptions into a large lot. The current grain of the resulting buildings is substantially different compared to the properties on the opposite side of Oxford Street. The building height is consistent of the slopping terrain through its stepped form design. The historic character evoked by the buildings on the block should be respected and retained.The built fabric is related specifically to the Oxford Street widening and the ensuing resumptions that followed.	There is an opportunity for the entire block to serve as a podium for level additions. To retain the character of the block, a clear separation of the original buildings from level additions should be maintained with a setback to ensure the distinction and make sure the recognisable roof features are not dominated by any additions. The contemporary apartment towers on Block 2 can be the precedent for setback for new level additions. This accentuates and gives clear distance from the parapet line of the heritage item and further highlights its original form and scale.	Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of setbacks for additions. The vertical limit prescribed by the Sydney LEP for properties comprising 82-106 Oxford Street, Darlinghurst is fifteen (15) meters or three (3) storeys by the Sydney DCP.
Materials, Colour, and Detailing	**Repair and Reinstatement**	**Single Development**
The facade demonstrates a high level of consistency to a Federation Freestyle architecture. The entire block fronting Oxford Street (Fig. 6.32 & 6.33) exhibit a very cohesive composition. Salient characteristics of the built-form on Block 7 include large and regularly spaced windows, a uniform parapet that steps up with the rising terrain towards Taylor Square, the tapered corners on both ends of the building, a singular colour, and the sandstone ornaments on window sills and corbels. Alterations to the facades should be restricted and ensure these distinct historical architectural elements are retained. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain a heritage significance.	Dilapidation to the architectural elements that evoke the era architecture should be repaired in a manner acceptable in terms of conservation or preservation and measures should be taken to prevent further damage in accordance to best practices.	It is recommended that additions should remain subtly different from the historic fabric or be emulative thereof while being highly contemporary to create a distinction between old and new. Additions should be in harmony wtih the original building by emulating through interpretation of historic elements of the building. Further, the additions should form a single development with a degree of uniformity reflective of the recurring patterns expressed on the original building's facade.

6.1 Constraints, Opportunities & Recommendations

Block 7

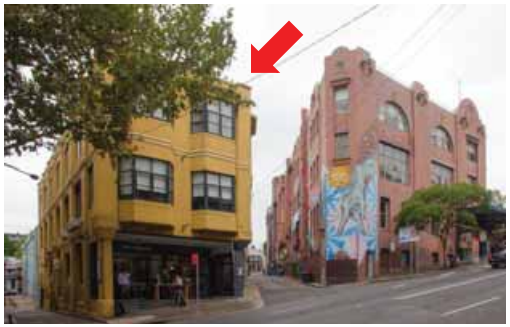


Fig. 6.34: View of 256 Crown Street, Darlinghurst, from Foley Street on the opposite sidewalk of Crown Street (highlighted by red arrow)



Fig. 6.35: View 265 Palmer Street, Darlinghurst's from the opposite sidewalk of Palmer Street

Constraints	Opportunities	Recommendations
Siting, Form, and Scale The vertical limit prescribed by the Sydney LEP for the property 256 Crown Street, Darlinghurst, (Fig. 6.34) pictured left, is fifteen (15) meters or three (3) storeys by its DCP. The building is expressed in restrained Federation Freestyle. While the level of embellishment is less articulated when compared to 82-106 Oxford Street, both of the buildings combined demonstrate the changing typology of built-forms after the road widening and the resumptions. The scale and form are relatively similar. It is paramount that the scale and form of 256 Crown Street remains highy evident to retain heritage significance and the character of Oxford Street.	**Podiums** There is an opportunity for 256 Crown Street, Darlinghurst to serve as a podium for level additions. To retain its character, a clear separation of the original building from level additions should be maintained. A setback should accentuate and give clear distance from the parapet line of the building further highlight its original form and scale.	**Review of FSR and Height Limits** Current FSR and height limits permitted by the Sydney LEP and DCP would require review with consideration of setbacks for additions for 256 Crown Street, Darlinghurst.
Materials, Colour, and Detailing 256 Crown Street, Darlinghurst's (Fig. 6.34) building envelope demonstrates a high level of intactness and the regularity of a restrained Federation free style building. Salient features of the built-form include large and regularly spaced windows, a uniform parapet, and the tapered corners on both ends of the building. While many of the fenestrations are evidently modified, their proportions, arrangement, and configuration are intact and still exude the simplicity of a restrained Federation free style building. This aspect of the facade should be retained.	**Re-interpretation** There is an opportunity to re-interpret the regularity of detail on the facades of 256 Crown Street over potential additions.	**Contemporary Design** It is recommended that a clear separation of the original building be made obvious through material selection, colour, and detailing. However, the level of visual interest should be such that it positively contributes to the character of the original building and its immediate context. It is also recommended that additions to both 256 Crown Street and 82-106 Oxford Street compliment each other to heighten their visual effect as gateway to Foley Street.
Sitting, Form, and Scale 265 Palmer Street, Darlinghurst's façade (Fig. 6.35), pictured left, is expressed with minimal Art Deco features. While the character of the building is different from 82-106 Oxford Street, both of the buildings combined demonstrate the changing typology of built-forms after the road widening and the resumptions that followed. The scale and form are relatively similar. It is paramount that this feature remains highy evident to retain heritage significance.	**Podiums** There is an opportunity for 265 Palmer Street, Darlinghurst to serve as a podium for level additions. To retain its character, a clear separation of the original building from level additions should be maintained.	**Review of FSR and Height Limits** Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of setbacks for additions. The current vertical limit prescribed by the Sydney LEP for the property 265 Palmer Street, Darlinghurst is fifteen (15) meters or five (5) storeys by the Sydney DCP.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.36: Aerial view of Block 7 with the tapered corners of buidings highlighted in red



Fig. 6.37: Aerial view of 257-263 Palmer Street with their gabled roofs highlighted in red

Constraints	Opportunities	Recommendations
Materials, Colour, and Detailing The building envelope of 265 Palmer Street, Darlinghurst visually demonstrates a high level of intactness. There is a regularity of fenestrations in proportion, configuration, and detail throughout the perimeter of the building. This aspect of the facade should be retained.	**Re-interpretation** There is an opportunity to re-interpret the regularity of detail on the façades of 265 Palmer Street, Darlinghurst over potential additions.	**Contemporary Design** It is recommended that a clear separation of the original building be made obvious through material selection, colour, and detailing. However, the level of visual interest should be such that it positively contributes to the character of the original building and its immediate context. It is also recommended that additions to both 265 Palmer Street and 82-106 Oxford Street complement each other to heighten their visual effect as gateway to Foley Street.
Prominent & Historic Features Several key features on heritage buildings have to be retained and remain visually prominent.		
Tapered Corners 82-106 Oxford Street (Block 7), 256 Crown Street, and 265 Palmer Street, Darlinghurst (Fig. 6.36) have narrow tapered corners. Views to these tapered corners are a salient feature of the precinct. They exhibit a development evolution distinct to the built-fabric of the precinct demonstrating the effects of lot agglomerations after the Oxford Street widening and resumptions. Views to these features should be retained.	***Reinterpretation*** An opportunity to highlight these distinct features should be taken in consideration with level additions. Accentuating these features could potentially highlight these corners as gateways to Foley Street thereby increasing the potential for back lane activation.	***Review of FSR & Height Limits*** FSR and height controls require review specific to these buildings prior to any addition. Further, views to the tapered corners within the block present a recurring pattern and a significant historic character of the precint. Additions are to be informed by these tapered corner features.
Gabled Roof and Chimneys 257-263 Palmer Street, Darlinghurst (Fig. 6.37) is a set of Victorian terrace houses retaining the original grain of the block. While they have received substantial modifications over the years, they still exhibit the original form and scale of the Victorian terraces prevalent in the inner streets away from Oxford Street. The gabled roofs and chimneys are also still visible from street level. These features should be retained.	***Rear Infill Development*** The rear of the properties have received lesser degrees of development, most of which are open garages and sheds and still resemble the yards they once were during the 1880s. The rear lanes of the block are also in an area zoned as a mixed-use. The rear portion of the properties present a unique opportunity for creating a small and quaint space that hinges on characteristics of the old yards that once existed at the rear of the Victorian terraces. While this proposition would require the cooperative participation of all property owners from 257-263 Palmer Street, infill development at the rear is also an option. 46 Langley Street presents a precedent to this. These suggestions aim at activating the rear lanes.	***Laneway Activation through Urban Design and Heritage Interpretation*** It is recommended that the Palmer Street facing side of the properties retain their current grain and continue to exhibit the remaining features of the Victorian terraces. These include the extant chimneys and the verandas that are remaining. If possible, reinstatement of the verandah on 263 Palmer Street is also encouraged. It is also recommended that a public space urban design and heritage interpretation be used to activate Foley and Langley Street. Their intersections with Palmer and Crown Street, and Burton Street respectively could potentially inspire pedestrian movement into the back lanes.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.38: Aerial view of 251-255 Palmer Street its flat roof highlighted in red



Fig. 6.39: Streetview of 39 Burton Street with its roof hidden from view

Constraints	Opportunities	Recommendations
Courtyard	***Green Roof***	***Review of FSR & Height Limits***
Entry to the flats on 251-255 Palmer Street (Fig. 6.38) opens to a courtyard in the middle of the building. Further development of this is constrained by this feature. Any development that would impact the courtyard is restricted due to its historical significance.	Development for 251-255 Palmet Street is limited by the configuration of the building having a courtyard in the middle of the site. However, there is an opportunity for a green roof which may allow a greater appreciation of the courtyard. Additions should be set back and be permeable such as use of glass balustrades to avoid impacts on the courtyard.	Due to potential impacts to the central courtyard, roof top additions are limited and should be assessed based on their merits. Further, adjacent properties specifically towards the back lanes of the block would also benefit from a consistency of maintaining the existing low-rise development. It is recommended, however, that a green roof be considered as a development option for the building. The current FSR and height limits for the building would require review to account for prevention of further roof top levels that would pose potential impacts on the courtyard.
Character, Form, and Scale	**Roof Modifications**	**Strict Observance of Height Controls**
39 Burton Street, Darlinghurst (Fig. 6.39) exhibits a visually intact exterior built-fabric. It shows a Victorian Free Classical architecture. The roof has been modified, however, still follows the form of its original gable. Views to the building from street level does not reveal the roof. Together with the properties 33-37 Burton Street, the row exudes the character of low two to three-storey Victorian buildings that predominated the streets away from Oxford Street in the late 1880s. The character, form and scale of the buildings should be retained to maintain their level of significance.	An opportunity for 39 Burton Street exists on roof level but should not include additions and should be limited to an open roof space or modifications not visible from street level.	The vertical limit prescribed by the Sydney LEP for the property 39 Burton Street, Darlinghurst is twelve (12) meters or three (3) storeys by the Sydney DCP. It is recommended that the level of development allowed for the property be strictly guided by view angles to the building in addition to height limits prescribed by the DCP and LEP.
Materials, Colour, and Detailing	**Repair and Reinstatement**	**Modifications**
The facade of 39 Burton Street (Fig. 6.39) demonstrates a high level of consistency to Victorian Free Classical architecture. Alterations to the façades should be restricted. Parapets, window openings, doorways, material textures and colours, and street alignments, should be retained to maintain its heritage significance.	Dilapidation to the architectural elements that evoke the era architecture should be repaired in a manner acceptable in terms of conservation or preservation and provide measures to prevent further damage in accordance to best practices.	It is recommended that modifications, where necessary, should remain different but sympathetic to the historic fabric and be highly contemporary.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.40: Streetview of 33-37 Burton Street with their chimneys as seen from street level highlighted in red



Fig. 6.41: Streetview of 28-32 Langley Street with a chimneys as seen from street level highlighted in red

Constraints	Opportunities	Recommendations
Character, Form, and Scale	**Roof Modifications**	**Strict Observance of Height Controls**
33-37 Burton Street, Darlinghurst (Fig. 6.40) exhibits a visually intact exterior built-fabric. The row of Victorian terraces together with the properties 39 Burton Street, exude the character of low two to three-storey Victorian buildings that where a feature of a historic era in the streets away from Oxford Street in the late 1880s. The character, form and scale of the buildings should be retained as they contribute to the heritage streetscape of the precinct. Further, the chimneys of the buildings should be kept highly visible from street level as they are distinctive features of a historic architectural era.	An opportunity for 33-37 Burton Street exists on roof level. It is, however, highly constrained by views to the building. Modifications on roof level should not be visible on from street level or the public domain. Further, additions or modifications at roof level should strictly adhere to the current Sydney DCP and LEP height limits to pose no detriment to the street view and their contribution to the heritage streetscape of the precinct.	The vertical limit prescribed by the Sydney LEP for the properties 33-37 Burton Street, Darlinghurst is nine metres (9) meteres or two (2) storeys by its DCP. It is recommended that the level of development allowed for the properties be strictly guided by impact of views on surrounding buildings and on its context in addition to height limits prescibed by the DCP and LEP.
28-32 Langley Street (Fig. 6.41) exhibits a visually intact exterior built-fabric. The row of Victorian terraces together with the properties 33-37 Burton Street, express the character of low two-storey Victorian terraces that were prevalent within the streets away from Oxford Street in the late 1880s. The character, form and scale of the terraces should be retained as they contribute to the character of the streetscape and speak of an architectural era in the development of Oxford Street . Further, extant chimneys on the buildings should be kept highly visible from street level as they are interesting features of the buildings and contribute to the character of the heritage streetscape of the precinct.	An opportunity for 28-32 Langley Street exists on roof level but not by way of visible addtions but more of open roof space. Modifications on roof level should not be visible on street level. Further, additions or modifications at roof level should strictly adhere to the current Sydney DCP and LEP height limits to pose no detriment to the street view and their contribution to the heritage streetscape of the precinct.	The vertical limit prescribed by the Sydney LEP for the properties 28-32 Langley Street, Darlinghurst is nine metres (9) meteres or two (2) storeys by the Sydney DCP. It is recommended that the level of development allowed for the properties be strictly guided by its visual impacts on the public domain in addition to height limits prescibed by the Sydney DCP and LEP. The low height of the row contributes to the character of the inner back lanes of the block. It is recommended that the level of development for the properties be limited to maintenance of the buildings.
Materials and Detailing	**Repair and Reinstatement**	**Modifications**
The façade of 33-37 Burton Street and 28-32 Langley Street demonstrate a modest scale and are representative of the detailing of the two-storey Victorian terraces prevalent in the area from the late 1880's. The materiality and texture of the collection is coherent and wraps around the corner from Burton to Langley Street.	Dilapidation to the architectural elements that evoke the historic architectural period should be repaired in a manner acceptable in terms of conservation or preservation or at the very least provide measures to prevent further damage in accordance to best practices.	It is recommended that modifications, where necessary, should remain subtly different from the historic fabric or be emulative thereof while being highly contemporary.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.42: View of 46 Langley Place, Darlinghurst from Foley Street (highlighted by red arrow)



Fig. 6.43: View of 254 Crown Street, Darlinghurst (highlighted by the red arrow), as seen from street level along Burton Street

Constraints	Opportunities	Recommendations
Height Limits and Context The vertical limit prescribed by the Sydney LEP for the property 46 Langley Street, Darlinghurst (Fig. 6.42) is twelve metres (12) meteres or three (3) storeys by the Sydney DCP. The current building is highly contemporary and detracts from the heritage streetscape of the precinct presenting no rythm, form or scale that allows it be part of visual appeal. It is, further, at the height limit prescribed by the Sydney DCP and LEP.	**Infill** The building is a potential precedent for future development along Langley Street. Adjacent to it are the rear portions of the modified Victorian terraces at 257-263 Palmer Street. Much of the rear portions of these properties are open garages and back yards.	**Contemporary Infill & Open Space** It is recommended that the rear portions of 257-263 be considered for infill development with 46 Langley Street serving as precendent. Optionally, if property owners can cooperatively participate, the rear portions of the Victorian terraces can be agglomerated to form a single development incorporating heritage interpretation and urban design. The creation of a small and quaint space that hinges on characteristics of the old yards that once existed at the rear of the Victorian terraces can be the theme for such a proposition.
Form 254 Crown Street's (Fig. 6.43) design exhibits post modern elements. It highly contrasts with the other buildings witin the block together with 46 Langley Street which is a contemporary addition to the architecture within the block. 254 Crown Street's Langley Street facing side is stepped down to directly relate to the scale of the two-storey Victorian terraces within the block. The step down should be maintained and no further level additions should be permitted on it.	**Green Roofs** The building has already reached its maximum height potential. However, there is still an opportunity for green roofs to be added to the current building.	**Retention of Height and Form** The vertical limit prescribed by the Sydney LEP for the property 254 Crown Street, Darlinghurst is eighteen metres (18) meteres or three (6) storeys by the Sydney DCP. It is recommended that the building retain its current height and form. Further additions, especially on sections closer to Langley Street would not only impact solar access but also the character and rythym of scale evoked by the Victorian terraces within the block.

6.1 Constraints, Opportunities & Recommendations

Block 7



Fig. 6.44: View Foley Street from Crown Street (left) and from Palmer Street (right)



Fig. 6.45: View of Kells Lane from Langley Street (left) and view of Langley Street from Burton Street (right)



Fig. 6.46: View Kells lane from Palmer Street

Constraints	Opportunities	Recommendations
Utilities and Services The back lanes of the block consisting of Foley Street (Fig. 6.44), Kells Lane (Fig. 6.46), and Langley Street (Fig. 6.45) are currently used only for service utilities, garbage maintenance, and rear access to garages.	**Pedestrian Permeability** The back lanes give the block accessibility from five (5) different directions, making it the most pedestrian permeable block from among all the blocks witin the study area. There is a unique opportunity for the block to have its back lanes become more robust and activity rich.	**Urban Design & Heritage Interpretation** With a public space urban design intervention, an appropriate heritage interpretation, or public art strategy would create an opportunity for activation and help direct pedestrian movement. The back lane can potentially be made activity rich with pockets of historic visual appeal. Its narrow width would provide an intimacy that is unavailable along Oxford Street. The entire block is zoned for mixed-use residential/commerical and thus holds great activation potential.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.47: View of a section of Block 8 from in front of the Darlinghurst Courthouse.



Fig. 6.48: View of a section of Block 8 from Taylor Square on the opposite side of Oxford Street

Constraints	Opportunities	Recommendations
Character The vertical external built fabric of the existing heritage listed and contributory items on the block (Fig. 6.47) is highly consistent and visually intact. The architectural expression of their facades varies slightly from Federation to Victorian Free style. The overall historic character conveys a sense of continuity with the late 19th to early 20th centuries. It creates a strong visual link to Oxford Street's history and significance, with an architectural adornment no longer demonstrated in the contemporary built forms within the limits of the study area. The historic character evoked by the heritage and contributory buildings on the block should be enhanced, conserved and retained. Parapets, window openings, doorways, material textures and colours, street alignments, and awnings should be retained.	**Reinforcing Character and Views** The positive visual impact of the historic external built fabric of the block would be improved through reinstatement, conservation and enhancement of relevant historic architectural elements of the buildings including parapets, windows, window treatments, doorways and entrances, and similar external details that demonstrate the era architecture. The colour and finish of the external built fabric should be carefully considered. Additionally, expanding the block's sidewalk could potentially provide an alternative opportunity for viewing the above awning facades than from the opposite side of the street.	**Clear Views & Heritage Interpretation** Any visual obstructions that prevent clear views to the facade, such as poorly placed signage should be removed. Airconditioning units and unnecessarily large signboards over building facades block significant views to the detailing of Victorian facades. Further, in conjunction with possible sidewalk expansion, it is recommended that engaging heritage interpretation is an important feature that could tie in the significance of the location and activities associated with Block 8 and the history of the precinct, given that this is one of the key hotel and nightlife locations within the heart of Oxford Street.
Height & Scale The predominant height, scale, and grain of the heritage and contributory buildings within the block (Fig. 6.48) follows a limit of three-storeys (3) or twelve (12) to fifteen metres (15). The dynamic rise and fall of building heights within the block contributes to the character and the rhythm of the building frontages. Retention of this rhythmic pattern is of paramount importance to retain the block's significance. No additions should be directly above the parapet lines nor should they visually impact views to the buildings so as to alter the rise and fall of building heights as viewed from street level.	**Rear Development** There is an opportunity for development to the rear of the properties. It should be, however, substantially set back from the Oxford Street facades and its parapets to remain largely hidden from view and to give prominence to the original built fabric of the buildings.	**Review of DCP and LEP Height and FSR Controls** Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration to a wider setback from the main street facade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that any addition should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original façade as a sympathetic response to the predominant scale of heritage and contributory buildings.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.49: View Taylor Square from in front of the Courthouse



Fig. 6.50: View Taylor Square showing water fountain feature



Fig. 6.51: View Taylor Square showing water fountain feature

Constraints	Opportunities	Recommendations
Context	**Increased Pedestrian Amenity & Heritage Interpretation**	**Heritage Interpretation Plan and Public Urban Design Study**
The middle of the study area is generally acknowledged as the precinct's heart and soul. Its southern tip is a major stopping point with a direct visual and historic relationship to the memories of the past embedded in the former Darlinghurst Gaol and the Darlinghurst Courthouse. While its context is not a direct constraint, the block and the precinct's heritage significance can best be expressed in its location.	There is an important opportunity for an integrated urban design and heritage interpretation at Taylor Square. This will heighten the area's potential as a major pedestrian destination and stopping point within the precinct. As the precinct's historic centre, there is much to draw upon for interpretation to increase public experience. There are several themes appropriate for Taylor Square. (See Volume 1: Thematic History of the study and Volume 2:Heritage Interpretation)	It is recommended that a full study for an integrated public space urban design and heritage interpretation be undertaken to leverage on the site's potential as the precinct's historic centre and epicentre for the Internationally reknown Mardi Gras and the associated underlying meaning behind it. In addition to the significance of the location being a heartland for the LGBTIQ community, Taylor Square and its associated immediate heritage precinct (to the north, south, east and west) carries many layers of tangible and intangible heritage that can be both visually appreciated (through the various forms of architecture), as well as interpretatively expressed.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.52: Aerial view of Block 8 showing 131 Oxford Street's gable roof and 135 Oxford Streets two chimneys highlighted in red.



Fig. 6.53: Aerial view of Block 8 showing 157 Oxford Street's three existing chimneys highlighted in red



Fig. 6.54: Aerial view of Block 8 showing 173-175 Oxford Street's roof form and its four chimneys, and 177 and 179 Oxford Street's symmetrical rear buildings and two extant chimneys.

Constraints	Opportunities	Recommendations
Prominent & Historic Features Several key features on heritage buildings have to be retained.		
Gabled Roofs & Chimneys There are several exterior architectural elements aside from the parapets and façades that also need to be considered for retention on several of the properties. -131 Oxford Street (Fig 6.52) still exhibits the original form of its gabled roof and its chimney -135 Oxford Street (Fig 6.52) still exhibits two potentially original chimneys -151-151A Oxford Street has a rear extension that still exhibits a visually intact full-face brick façade with regularly spaced windows both on ground and first floor levels. This configuration is uncommon for rear additions within the study area. -157 Oxford Street (Fig. 6.53) has three extant chimneys that are potentially original. They are visible from street level from Oxford Street and Little Oxford Street at the rear of the block. -173-175 Oxford Street (Fig. 6.54) still exhibits four potentially original chimneys and its unique roof configuration -177 & 179 Oxford Street (Fig. 6.54) still exhibit full symmetry towards the rear of the properties including the two chimneys visible from street view at Little Oxford Street	***Rear Development*** There are still development opportunities to the rear of the properties. Setbacks for level additions should be adequate so as not to visually impact the block's rhythm evoked by the rise and fall of building heights as viewed from street level along Oxford Street.	***Review of FSR & Height Limits*** The vertical limit prescribed by the Sydney LEP for properties comprising 125-185 Oxford Street, 379-381 Bourke Street, and 48 Little Oxford Street, Darlinghurst is twelve (12) metres or three (3) storeys by its DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street facade and from the front rooms of the properties marked by the distinguishable front side buildings. A further investigation of the degree of intactness and originality of the mentioned gabled roofs and chimneys is recommended prior to further developments. It is also recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original facade as a sympathetic response to the predominant scale of heritage and contributory buildings. Finally, the level of development allowed for the properties should be strictly guided by view impacts to the buildings in addition to height limits prescribed by the DCP and LEP.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.55: Aerial view of Block 8 the corner buildings highlighted in red

Constraints	Opportunities	Recommendations
Corner Buildings and Tapered Corners 117-123 Oxford, 276-278 Crown, 189 Oxford, and 383-387 Bourke Street, Darlinghurst are all corner buildings (Fig. 6.55). Additionally, 117-123 Oxford Street has a tapered corner facing north. The tapered corner of 117-123 Oxford Street forms part of the recurring pattern demonstrated by corner buildings within the precinct and as such further development on the block should not result in detracting away from this salient feature. The properties occupy ends and corners of the block and provide key views. They are currently higher from among the other buildings within the row. The prominence of these buildings should be retained.	***Reinterpretation of Tapered Corners*** There is an opportunity to highlight key views. Level additions on these properties could potentially raise their prominence. Corner buildings within the precinct are prominent fixtures within the Oxford Street heritage streetscape. They are higher than any of the buildings within the block and should be kept higher than the rest of the buildings within the block.	***Review of DCP, and LEP Height and FSR Controls*** The vertical limit prescribed by the Sydney LEP for properties 117-123 Oxford, 276-278 Crown, 189 Oxford, and 383-387 Bourke Street, Darlinghurst, is fifteen (15) metres or three (3) storeys by the Sydney DCP. It is recommended that they be kept higher than the rest of the buildings and continue to provide key views. These corner buildings could benefit from a narrower setback for additions so long as they stay a considerable distance from the parapets. The tapered corner of 117-123 Oxford Street should remain a salient identifying character. Further addition to the building should not detract from this feature and instead accentuate it.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.56: View of 127 and 129 Oxford Street, Darlinghurst's façade



Fig. 6.57: View of 177 and 179 Oxford Street, Darlinghurst's façade



Fig. 6.58: View of 155-157 Oxford Street, Darlinghurst's façade

Constraints	Opportunities	Recommendations
Facade Pairing	***Paired Development***	***Agglomeration of Additional Floor Spaces***
Several properties share a common facade. 127 & 129 Oxford Street (Fig. 6.56) are two halves of a whole and so are 177 & 179 Oxford Street (Fig. 6.57). They are listed as separate properties but share common facades. Another pairing that is already listed is 155-157 Oxford Street (Fig. 6.58). Pairing should be retained for additions to retain heritage significance of the sub-division development of Oxford Street.	These properties have the opportunity for paired development. Further, the properties will benefit from agglomeration of floor spaces for any level additions. One of the key opportunities within this block would be the rationalisation of the signage, shopfronts and colour schemes. Each of these elements across most of the building stock have contributed to the visual pollution that impacts this section of the street.	It is recommended that additions to these sets of properties remain within their respective groupings. Additions to buildings should also be treated in sets to prevent deviation from the original grouping of facades. Additions for group 127 and 129, group 177 and 179, and group 155 and 157 Oxford Street, Darlinghurst are recommended to maintain symmetry or homogeneity of design. Consequentially, agglomeration of floor areas on additional levels would benefit new developments on these sites. Combining floor areas on additional levels would increase potential number of uses.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.59: Rear views of (from left to right) 276-278 Crown Street,155 Oxford Street, and 151-151A Oxford Street, Darlinghurst



Fig. 6.60: Rear views of 177 and 179 Oxford Street, Darlinghurst



Fig. 6.61: Rear views of (from left to right) 177, 179, 181, 183, and 185 Oxford Street, Darlinghurst



Fig. 6.62: Rear view of 153 Oxford Street, Darlinghurst

Constraints	Opportunities	Recommendations
Intactness	**Rear Development**	**Review of DCP and LEP Height and FSR Controls**
Several rear additions in the block are intact with minimal architectural articulation (Fig. 6.59 to 6.62). While most of the rear of the buildings are currently used for service utilities, garbage maintenance, and garage entrances, several still exhibit notable detail. Further, a number of them appear to function as main entrances which allow independent uses separate from their respective Oxford Street facing sides. While the main street facing facades of the buildings on the block demonstrate consistent Victorian Era architecture, the Little Oxford Street sides of each property exude a different character. They are informal and private with less architectural articulation, are non-commercial in their facades with little embellishment or decoration.	There is an opportunity for development along Little Oxford Street, but it is recommended, however, that further additions and modifications along the laneway hinge upon its current character which can be described as simple and less elaborate. There are a few buildings that have potential to be interesting features but this maybe overcome by creative interpretation. The laneway sides of 276-278 Crown Street, 151-151A, 155, 159, 161, 177, 179, 181, 183, and 185 Oxford Street (Fig. 6.59 to 6.62) are just the most apparent examples of properties that have rear additions that are visually intact and exhibit substantial historic built fabric.	Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of minimal setbacks for rear developments. It is further suggested that additions to the rear create a high contrast with the original built-fabric in terms of material, colour, and texture to maintain a high level of separation. It is suggested that deeper investigation be undertaken on the existing rear additions prior to further development which will also allow for an understanding of the potential of the opportunity. Setbacks should be assessed based on their individual merits as the built-fabric along the laneway exhibit varying degrees of substantial historic built fabric.

6.1 Constraints, Opportunities & Recommendations

Block 8



Fig. 6.63: Rear view of 151-151A Oxford Street, Darlinghurst's rear access highlighted by the red arrow and 149 Oxford Street's rear addition outlined in red



Fig. 6.64: Aerial view of 151-151A Oxford Street, Darlinghurst's rear access highlighted by the red arrow and 149 Oxford Street outlined in red



Fig. 6.65: Aerial view of the southern end of Block 8 showing 381 Bourke Street outlined in red

Constraints	Opportunities	Recommendations
Access The row of buildings on Block 8 is the longest continuous row of contributory buildings within the study area. The long stretch does not exhibit breaks and thus presents a constraint to access in terms of pedestrian permeability. Improvement of Taylor Square will also benefit from activating Little Oxford Street through an appropriate measure for increasing the pedestrian permeability of the block.	**Increased Pedestrian Permeability** There is an opportunity for increasing the pedestrian permeability of the block. A narrow through access from the back of 151-151A Oxford Street (Fig. 6.63 and 6.64) already exists but runs only until halfway through the local heritage listed property. Its rear addition also exhibits a distinguishable brick facade with regularly spaced windows both on its ground and first floors. It presents an uncommon facade exhibited along the rear of the block. The adjacent property, 149 Oxford Street (Fig. 6.63 and 6.64), is a contributory item along Oxford Street, however, it is not a heritage listed item. While it is recommended by this study for potential listing, it is also suggested that creating an alternate access to Little Oxford Street be considered for this location. For this reason, a more in-depth investigation of the property is needed to assess its internal heritage significance.	**Integrated Urban Design and Heritage Interpretation** It is recommended that an integrated urban design and heritage interpretation solution be considered to create additional pedestrian access through the block to Taylor Square and Little Oxford Street. It is suggested that a more in-depth internal investigation of 149 Oxford Street be conducted prior to consideration on this recommendation.
	Another opportunity for access to Little Oxford Street is through 381 Bourke Street (Fig. 6.65). It fronts Taylor Square which is a major stopping point. Its location is highly ideal for introducing access to Little Oxford Street. Like 149 Oxford Street, it is not heritage listed but is a recognizable feature of the heritage streetscape of the precinct. While it is recommended by this study for potential listing, it is also suggested that creating an alternate access to Little Oxford Street be considered for this location. For this reason, it is also a candidate for a more in-depth investigation to assess its internal heritage significance. It is also of note that both 149 Oxford and 318 Bourke Street share very similar facade designs. Both are two-storey terrace buildings sharing similar single arched windows of roughly the same dimensions. This similarity can provide an opportunity for unifying both ends of the block.	It is recommended that an integrated urban design and heritage interpretation solution be considered to create additional pedestrian access through the block. It is suggested that a more in-depth internal investigation of 381 Bourke Street be conducted prior to consideration of this recommendation.

6.1 Constraints, Opportunities & Recommendations

Block 9



Fig. 6.66: View of a section of Block 9 comprised of 108-134 Oxford Street, Darlinghurst from the opposite side of Oxford Street



Fig. 6.67: View the rainbow painted façade of 124-128 Oxford Street, Darlinghurst



Fig. 6.68: View of Block 9 from Taylor Square near Flinders Street

Constraints	Opportunities	Recommendations
Character The vertical external built fabric of the buildings comprising 108-134 Oxford Street, Darlinghurst (Fig. 6.66 and 6.68) is visibly intact and presents a strong street frontage. Facades demonstrate a high level of consistency to a Federation Freestyle architecture. The entire block fronting Oxford Street exhibits a very cohesive composition. Salient characteristics of the built-form on Block 9 include large and regularly spaced windows and a uniform parapet except at 124-128 Oxford Street (Fig. 6.67) which presents a gap due to its lower building height. Alterations to the facades should be restricted to retain these features. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain a strong heritage significance.	**Podiums** There is an opportunity for the heritage buildings to potentially have an important role as a podium for a larger, setback development. However, any additions should be set back from the Oxford Street facing facades to highlight the original alignment and massing of the original building.	**Review of LEP and DCP Limits** Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of level additions to have substantial setbacks to help highlight the original massing of the heritage listed buildings but giving the opportunity to contemporary interpretive design. The setback followed by the contemporary apartments on Block 2 can be the precedent for a uniform setback to contrast new built fabric from the historic fabric but allowing an exciting opportunity. This setback, consequently is also recommended to be shared with additions for the Oxford Street facing buildings of Blocks 5 and 7. This recommendation aims to accentuate and give clear distance from the parapet line of the heritage and contributory items.
Form, Scale, Sitting, and Proportions The entire row of buildings from 108-134 Oxford Street exhibit uniform height except for 124-128 Oxford Street, Darlinghurst (Fig. 6.67). Additionally, the row of buildings on the northern side of Oxford Street have uniform scaling. 124-128 Oxford Street creates an awkward gap to this uniformity. Street alignment should be retained.	**Infill** 124-128 Oxford Street presents an opportunity for infill development. Existing on site is a two-storey building with a wide frontage that does not demonstrate similar architectural articulation to its adjacent buildings.	**Sympathetic Facade Design** It is recommended that facade expression of potential infill should be sympathetic to the surrounding context and its adjacent buildings. Similarly, it is recommended that potential infill should respect the street alignment.

6.1 Constraints, Opportunities & Recommendations

Block 9



Fig. 6.69: View from Palmer Street end of the back lane, Foley Street, that runs behind Block 9



Fig. 6.70: View from the Taylor Square end of Foley Street that runs behind Block 9

Constraints	Opportunities	Recommendations
Laneway Access and Zoning	**Increased Pedestrian Permeability**	**Integrated Urban Design and Public Art Strategy**
Foley Street continues to the back of the block (Fig. 6.69 and 6.70) and extends from Palmer Street to Taylor Square's northern side. Unlike the properties to the rear of Blocks 5, 6, 7, and 8 which are zoned B4 (mixed-use) , the immediate properties to the back of Block 9 is zoned R1 (general residential). This might pose as a constraint on the potential activation of Foley Street.	The opportunity for activating Foley Street to the back of Block 9 can potentially be affected by a re-zoning strategy of the immediate residential zone to its rear. The potential to leverage on the laneway's connection to Taylor Square would be diminished if Foley Street was not to be activated.	It is recommended that the potential of activating Foley Street running behind Block 9 be enhanced through an integrated urban design and public art strategy. These should be developed using themes that can be derived from the laneway's context being near the former Darlinghurst Gaol to enrich the expression of the precinct's historic character. Redirecting pedestrian attention to the back lane through such can potentially increase the block's activation.

Block 10



Fig. 6.71: View of 314-320 Bourke Street from street level along Bourke Street



Fig. 6.72: View of 322-340 Bourke Street from street level along Bourke Street

Constraints	Opportunities	Recommendations
Character	**Mitigating the Discontinuity**	**Public Space Amenity**
The vertical external built fabric of the heritage listed buildings within the block is visibly intact. The composition of buildings within the block is a mix of Federation, Inter War, and contemporary built-forms. There are two contemporary apartment buildings (Fig. 6.71 and 6.72) separating 304-312 from 342-344 Bourke Street, Surry Hills. This creates a break in the predominant character of the area and thus presents a similar challenge as that faced by the Burdekin Hotel on Block 2. There is a break in the homogeneity of the built-form composition of the block. Block 10's context is still dominated by Federation and Inter-War buildings from both sides of Bourke Street. The historic character evoked by the heritage and contributory buildings within its immediate context should be respected and retained. Alterations to the façades should be restricted. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain heritage significance.	The apartment buildings, 314-320 (Fig. 6.71) and 322-340 Bourke Street, Surry Hills (Fig. 6.72), are contemporary in design. In a similar way that the tower apartments on Block 2 isolates the Burdekin Hotel from the rest of the heritage buildings within its block, these two, 314-320 and 322-340 Bourke Street, separates 342-344 Bourke Street from the row of heritage buildings on the east side of the street. The opportunity for mitigating the discontinuity in character is still available at ground level.	It is recommended that the level of public amenity at ground level be increased through an urban design intervention integrated with an appropriate heritage interpretation.

6.1 Constraints, Opportunities & Recommendations

Block 10



Fig. 6.73: View of 1-5 Flinders Street from Taylor Square



Fig. 6.74: Aerial view of 304-312 Bourke Street showing its extant chimneys and 7-9 Patterson Lane with its gabled roof



Fig. 6.75: Aerial view of 342-344 Bourke Street showing its roof features and sectioning

Constraints	Opportunities	Recommendations
Prominent & Historic Features Several key features on heritage buildings have to be retained.		
Form and Shape 1-5 Flinders Street (Fig. 6.73) has a semi-circular Taylor Square facing facade well articulated in Federation Freestyle. It once held prominence within its location until the erection of the Belgenny and the Claridge apartments that now towers higher in its vicinity. Its shape and architectural adornment continue to contribute to the heritage streetscape. Alterations to the facades should be restricted. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain heritage significance.	***Vertical Addition*** There is an opportunity for 1-5 Flinders Street for level additions. Increasing the height of 1-5 Flinders Street can be beneficial in restoring its prominence and at the same time introduce new appropriate uses to the site. It is recommended, however, that addition should be setback a distance from the parapet line to highlight the old built fabric from the addition.	***Review of FSR & Height Limits*** The vertical limit prescribed by the Sydney LEP for 1-5 Flinders Street, Surry Hills is fifteen (15) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of vertical additions with minimal setbacks. It is, however, suggested that additions create high contrast between original built-fabric and additions in terms of material, colour, and texture to maintain a high level of separation. Additionally, the semi-circular shape of the original building should inform the design and shape of a potential addition.
Roofs & Chimneys 304-312 and 342-344 Bourke Street and 7-9 Patterson Lane (Fig. 6.74 andFig. 6.75) all have visually intact external built fabric. Further, they have roof features that form part of each respective building's salient character. These roof features should be retained.	***Rear Development*** There is still opportunity for rear developments for 304-312 Bourke Street and 7-9 Patterson Lane. Restraining vertical additions on these properties also prioritises retention of each building's salient character dependent on each of their own roofs and roof features. However, 304-312 Bourke Street has a flat roof profile and is characterised by existing chimneys. Modifications on roof level should not impact the views to the chimneys as they are seen from street level.	***Preservation*** It is recommended that these roof forms be retained to maintain heritage significance. Further, the Sydney DCP and LEP height and FSR limits for these properties would require review in consideration to helping preserve the roof features to help maintain heritage significance.
	Modification There is opportunity for rear developments for 342-344 Bourke Street (Fig. 6.75). Restraining vertical additions on these properties also prioritises retention of the building's salient character that is dependent on its roof form. However, there is an opportunity for a consolidation of the above ground levels through a modification that joins all three sections of the upper floors. However, design, material, and colour used for such should be sympathetic to the original building to highlight strong distinction between old and new fabric and to maintain heritage significance.	***Material Contrast*** It is recommended that material for the insertion modification (indicated by red arrows on Fig. 6.75) still allow high visual perception of the three individual segments of the upper floors. A setback from the main facade and a height limit that does not go above the roof eaves is also suggested.

6.1 Constraints, Opportunities & Recommendations

Block 10



Fig. 6.76: Aerial view of Patterson Lane indicated by the red arrows



Fig. 6.77: Aerial view of Bourke Street and Campbell Street outlined in red



Fig. 6.78: Aerial view of Taylor Square near Flinders Street

Constraints	Opportunities	Recommendations
Access	**Increased Pedestrian Permeability**	**Integrated Urban Design and Heritage Interpretation**
Patterson Lane (Fig. 6.76) is a short vehicular access corridor linking Bourke and Flinders Street. This short street, while it does not particularly present direct constraints, could potentially increase pedestrian activity around the context of the buildings.	Patterson Lane presents an opportunity to become a pedestrian only access. This further raises the potential for extra activated, open spaces for pedestrian activity. All three heritage properties around the lane are connected through pedestrian activity. It further enhances the commercial potential of 7-9 Patterson Lane and the Flinders Street facing side of 1-5 Flinders Street, if the lane was converted to allow for more pedestrian-friendly uses.	It is recommended that an integrated urban design, heritage interpretation and/or public art strategy be considered to aid in creating a vibrant pedestrian access through the block.
Vehicular Access	**Increased Pedestrian Priority**	**Integrated Urban Design and Heritage Interpretation**
The narrow stretch of Bourke and Campbell Street (Fig. 6.77) from Linden Lane to Little Oxford Street has a high concentration of heritage listed and contributory buildings. Unlike Flinders and Oxford Streets, Bourke and Campbell Streets receive a lower volume of vehicular traffic. While this is not a direct constraint, it can be a loss of opportunity if the low traffic volume along the streets is not considered as a potential indication for further improvement of pedestrian amenity along its stretch.	The stretch of Bourke and Campbell Street from Linden Lane to Little Oxford Street presents an opportunity to become a pedestrian priority street. This allows pedestrians to have increased safety while simultaneously immersing into an appreciation of the heritage building details on heritage buildings on both sides of the streets. The amount of visual detail an observer receives is doubled at any given point when not beneath an awning. It further enhances pedestrian activity along the narrow streets. Its location also gives it the potential to be an extension of Taylor Square.	It is recommended that an urban design intervention and an appropriate heritage interpretation or commemoration be considered for the stretch of Bourke and Campbell Street from Linden Lane to Little Oxford Street to add to the pedestrian experience. Enhancing pedestrian amenity potentially increases activity within the area.
Location	**Increased Public space amenity**	**Integrated Urban Design and Heritage Interpretation**
Taylor Square (Fig. 6.78) is in the middle of the precinct and is located directly opposite the Colonial Darlinghurst Courthouse and the former Darlinghurst Gaol. Its location is not a constraint, however, it is in the heart of what can be considered the whole of Oxford Street's historic centre. Its location should be taken advantage of in terms of interpreting the heritage significance of the entire Oxford Street Activity Street Precinct.	The portion of Taylor Square on Block 10 presents an opportunity for increased pedestrian activity. As the precinct's historic centre, there are a number of appropriate historical themes that can be used to express the heritage significance of the precinct within the square. (See Volume 1: Thematic History of the study and Vol 2: Conservation Management Strategies-Heritage Interpretation). Increasing visual stimuli through visual representation of the precinct's history within the square can increase the site's potential as a major destination within the precinct.	It is recommended that Taylor Square's potential as a major stopping point and location for an appropriate interpretation of the history of the place, and in particular, the history and significance of Mardi Gras must be utilised to secure precinct activation and creation of Oxford Street as a year-round heritage destination. This can be done through an appropriate public urban design intervention and a corresponding heritage interpretation program. As the precinct's historic centre, there is much to draw upon for interpretation for enhancing the public's experience. There are several themes appropriate for Taylor Square and key heritage iniatives that could create a major heartland in the centre of the precinct that is commersurate with its International level of recognition and significance, including opportunities for genuine engagement with the social significance, tangible and intangible values of the place. (See Volume 1: Thematic History of the study).

6.1 Constraints, Opportunities & Recommendations

Block 11&13

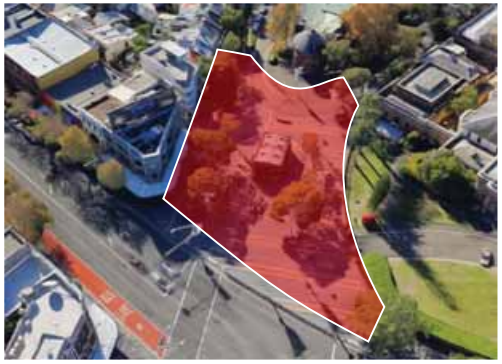


Fig. 6.79: Aerial view of Taylor Square near The Darlinghurst Courthouse



Fig. 6.80: Old photo of the Underground Men's Conveniences at Taylor Square, Source: City of Sydney Archives [020\020262] (NSCA CRS 538, Cleansing Department photographs, 1929-1939)

Constraints	Opportunities	Recommendations
Location	**Increased Public Space Amenity**	**Integrated Urban Design and Heritage Interpretation**
The active commercial activities near Taylor Square (Fig. 6.79) on Block 11 is provided by Oxford Hotel and the Casoni, the Italian restaurant immediately to the hotel's rear at the corner of Foley Street. Aside from these, there is little pedestrian activity in the area. The heritage item at 135 Oxford Street, (also known as the Underground Lavatories and Substation No. 6) is highly significant, considered rare, but lacks understanding. Similar to Taylor Square on Block 10, this side of the square is in the middle of the precinct and is directly adjacent the Darlinghurst Courthouse and the former Darlinghurst Gaol. Its location is not a constraint, however, it is in what can be considered the precinct's historic centre. Its location should be taken advantage of in terms of expression of heritage significance of Civic achievements of Sydney City Council, which are represented within the key, rare buildings on site. It is currently a highly under-utilised and poorly understood Civic Space, with a scale of significance ranging from State, National to International.	This portion of Taylor Square on Block 11 presents a key opportunity for increased pedestrian activity and interpretation of the high significance of the Oxford Street Precinct S3. As the precinct's historic centre, there are a key number of appropriate historical themes that should be drawn upon to express the heritage significance of the precinct within the square. (See Volume 1: Thematic History of the study, and Volume 2 :Conservation Management Strategies- Heritage Interpretation). Increasing visual stimuli, authentic and engaging heritage interpretation and clever interpretative visual representation of the precinct's history within the square would increase the site's potential as a major destination within the precinct. This is one of the most significant precincts, not only in Oxford Street, but in Sydney, NSW as a whole. The Underground Public Conveniences and Substation No. 6 are a rare and distinctive group of public utilities from early-twentieth century Sydney. They are of State heritage significance within the aesthetic, historic, associations, technical, social, representative and rarity criteria, as a group and individually. As a result, there is an opportunity for historic features of the Underground Lavatory (Fig. 6.80) to be re-interpreted to add to its understanding of how important and innovative it is. Substation No. 6 also provides an extremely rare example, being the . A grander theme can be the location of a pop-up museum within the square to celebrate the precinct's history. Its location can accentuate Taylor Square as a node and instigate more pedestrian activity up and down Oxford Street from Hyde Park and Victoria Barracks	It is recommended that Taylor Square's potential as a major stopping point must be increased. This should be managed through an appropriate public urban design intervention and a corresponding heritage interpretation. As the precinct's historic centre and home to Mardi Gras there is significant intangible, social and physical values of local, State and National significance to draw upon for interpretation for the public's experience. There are several key themes appropriate for Taylor Square. (See Volume 1: Thematic History of the study and Volume 2: Conservation Management Strategies- Heritage Interpretation). Most importantly, the open space is adjacent to, and surrounded by key Civic buildings of National importance, such as the Darlinghurst Court House and residence which is the finest, and only erudite Old Colonial Grecian public building complex surviving in Australia. Commenced in the 1830s, it has a long and continual association with the provision of law and order along with the neighbouring Darlinghurst Gaol complex. The building is prominently sited at Taylor Square.The Court House, designed by colonial architect Mortimer Lewis and built between 1837 and 1844, is the first purpose designed court house to be built in NSW (Heritage NSW, SHI Datasheet Item no.I403)

6.1 Constraints, Opportunities & Recommendations

Block 11&13



Fig. 6.81: Aerial view of Block 11 showing roof forms of the former Darlinghurst Police Station and the Darlinghurst Courthouse. Highlighted in the middle is the former Electric Substation No. 6 and the Underground Men's Conveniences



Fig. 6.82: Aerial view of Taylor Square near the Darlinghurst Courthouse and potential new views highlighted with yellow arrows. Highlighted in red are the potential pedestrian connections for added permeability.



Fig. 6.83: Aerial view of Bourke and Forbes Street highlighted in red

Constraints	Opportunities	Recommendations
Form and Character The Darlinghurst Courthouse, the former Darlinghurst Police Station, and the former Darlinghurst Gaol (Fig. 6.81) are State Heritage Listed, and all have architectural forms, including roof forms and facade expressions that are unique. The buildings are landmark and are the most significant representation of the precinct's Colonial Past and Civic Development. It is paramount that the form and character of these buildings be retained. Alterations to the facades should generally not be allowable. Parapets, window openings, doorways, material textures and colours, and street alignments, and roof forms must be retained to maintain heritage significance.	**Adaptive Re-use** The buildings should be carefully managed as part of any reuse of the site, as their significance is embedded in their tangible and intangible values at a State, if not, a National level.	**Integrated Urban Design and Heritage Interpretation** There are multiple opportunities to tell the history of Oxford Street across the many evolutions of the site from this location. In particular, the significance of the colony establishing landmark civic buildings in this location and its impact on the popularity and evolution of Oxford Street, as a result, is an important story to tell. Importantly, the relationship between the Former Darlinghurst Police Station, the Former Darlinghurst Gaol and the Courthouse should be reinforced as part of any future strategic overviews for this location. It is important to ensure that any story-telling regarding the sites within the precinct, do not neglect to relate back to the broader significance of the precinct, including the relationship between the sites within the study area with the Former Darlinghurst Gaol (now the National Art School), which does not form part of this specific study. Block 11 & 13 form part of the key intersection, or heartland of the Oxford Street Precinct and should be prioritised as part of any public space/heritage interpretation strategies for the City of Sydney.
Pedestrian Amenity The pedestrian amenity provided by the sidewalk in front of the Darlinghurst Courthouse is limited to a narrow strip running from Taylor Square to the Sacred Heart School and the Sacred Heart Catholic Church. Views to the courthouse are blocked by the tall hedge growing along its perimetre fence. This limits access to views of pedestrians to the opposite side of the street. The high hedges along the courthouse's fences also gives Darlinghurst Courthouse's setting an exclusivity from the public. Access to its curtilage is likewise limited to two narrow gates. (Fig. 6.82)	**Clear Views** There is an opportunity to enrich the pedestrian visual experience along the narrow sidewalk connecting Taylor Square and the Sacred Heart School. Further, increasing pedestrian priority areas specifically on intersections and perhaps mid-way along the narrow sidewalk in front of the courthouse to connect with Block 12, could generate additional clear views to the heritage buildings and consequently improve pedestrian permeability across the blocks. In the future, removal of the hedges would allow for greater views to and from the Courthouse Site. If future uses result in greater public use, then consideration should be given to creating greater permeability between the streetscape and the grounds of the Courthouse.	**Integrated Urban Design and Heritage Interpretation** It is recommended that clear views to the Darlinghurst Courthouse be generated to create visual connections from across the street and from its adjacent sidewalk. Further, it is encouraged that pedestrian permeability be aided by an urban design intervention integrated with a heritage interpretation.
Context Taylor Square is a small but extremely significant area. Currently, the surrounding context connecting it to the former Darlinghurst Gaol is also vehicle oriented. The limited spaces are not interconnected and poses a constraint to pedestrian activity.	**Increased Interconnectivity** There is an opportunity for connecting the spaces in between the heritage items. Increasing pedestrian priority or a reduction in vehicular traffic along the streets rounding the former Darlinghurst Police Station, namely Bourke and Forbes Streets (Fig. 6.83), all the way to their intersection with Burton Street presents a potential solution that interconnects all the heritage items in a pedestrian safe environment. Increasing the area for pedestrian priority also increases the area for which heritage interpretation can be adopted.	**Integrated Urban Design and Heritage Interpretation** It is recommended that Taylor Square's potential as a major stopping point must be increased. This should be managed through an appropriate public urban design intervention and a corresponding heritage interpretation. There are several key themes appropriate for Taylor Square. (See Volume 1: Thematic History of the study and Volume 2: Conservation Management Strategies- Heritage Interpretation). Most importantly, the open space is adjacent to, and surrounded by key Civic buildings of National importance, such as the Darlinghurst Court House and residence which is the finest, and only erudite Old Colonial Grecian public building complex surviving in Australia. Commenced in the 1830s, it has a long and continual association with the provision of law and order along with the neighbouring Darlinghurst Gaol complex. The building is prominently sited at Taylor Square.The Court House, designed by colonial architect Mortimer Lewis and built between 1837 and 1844, is the first purpose designed court house to be built in NSW (Heritage NSW, SHI Datasheet Item no.I403) It is recommended that an urban design intervention integrated with heritage interpretation strategy study be undertaken for the site. The immediate context of Block 11 and 13 can be enriched with additional visual experiences that could relate the area to its history together with increasing pedestrian amenity. Creative heritage interpretations and an ensuing urban design proposition could connect the heritage items closer both visually and physically. This would allow for a richer interpretation of the historical relationship of the former police station, the former goal, and the courthouse. This further increases the reach of Taylor Square in terms of area and thus increases the variety of pedestrian activity that is possible.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.84 View of Block 8 as seen from street level from in front of the Darlinghurst Courthouse.

Constraints	Opportunities	Recommendations
Character The vertical external built fabric of the existing heritage listed and contributory items on Block 12 (Fig. 6.84) is consistent and visually intact. The architectural expression of their façades varies only slightly from Federation to Victorian Free style. The overall historic character conveys a sense of continuity with the late 19th to early 20th centuries. It presents to onlookers, a visual link to Oxford Street's history and its significance. It projects onto the surrounding streetscape an architectural adornment no longer demonstrated in the contemporary built forms within the limits of the study area. The historic character evoked by the heritage and contributory buildings on the block should be respected and retained. Alterations to the facades should be restricted. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain heritage significance.	**Reinforcing Character and Views** There is an opportunity to enhance the positive visual impact of the historic external built fabric of the block through reinstatement or retention of relevant historic architectural elements of the buildings including parapets, windows, window treatments, doorways and entrances, and similar external details that demonstrate the era architecture. Additionally, expanding the block's sidewalk could potentially provide an opportunity for viewing the above awning facades in a different way apart from viewing from the opposite side of the street.	**Clear Views & Heritage Interpretation** It is recommended that visual obstructions preventing clear views to the facades be limited. Airconditioning units and unnecessarily large signboards tend to block views to the intimate details presented by the Victorian facades. Further, in conjunction with possible sidewalk expansion, it is recommended that an urban design intervention integrated with a heritage interpretation be considered to increase the block's visual detail and convey more of its history.
Height & Scale The predominant height, scale, and grain of the heritage and contributory buildings within the block follows a limit of three-storeys (3) or twelve (12) metres. The variety of building heights within the block contributes to the character and the rhythm of the building frontages. Retention of this rhythmic pattern is of paramount importance to retain the block's significance. No additions should be directly above the parapet lines nor should they visually impact views to the buildings to alter the rise and fall of building heights as viewed from street level.	**Rear Development** There are still development opportunities to the rear of the properties. Setbacks for level additions should be adequate so as not to visually impact the block's rhythm evoked by the rise and fall of building heights as viewed from street level along Oxford Street.	**Review of DCP and LEP Height and FSR Controls** Current FSR and height limits permitted by the Sydney LEP and DCP require review with consideration of a wider setback from the main street façade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original façade as a sympathetic response to the predominant scale of heritage and contributory buildings.

Block 12



Fig. 6.85: View of 197-199 and 201 Oxford Street, Darlinghurst



Fig. 6.86: View of 203, 205, 207, and 209 Oxford Street, Darlinghurst

Constraints	Opportunities	Recommendations
Facade Pairing/Grouping	**Grouped Development**	**Agglomeration of Additional Floor Spaces**
Several properties share a common facade. They are listed as separate properties but share common frontage. Pairing/grouping should be retained to retain heritage significance. They include: 197-199 and 201 Oxford Street, Darlinghurst (Fig. 6.85) 203, 205, 207, and 209 Oxford Street, Darlinghurst (Fig. 6.86)	These properties have the opportunity for paired or grouped development. Further, the properties will benefit from agglomeration of floor spaces for level additions.	It is recommended that additions to these sets of properties follow their respective groupings. Additions should also be treated in sets to prevent deviation from the original grouping of facades/frontages. Additions for group the 197-199 and 201 and for the group 203, 205, 207, and 209 Oxford Street, Darlinghurst are to be informed by the symmetry and homogeneity of design of the original building. Consequently, agglomeration of floor areas on additional levels would benefit new developments on these sites. Combining floor areas on additional levels would increase potential number of uses.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.87: View of 211, 213, and 215 Oxford Street, Darlinghurst



Fig. 6.88: View of 219 and 221 Oxford Street, Darlinghurst



Fig. 6.89: View of 229 and 231 Oxford Street, Darlinghurst

Constraints	Opportunities	Recommendations
Facade Pairing/Grouping	**Grouped Development**	**Agglomeration of Additional Floor Spaces**
The number of facade/frontage parings on Block 12 is larger than in any other block within the study area. They are listed as separate properties but share common facades. Pairing/grouping should be retained to retain heritage significance and maintain the understanding of the historic sub-division. 211, 213, and 215 Oxford Street, Darlinghurst (Fig. 6.87) 219 and 221 Oxford Street, Darlinghurst (Fig. 6.88) 229 and 231 Oxford Street, Darlinghurst (Fig. 6.89)	These properties have the opportunity for paired or grouped development. Further, the properties will benefit from agglomeration of floor spaces for level additions.	It is recommended that additions to these sets of properties follow their respective groupings. Additions should also be treated in sets to prevent deviation from the original grouping of facades. Additions for groups 211, 213, and 215, groups 219 and 221, and groups 229 and 231 Oxford Street, Darlinghurst are to be informed by the symmetry and homogeneity of design of the original buildings. Consequently, agglomeration of floor areas on additional levels would benefit new developments on these sites. Combining floor areas on additional levels would increase potential number of uses.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.90: View of 233, 235, and 237 Oxford Street, Darlinghurst



Fig. 6.91: View of 239, 241, and 243 Oxford Street, Darlinghurst



Fig. 6.92: View of 245, 247, 249, 251, 253, 255-259, and 261 Oxford Street, Darlinghurst

Constraints	Opportunities	Recommendations
Façade Pairing/Grouping	**Grouped Development**	**Agglomeration of Additional Floor Spaces**
The list of properties sharing facades/frontages extends to the southern most end of Block 12. The longest is the row of properties from 245 to 261 Oxford Street, Darlinghurst. Pairing/grouping should be retained to retain heritage significance. 233, 235, and 237 Oxford Street, Darlinghurst (Fig. 6.90) 239, 241, and 243 Oxford Street, Darlinghurst (Fig 6.91) 245, 247, 249, 251, 253, 255-259, and 261 Oxford Street, Darlinghurst (Fig. 6.92)	These properties have the opportunity for paired or grouped development. Further, the properties will benefit from agglomeration of floor spaces for level additions.	It is recommended that additions to these sets of properties follow their respective groupings. Additions should also be treated in sets to prevent deviation from the original grouping of facades. Additions for groups 233, 235, and 237, groups 239, 241, and 243, and groups 245, 247, 249, 251, 253, 255-259, and 261 Oxford Street, Darlinghurst are to be informed by the symmetry and homogeneity of design of the original buildings. Consequently, agglomeration of floor areas on additional levels would benefit new developments on these sites. Combining floor areas on additional levels would increase potential number of uses.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.93: Aerial view of Block 12 showing extant roof features including chimneys and the former Penfold's billboard. Shown in yellow arrow is the view line that needs to be kept clear.



Fig. 6.94: Aerial view of Block 12 showing extant roof features from properties 211 to 231

Constraints	Opportunities	Recommendations
Prominent & Historic Features Several key features on heritage buildings have to be retained.		
Chimneys, Gabled Roofs, and Billboards A number of architectural features characteristic of Victorian terraces are still extant including chimneys and the gabled roofs. These should be retained to maintain heritage significance. However, a more in-depth investigation will still be needed as to the extent of original built-fabric.	***Rear Development*** There is still opportunity for the properties to have rear developments. The low-rise LEP and DCP limits of Block 12 is necessary to retain its character and the rhythm of building heights as seen from street view.	***Review of FSR & Height Limits*** It is recommended that the properties on Block 12 remain low-rise. It is of paramount importance that views of the entire block continue to exhibit the existing scale and grain of the original buildings as expressed by their façades and building heights which are small in nature. The vertical limit prescribed by the Sydney LEP for the properties comprising 197-263 Oxford Street, Darlinghurst is twelve (12) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street façade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original facade as a sympathetic response to the predominant small scale and grain of heritage and contributory buildings. Finally, the level of development allowed for the properties should also be strictly guided by view angles to the buildings in addition to height limits prescribed by the DCP and LEP.
Additional constraints posed by roof top elements: (Fig. 6.94) -211 Oxford Street's chimneys -217 Oxford Street's former Penfolds billboard & chimneys -221 Oxford Street's chimneys -223 Oxford Street's chimneys -229 Oxford Street's chimneys -231 Oxford Street's chimneys -233 to 237 Oxford Street's gable roofs and chimneys -245 to 261 Oxford Street's gable roofs and chimneys -263 to 267 Oxford Street's chimneys	There is still opportunity for the properties to have rear developments. The low-rise Sydney LEP and DCP limits should be retained for Block 12 for it to retain its character and the rhythm of building heights as seen from street view.	It is recommended that the properties on Block 12 remain low-rise. It is of paramount importance that views of the entire block continue to exhibit the small scale and grain of the original buildings as expressed by their facades and building heights. The vertical limit prescribed by the Sydney LEP for the properties comprising 197-263 Oxford Street, Darlinghurst is twelve (12) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street façade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original façade as a sympathetic response to the predominant scale of heritage and contributory buildings. Finally, the level of development allowed for the properties should also be strictly guided by view angles to the buildings in addition to height limits prescribed by the DCP and LEP.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.95: Aerial view of Block 12 showing extant roof features including chimneys and gabled roofs of 233 to 237 Oxford Street, Darlinghurst



Fig. 6.96: Aerial view of Block 12's southern section neat South Dowling Street showing extant roof features including chimneys and gabled roofs of 245-261, 263, and 267 Oxford Street, Darlinghurst.

Constraints	Opportunities	Recommendations
Chimneys, Gabled Roofs, and Billboards	***Rear Development***	***Review of FSR & Height Limits***
The number of architectural features on roof top level characteristic of Victorian terraces are highly prevalent on properties on Block 12. These should be retained to maintain heritage significance. However, a more in-depth investigation will still be needed as to the extent of original built-fabric. Additional constraints posed by roof top elements: 233 to 237 Oxford Street's gable roofs and chimneys (Fig. 6.95)	There is still opportunity for the properties to have rear developments. The low-rise LEP and DCP limits suits Block 12 for it to retain its character and the rhythm of building heights as seen from street view.	It is recommended that the properties on Block 12 remain low-rise. It is of paramount importance that views of the entire block continue to exhibit the small scale and grain of the original buildings as expressed by their facades and building heights. The vertical limit prescribed by the Sydney LEP for the properties comprising 197-263 Oxford Street, Darlinghurst is twelve (12) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street facade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original façade as a sympathetic response to the predominant scale of heritage and contributory buildings. Finally, the level of development allowed for the properties should also be strictly guided by view angles to the buildings in addition to height limits prescribed by the DCP and LEP.
The continuous row of gabled roofs on 245-262 Oxford Street is the longest along the street. Its features are highly visible and exudes a continuity of form exhibited by Victorian terraces. These should be retained to maintain heritage significance. However, a more in-depth investigation will still be needed as to the extent of original built-fabric. Additional constraints posed by roof top elements: (Fig. 6.96) -245 to 261 Oxford Street's gable roofs and chimneys -263 to 267 Oxford Street's chimneys	There is still opportunity for the properties to have rear developments. The low-rise Sydney LEP and DCP limits suits Block 12 for it to retain its character and the rhythm of building heights as seen from street view.	It is recommended that the properties on Block 12 remain low-rise. It is of paramount importance that views of the entire block continue to exhibit the small scale and grain of the original buildings as expressed by their facades and building heights. The vertical limit prescribed by the Sydney LEP for the properties comprising 197-263 Oxford Street, Darlinghurst is twelve (12) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street façade and from the front rooms of the properties marked by the distinguishable front side buildings. It is recommended that additions should be limited to the rear portion of the properties or should have a substantially wider setback from the building's original façade as a sympathetic response to the predominant scale of heritage and contributory buildings. Finally, the level of development allowed for the properties should also be strictly guided by view angles to the buildings in addition to height limits prescribed by the DCP and LEP.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.97: Aerial view of Block 12 with 191-195 and 265-267 Oxford Street on the far corners of the site and 2 Sturt Street locked in the middle with 4-6 Flinders Street directly adjacent.



Fig. 6.98: Aerial view of 18-24 Flinders Street, Darlinghurst

Constraints	Opportunities	Recommendations
Height & Scale	**Development**	**Review of DCP and LEP height and FSR Controls**
Additional constraints posed by roof top elements: (Fig. 6.97) The varied building heights within the block contributes to the character and the rhythm of the building frontages and historically speak of the different eras of architectural development on Oxford Street . Retention of this rhythmic pattern is of paramount importance to retain the block's heritage significance. No additions should be directly above the parapet lines nor should they visually impact views to the buildings to alter the rise and fall of building heights as viewed from street level.	There is opportunity for these properties to have level additions. 191-195 and 265-267 Oxford Street are corner buildings which should remain prominent and should remain higher than other buildings within the block. There is greater development potential for 2 Sturt Street as it does not visually affect the heritage streetscape.	The vertical limit prescribed by the Sydney LEP for the properties 191-195 and 265-267 Oxford, 2 Sturt, and 4-6 Flinders Street, Darlinghurst is fifteen (15) metres or three (3) storeys by the Sydney DCP. It is recommended that the corner buildings remain higher than the rest of the buildings on the block. Further, additions on 4-6 Finders Street should be stepped back from its parapet with enough distance to not block 191-195 Oxford Street's side windows. Finally, the level of development allowed for the properties should be guided view angles to the buildings from street level in addition to height limits.
Intactness	**Podiums**	**Review of DCP and LEP Height and FSR Controls**
A thorough investigation of the property is required to assess the level of intactness of the low gable roofed portion of the building to the rear of Lot 2 DP9347 which forms part of 18-24 Flinders Street. (Fig. 6.98) Further, there are extant chimneys near its parapet. Alterations to the facades should be restricted. Parapets, window openings, doorways, material textures, street alignments, and awnings should be retained to maintain heritage significance. Views to these features need to be retained to maintain significance.	The agglomeration of the properties lends itself to potentially act as a podium for level additions. The site also sits close to the Claridge Apartments to its right and to The Belgenny on Bourke Street. These two towering buildings places 18-24 Flinders Street within a context of a slowly densifying area within a heritage conservation area.	The vertical limit prescribed by the Sydney LEP for the properties 18-24 Flinders Street, Darlinghurst is eighteen (18) metres or three (3) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback for level additions or for consideration of podium development.

Block 12



Fig. 6.99: Aerial view of 4-10 Taylor Street, Darlinghurst highlighted in yellow



Fig. 6.100: Aerial view of 319-333 South Dowling Street, Darlinghurst showing their gabled roofs and chimneys highlighted in yellow

Constraints	Opportunities	Recommendations
Views & Scale	**Rear Development**	**Review of DCP and LEP Height and FSR Controls**
4-10 Taylor Street (Fig. 6.99) is adjacent to low-rise residential terraces. The building should respect the views and scale of its adjacent building.	It is recommended that further additions to properties comprising 4-10 Taylor Street, Darlinghurst be stepped back substantially from their respective parapets to allow clear distinction of the original built-fabric from new development.	The vertical limit prescribed by the Sydney LEP for the properties comprising 4-10 Taylor Street, Darlinghurst is fifteen (15) metres or two (2) storeys by the Sydney DCP. Current FSR and height limits permitted by the LEP and DCP would require review with of a wider setback from the main street façade. Views to the facade from street level along Taylor Street should not reveal level additions. Finally, the level of development allowed for the properties should be guided by views to surrounding buildings from street level in addition to height limits.
The row from 319 to 331 (Fig. 6.100) still exhibit their original form, featuring high pitched gabled roofs and old chimneys. Clear views to the gabled roofs and chimneys from Sturt Street and South Dowling Street should be retained to maintain significance.	Modifications to the row should be kept low and limited to the rear portion of the properties. Rear additions should not obscure the views to the gabled roofs from Sturt Street, so as not to alter the scale and character of the terraces.	The vertical limit prescribed by the Sydney LEP for the properties comprising 319 - 333 South Dowling Street, Darlinghurst is nine (9) metres or two (2) storeys by the Sydney DCP. It is recommended that no further level additions be undertaken over the gabled roofs. Views to 333 South Dowling Street should be maintained to exhibit only two-storeys. Further additions not 333 South Dowling Street should not be visible from the street and therefore be setback appropriately.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.101: View of rear of Block 12 properties from Sturt Street



Fig. 6.102: View of rear of Block 12 properties from Sturt Street



Fig. 6.103: View of rear of Block 12 properties from Sturt Street

Constraints	Opportunities	Recommendations
Rear Yards	**Rear Development**	**Additional Features**
Some properties on the block still have yards and some have received less development. (Fig. 6.101 to 6.104) which is increasingly rare in this precinct.	There is still potential for rear development on the properties on the block. These developments should be informed by view angles from along Oxford Street. Rear additions should not impact the public domain views from street level along Oxford Street.	A portion of Busby's Bore runs beneath a substantial length of the block, which would require protection as part of any future development on site.

6.1 Constraints, Opportunities & Recommendations

Block 12



Fig. 6.104: View of access between 243 and 245 Oxford Street, Darlinghurst



Fig. 6.105: Aerial view of access between 243 and 245 Oxford Street, Darlinghurst, highlighted by the red arrows



Fig. 6.106: View of the Victorian terraces along Sturt Street

Constraints	Opportunities	Recommendations
Access & Zoning	**Increased Pedestrian Amenity & Permeability**	**Integrated Urban Design and Heritage Interpretation**
There is an existing through access (Fig. 6.104 and 6.105) to Sturt Street between 243 and 245 Oxford Street Darlinghurst. This access is currently a shared zone characterised by patterned pavers. Equally, a substantial length of Sturt Street is also covered with patterned pavers. It is recommended that these be retained or enhanced. A substantial length of Sturt Street is zoned as general residential (R1). For the purposes of activation, this zoning may be a constraint as to type of development that will fit the rear portion of Block 12.	There is an opportunity for a laneway activation for Sturt Street. However, it should be noted that activity to the laneway is limited by its current zoning. Further, the opportunity for activation can be enhanced by increasing pedestrian amenity such as transforming the through access between 243 and 245 Oxford Street into a pedestrian only zone. This however, will benefit from further study and input from key specialists.	It is recommended that a public space urban design study integrated with a heritage interpretation strategy be undertaken for Sturt Street. A laneway transformation can enhance its activation. The laneway presents the perfect opportunity to exhibit heritage interpretations that leverages its rich history for future activation. Busby's Bore runs directly under the block, thus adding another layer of historical significance to the area.
Views	**Rear Development**	**Integrated Urban Design and Heritage Interpretation**
Along Sturt Street is a prevalence of intact Victorian and Federation era residential terraces. (Fig. 6.106) Views to terrace rows within narrow lanes are uncommon within the limits of the precinct or in the other precincts mentioned in this study. The character of these terraces should inform further development along the rear portions of the properties on Block 12.	The terrace housing along Sturt Street (excluded from the limits of study area) potentially dates as far back as the 1880s. There is also evidence of historical connection between the houses along Sturt Street with some of the owners of the buildings directly fronting Oxford Street which allows for creative interpretation opportunity. Thomas Moore, coachbuilder, once owned one of the bigger properties along Sturt Street. There is an opportunity to leverage on the views of the terrace housing for further rear development within the laneway.	It is recommended that a public space urban design study integrated with a heritage interpretation strategy be undertaken for Sturt Street. A laneway transformation will be beneficial to its activation. The entire block is the oldest commercial area that developed along Oxford Street. This gives the accessway the opportunity to exhibit heritage interpretations that leverages its history. Busby's Bore runs directly under the block, thus adding another layer of historical significance to the area.

6.1 Constraints, Opportunities & Recommendations

Block 14



Fig. 6.107: View of the 1-11 Oxford Street, Paddington showing the current roof configuration and the continuous awning in front



Fig. 6.108: View of the 1-11 Oxford Street, Paddington



Fig. 6.109: West's Pictures Olympia Theatre, c1912
Source: Cinematreasures.org_theatres_1281_photos_93967

Constraints	Opportunities	Recommendations
Views The vertical external built fabric of the existing contributory items on the block is visually intact. The composition of architectural expressions of the buildings on the block, however, is a mix of contemporary, Federation, and Art Deco. The block's mixed architectural styles convey a discontinuity from the rest of the Oxford Street heritage streetscape but still forms part of the history of development of Oxford Street. The corner buildings, 1-11 and 27-33 Oxford Street, Paddington still command prominent views. Retention of the prominence of these buildings is paramount in keeping their level of significance.	**Mitigating Discontinuity** There is an opportunity to mitigate the discontinuity of character of the block through an increase in pedestrian amenity.	**Public Space Amenity** It is recommended that the level of public amenity at ground level be increased through an urban design intervention integrated with an appropriate heritage interpretation to help reconnect both ends of the block and instigate pedestrian activity.
Character, Form, & Scale The external built form of 1-11 Oxford Street, Paddington (Fig. 6.107 & 6.108) on site is visibly intact. It still exudes the character, form, and scale of the original theatre. The form and scale of the current building should be retained. It is paramount that the façade of the building retains all the extant architectural features of the original building including parapets, window openings, doorways, material textures and colours, and street alignments, to maintain heritage significance.	**Reinforcing Character** 1-11 Oxford Street, Paddington (Fig. 6.107 and 6.108) is located far south along Oxford Street and is within a block that has a discontinuous character. It is, however, a massive building constituting a quarter of the block's Oxford Street facing facade. There is an opportunity for the building to greatly affect the heritage streetscape in terms of views and heritage interpretation.	**Reinterpretation** It is recommended that some historical features such as the original domed portico (Fig. 6.109) on the building's north-western corner fronting Oxford Street be considered for reinterpretation to add another facet of the building's contribution to the heritage streetscape. The continuous awning (Fig. 6.107 and 6.108) that wraps around the building's ground floor is also a feature that is recommended to be a focus for consideration. The original theatre did not have an awning. It is recommended that the potential for the removal of the awning be thoroughly investigated. In consideration of the reinstatement of the portico, however, a consequent removal of the awnings would reproduce the 1912 version of the theatre as shown in Fig. 6.109. Such an opportunity for re-interpretation is uncommon along Oxford Street within the precinct and therefore the former Olympia Theatre is a unique site.

6.1 Constraints, Opportunities & Recommendations

Block 14



Fig. 6.110: Aerial view of Oxford Street marked with red arrows and the potential nodes

Constraints	Opportunities	Recommendations
Historical Context Some of the precinct's history can only be best expressed directly within specific sites. While historical context is not a constraint, they are lost opportunities if not considered.		
Marshall's Paddington Brewery Ltd. 1-11 Oxford Street, Paddington was once occupied by one of the foremost brewers in New South Wales, the Marshall's Paddington Brewery Ltd. It had a long history of fifty-four years supplying beer to hotels and taverns before entirely ceasing operations. (Source: The Breweries of Australia, A History)	**Acknowledging Lost Buildings and Histories** There is an opportunity for the site to feature the lost history of the brewery in a heritage interpretation.	**Heritage Interpretation** It is recommended that to benefit the area with an awareness of the area's lost history, a heritage interpretation of the once popular and one of the largest breweries in NSW that occupied the site from 1857-1909, be made visible on site.
Busby's Bore A section of Busby's Bore runs directly beneath the site. One of the bore holes is also in the vicinity of the site.	**Acknowledging Busby's Bore** There is an opportunity for the site to feature the presence of Busby's Bore and one of its bore holes that is within the immediate context of the site.	**Heritage Interpretation** It is recommended that heritage interpretation regarding Busby's Bore be made available at street level to aid in demonstrating to the public the significance of the bore to the Oxford Street precent.
Location There already exists distinguishable stopping points or nodes along Oxford Street. The identifiable squares or gathering points; Whitlam Square, Oxford Square, and Taylor Square could be extended further south. While the block's location is not a constraint, it still presents a missed opportunity if not considered for extension of node development.	**Node Development** There is an opportunity for increasing the potential of the site as another node or major pedestrian destination at the south end of the precinct. The site can potentially increase pedestrian activity towards the south end of the precinct through a Hyde Park - Oxford Square - Taylor Square - Paddington connection (Fig. 6.110). Using a themed and related heritage interpretations distributed along the individual nodes, the story of Oxford Street can be told in a string of stopping points that completes the precinct's historic narrative.	**Urban Design Intervention Integrated with Heritage Interpretation** It is recommended that the south end of the precinct be the site for another nodal transformation. Being at the far southern end of the precinct, the site would benefit from a more robust and rich urban design intervention integrated with heritage interpretation that would draw interest. The linear Hyde Park - Oxford Square - Taylor Square - Paddington connection can be made into series of nodes each with distinct features. Evenly spread across the one-kilometre stretch, pedestrian activity will be well distributed.

6.1 Constraints, Opportunities & Recommendations

Block 14



Fig. 6.111: View of 27-33 Oxford Street, Paddington

Constraints	Opportunities	Recommendations
Character, Form, & Scale	**Level Additions**	**Review of Height and FSR Limits**
The vertical external built fabric of 27-33 Oxford Street, Paddington is visibly intact. Its facade demonstrates Art Deco architecture that is uncommon within the limits of the study area. Alterations to the façades should be restricted. Parapets, window openings, doorways, material textures and colours, and street alignments, and awnings should be retained to maintain heritage significance. The form and scale of the current building should also be retained.	There is an opportunity for the building to have level additions. However, additions should respect the scale and views to the building.	The vertical limit prescribed by the Sydney LEP for the property 27-33 Oxford Street, Paddington is fifteen (15) metres or four (4) storeys by the Sydney DCP. It is recommended that further additions comply with the low level development as permitted by the DCP and LEP. The level of development allowed for the property should be guided by view angles to the buildings from street level in addition to height limits. Current FSR and height limits permitted by the LEP and DCP would require review with consideration of a wider setback from the main street facade

6.2 Conservation Management Recommendations (continued)

6.22 Management for future use and change

This section provides a framework for future decision-making regarding the Oxford Street Activity Street Precinct S3. It describes the approach that will inform how the site is conserved and managed for future uses and changes, whether for small maintenance works or major projects.

This section's emphasis is on the legibility of the site or how readable the built fabric of the site is. The Oxford Street Activity Precinct contains several elements that provide an understanding of the site including the following;

- **The subdivision of the precinct;**
- **The pattern of uses across its various sites;**
- **The way different buildings were used; and**
- **The layers of change that occurred during its development**

There is still potential to enhance the historical legibility of the site. These can come as a form of change to the built urban fabric through adaptive re-use or building design and as heritage interpretation expressed through various interpretive mediums including digital display or augmented reality.

The precinct's historical legibility should endeavor to relate how Oxford Street developed into a commercial main street from the 1820's to the early 1900's. This period during its history was a time when multiple overlapping thematic changes transpired to affect the precincts' built fabric. However, the historical legibility of the precinct should also bear on subsequent changes identifiable as later development.

Conservation Approach

Oxford Street's history dates back to precolonial times as part of a collection of foot paths used by the Gadigal people who inhabited the surrounding lands.

It is potentially the oldest highway in Australia and has played a major role in the expansion of colonial Sydney to the east from its main settlement centering from Sydney cove.

The built fabric comprising the Oxford Street streetscape provides visual historic layers with tangible stories specific to it locality. It is laced with convict labour infrastructures and has a rich mixture of architectural styles from different periods. The built fabric surrounding the street has seen a rapid series of changes brought about by modernisation, additions and rebuilding. Despite this evolving character, much of the existing built fabric and subdivision patterns can still be identified dating back from the mid to late 1800's to the mid-1900's.

For this reason, developments within this complex and historically layered precinct needs to respond to its varied architecture and rich history. Further, this tangible historical layer runs parallel to a social history that requires consideration as it is this that has been key in driving and adapting the tangible change.

Any repairs, renewals, re-use, or change must be based on a sound understanding of the precinct's historic development. The significance of individual buildings, spaces within its context, and how those spaces can evolve into a new understanding of the precinct should inform the creation of further layers in Oxford Street's development. The extent of change spanning the years between 1820's to 1920's, however, should not be regarded as precedent for frequent or extensive change in today's times.

The conservation of the heritage streetscape of the precinct, including mitigation of wear and tear, and improvement of building services should be underpinned by enhancement of the historical legibility of the precinct but at the same time able to adapt to modern living and respond sympathetically to the character of the place. Where opportunities become available, the significance of the precinct, individual buildings, and spaces should be presented with clarity and should respond to the overall significance of the area and not just to the individual sites. The most pragmatic approach is to ensure a distinction of historic fabric from contemporary modifications.

Key considerations:

- **Preservation of the historic character of the surviving contributory buildings within the precinct should be a paramount consideration when assessing impact of any contemporary additions.**
- **Change to the built fabric, due to safety or environmental requirements, should be kept to a minimum. Enhancing the performance of heritage buildings is a challenge and though many old buildings were initially designed to consider natural ventilation, latter sympathetic additions and new technologies can be installed to adopt new uses. Opportunities exists to mitigate poor environmental performance through lighting of small spaces and enhancing ventilation to reduce dampness to extend the longevity of heritage fabric.**
- **The historic character and legibility of the precinct and its individual buildings and spaces shall be maintained and repaired only with methods and materials that will not compromise, or will have negligible impact on its fabric.**



Fig. 6.220 View of Oxford Street from Whitlam Square (Photo courtesy of Curio Projects)



Fig. 6.221 View of Block 5 looking north from the opposite corner of Oxford and Crown Street (Photo courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Location, height, and setbacks

There are three main categories in which developments should generally occur. They are identified as: (see diagram right, Fig. 6.223)

- **Agglomerated sites/properties** exhibiting large massing and have considerably uniform facades and heights. These sites are typically located to the northern side of Oxford Street.
- This category includes **Key View Buildings.** Landmark corner buildings, stand alone buildings, and prominent buildings located in adjacent open spaces.
- **Buildings exhibiting fine-grained built fabric.** These sites are typically located on the southern side of Oxford Street and still follow the historical subdivision of the original lots.

The main constraints that govern the extent and the design of future developments are the location, height, and setback recommended actions for each site. The diagram to the right, Fig. 6.223, indicate the location of the three different typologies as categorized above.

Agglomerated sites

These site types have the potential for larger developments by way of consolidated floor areas. Building heights for future developments maintain scale appropriate to the study area. The larger massing and the considerably uniform facade expressions and heights of the contributory buildings in this category (coloured red in Fig. 6.223) may be considered as podiums for additions that exhibit design excellence and respond to the significance of the precinct and more specifically to the heritage attributes of the site itself.

Well-considered setbacks are recommended for such additions to ensure heritage elements remain as the dominant characteristic within the streetscape.

Key view sites

Corners sites on the majority of each blocks within the study area present key views and it is recommended that the salient features of the tapered corners inform the design of the additions as view lines. All development should respect the grouping of the heritage facades and the homogeneity and prevalent rhythm of the built form on which podium additions may occur.

Buildings which form a major part of key views and vistas maintain prominence (coloured green in Fig. 6 within the study area). Buildings on these sites benefit from maintaining a taller stature than other adjacent buildings within the blocks. Historically, these buildings have retained their prominence and fabric. This is a key consideration. Additions to buildings occupying these sites can benefit from narrow setbacks closer to the building lines or parapet lines primarily due to the typical tapering of buildings at their corners and smaller floor areas. It is recommended that a high level of contrast between the built forms be maintained to set a clear distinction between the original heritage fabric and contemporary additions.

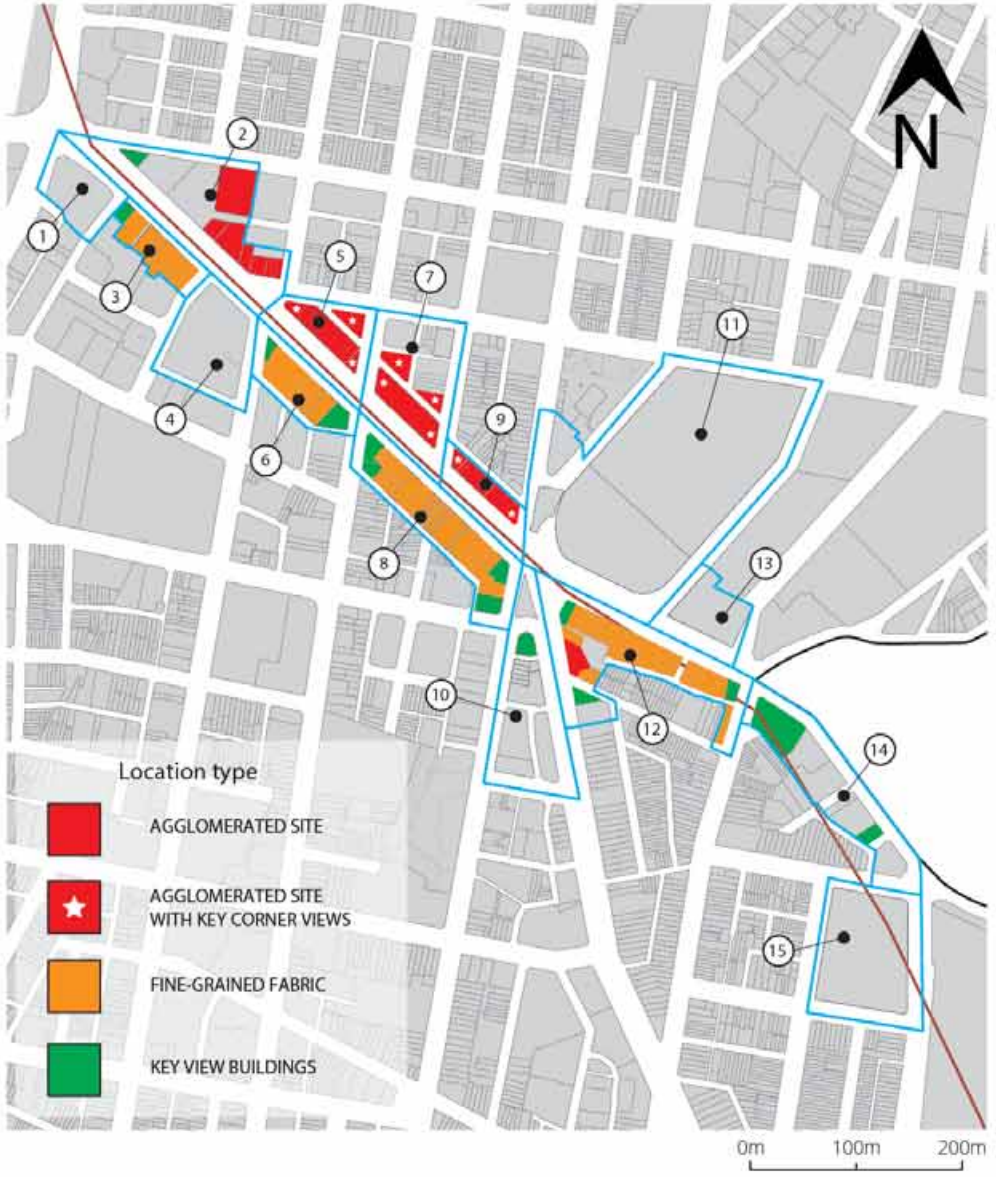


Fig. 6.223 Map showing location of three main categories of developments within the Oxford Street Activity Street Precinct S3

6.2 Conservation Management Recommendations (continued)

- Where possible, works such as internal fit outs should be reversible or should still allow alternative future solutions. Fixing to heritage fabric should be minimized and existing penetrations should be re-used where possible.
- New development should be distinguishably modern but should still recognise characteristic materials and textures and colors that contribute to any of the overarching heritage values or visual qualities within the precinct. The precinct is a mixture of styles so materiality will be driven more by building design. Materials that are sympathetic to the historic built fabric in terms of type, quality, colour and texture should be used.
- Where infill development is proposed the design should be developed with careful analysis and evaluation of the historic context of the surrounding buildings. Modern infills should not dominate the character of the streetscape which is currently a rich mixture of styles. Infills should compliment the scale, massing, alignment, and materiality of the historic and contributory buildings in its immediate context.
- Where heritage listed or contributory buildings may become podiums for additions, developments should recognise characteristic materials, and textures used locally and on adjacent buildings. Interpretive designs should be incorporated as part of new additions.
- New development should not to visually dominate the built fabric of the original building nor the streetscape. It should be sympathetic to the character of the significant building within the precinct.
- Further, new contemporary development should create clear distinction from the original built fabric through setbacks that respects the original massing, alignment, and identifiable architectural features of the heritage listed or contributory buildings.
- Corner buildings, stand-alone buildings, and buildings located on key views should maintain a level of prominence on the streetscape greater than other buildings within the individual blocks. Additions over these buildings can benefit from narrower setbacks from the original parapet or the building property lines. These buildings mark entry points to various locations within the precinct and their landmark status should be maintained.
- Other modifications, additions, and further development on built fabric should generally be concentrated in areas of least significance.

The Oxford Street Activity Street Precinct has developed into a commercial strip with a historical narrative linking precolonial Sydney, convict labor, early trade and commerce, and celebrations of culture and art. Spanning a little over two centuries, Oxford Street has become an integral part of Sydney's history. Sydney's history is not complete without the stories encapsulated within Oxford Street's surrounding built fabric and its connection to South Head. The historic buildings surrounding the former Darlinghurst Gaol, the Darlinghurst Courthouse, the presence of Busby's Bore beneath Oxford Street, and the Victorian and Edwardian townscape are all strongly interconnected and adds another layer to Sydney's iconic history, within a very small geographic area. When opportunities arise, these connections should be strengthened and made available for public awareness, locally and for a wider audience.

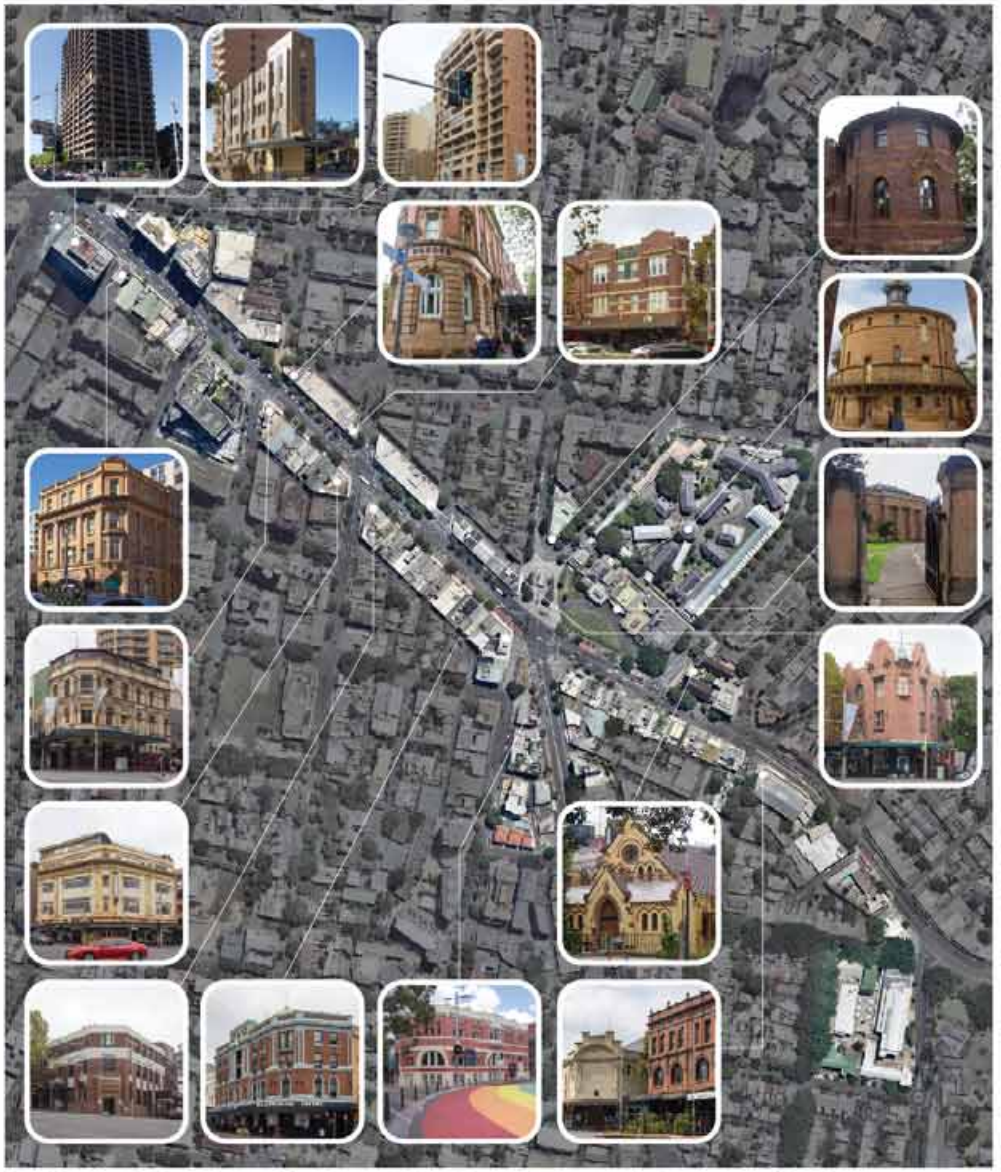


Fig. 6.222 Key view buildings within the Oxford Street Activity Street Precinct S3 (Nearmaps with photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Fine grained built fabric

Buildings within Blocks 3, 6, 8, and 12 (coloured orange in Fig. 6.223) follow the original subdivision of properties, typical of the southern side of Oxford Street. They exhibit a dynamic range of narrow frontages and building heights. These buildings are of a particular grain or pattern of arrangement that is important to the understanding of the character of this particular area. Infill for such sites should follow the original street alignment, sub-division patterns, and layouts of the streets as provided by the predominant scale and rhythm of building frontages. Additions should be located to the rear of the property or areas of less significance.

The following are conservation priorities to help guide the extent of development within this typology:

- Protect and preserve the granularity of the individual buildings as expressed by street view facades; blocks.
- Consider public domain views from street level in determining the height of additions so that a substantial portion of the new addition is concealed and does not dominate or impact the views of the heritage fabric;
- Protect and preserve significant architectural features above roof level that contribute to the character of the individual buildings and the precinct in general. Such elements include, but are not limited to:

- Chimneys
- Parapets
- Gabled roofs
- Arched roofs
- Corner tower features
- Pediments
- Cornices, and other
- Decorative embellishments



Little Green Cocoon, Pinterest board

6.2 Conservation Management Recommendations (continued)

Scale, form, and alignment

The original scale and form of all buildings within the precinct should be retained where possible. Where additions are permitted, the original scale and form of the building should remain highly distinct and visually apparent. Setback arrangements vary for each type of development.

Infill
Infill buildings should follow the prevalent street alignment. Fig. 6.224 shows an example of an infill building demonstrating a highly contemporary design that respects the prevalent street alignment, including the scale, and the form of the adjacent buildings. The design of the facade fenestrations and colour schemes are likewise informed by its context.

Podiums
Where podiums are encouraged, additions to contributory buildings should follow a uniform setback to highlight the original scale and form of the original building. Fig. 6.225 shows an example of an addition demonstrating substantial setbacks, and a design that compliments the original building.

Corner and key view buildings
Additions on corner buildings and buildings providing key views, should have narrower setback arrangements closer to the parapet lines. Fig. 6.226 shows an example of an addition over a corner building with a narrow setback. Exhibits a highly modern contemporary design that contrasts and complements the original fabric. The design and colour are likewise informed by its context.

Fine-grained urban fabric
Wider setback arrangements are recommended for additions to contributory buildings within block segments exhibiting a fine-grained urban fabric. Additions should largely be confined to the rear of the properties with less significance substantially hidden from street view. Fig. 6.227 shows an example of an addition over a building with narrow frontage. Due to the original building's height, the setback shown was enough to conceal the addition from street level. For lower height buildings, setbacks for additions will need to be wider or confined to the rear of the properties to effectively conceal a substantial part from view from street level.



Fig. 6.224 Infill example. Résidence Poissonniers. Architect: MAAST Architectes. Location: Paris, France



Fig. 6.225 Podium example. Offices Vivienne. Architect: MAAST Architectes. Location: Bourse district, Paris



Fig. 6.226 Corner and key view building example. Kontorhaus Sudanhaus, Architect: Martin Hecht. Location: Hamburg City



Fig. 6.227 Fine-grained development example. Stealth Building Architect: WORKac. Location: New York, NY, USA

6.2 Conservation Management Recommendations (continued)

Neutral, infill and detracting buildings

It is strongly encouraged that neutral, detracting, and infill buildings are enhanced so that they harmonise with its surrounding context through a sympathetic response to the prevalent character, scale, form, material, colour and detailing of contributory buildings within the precinct.

Where possible, detracting buildings should be demolished and replaced with new infill development that is more sympathetic to the heritage characteristics of the precinct.

Any changes to neutral, infill and detracting buildings should consider design excellence in their approach to changes, additions and upgrades.



Fig. 6.228 The detracting apartment tower, 6-14 Oxford Street, Darlinghurst also known as the Parkridge Corporate Building, shown in contrast with the Burdekin Hotel on the left.



Fig. 6.229 The building at 124-128 Oxford Street, Darlinghurst creates a break in the homogeneity of the built form exhibited by the Oxford Street facing buildings on Blocks 9, 7, and 5.



Fig. 6.2210 The facade of 79 Oxford Street, Darlinghurst presents a detracting element to the streetscape.



Fig. 6.2211 The building on 23-47 Flinders Street is abandoned. (The site is currently under construction)

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Design and materiality of new development

The key existing building typologies within the precinct present recognisable expressions of:

- **Victorian Style Architecture**
- **Federation Style Architecture**
- **Inter-War Style Architecture, and**
- **Art Deco Architecture**

These typologies and their respective iterations have inherent material, colour, and texture choices that should inform new developments. These elements need not be copied but rather used as distinctive points of reference for the building design materiality. Similarly, a contemporary design approach that harmonizes with the surrounding historic context is important, however there should be visual distinction between the heritage fabric and new development. Key elements from the buildings that may be used as unifying elements for sympathetic heritage contemporary design include:

- **Proportions,**
- **Ratios,**
- **Regularity,**
- **Shapes,**
- **Sizes, and**
- **Intervals**

The observable materials used in the contributory heritage buildings within the precinct are predominantly finished with the following:

These materials are visually perceived as heavy set and convey an intangible feeling of weight. New development should respond to these characteristics.

- **Face brick**
- **Stone (sandstone)**
- **Rendered brick**

The precinct has a muted and neutral colour palette coming from natural stone and brick. A few buildings have been painted in a range of whites with slight hints of neutral/earthy blues, grays, and reds. Colour choice should respect the prevalent colour palette exhibited by the precinct's non-painted historic fabric. In the same manner as design, colour choice for new developments should enhance not detract from the desirable character of the precinct.

A large selection of heritage buildings in the precinct exhibit the following colour palette:

- **Brick red/brick brown**
- **Sandstone yellow/ochre**
- **White/off-white**
- **Light grey/dark grey**
- **Old rose/neutral pink**



Fig. 6.2212 A collection of a number of elements of various architectural styles exhibiting a range of materials, textures, and colours in different patterns and arrangements prevalent within the Oxford Street Activity Street Precinct S3.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Appropriate uses

The following sections highlights the various zonings for the study area (as identified in the LEP).

B2 (Local Centre).
Largely comprised of the properties along the main streets - Oxford, Flinders, and Bourke Streets (Block 2, 5, 6, 7, 8, 9, 10,12, and 14)

Areas zoned as B2 (Local Centre) has the following objectives as outlined under Sydney LEP 2012:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To allow appropriate residential uses so as to support the vitality of local centres.*

Uses permitted with consent are:

- Boarding houses;
- Centre-based child care facilities;
- Commercial premises;
- Community facilities;
- Educational establishments;
- Entertainment facilities;
- Function centres;
- Home industries;
- Information and education facilities;
- Medical centres;
- Oyster aquaculture;
- Passenger transport facilities;
- Recreation facilities (indoor);
- Registered clubs;
- Respite day care centres;
- Restricted premises;
- Roads; Service stations;
- Shop top housing;
- Tank-based aquaculture;
- Tourist and visitor accommodation

In accordance to the goals set forth by the Sydney LEP 2012, businesses resembling historic uses should be encouraged to occupy the ground floor premises to keep all of the shopfronts active and retain its connection to the past. Such establishments include, but are not limited to:

- Grocers (Fig. 6.2223)
- Butchers (Fig. 62217)
- Barbershops (Fig. 6.2224)
- Bakeries/confectioners
- Local restaurants and cafes (Fig. 6.2220)
- Retail shops (Fig. 6.2221)
- Hotels/pubs (Fig. 6.2226)
- Bookstores (Fig 6.2222)
- Art supply shops
- Art galleries
- Flower shops
- Antique shops

The LGBTQ+ movement has also been etched into the precinct's character. LGBTQ+ shops and related establishments (Fig. 6218) should also be encouraged to keep the current character of the precinct.

B4 (Mixed Use)
Largely comprised of the properties closer to the city center near Hyde Park (Block 1, 3, and 4), Block 13, and the back lanes - Riley, Foley, Crown, Palmer, Langley, Kells, Burton, Arnold Place, Little Oxford, and portions of Sturt Street, South Dowling Street, and Taylor Street

The areas zoned as B4 (Mixed Use) have the following objectives as outlined under Sydney LEP 2012:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure uses support the viability of centres.*

Home occupations within this zone are permitted without consent. The following uses are permitted with consent:

- Boarding houses;
- Centre-based child care facilities;
- Commercial premises;
- Community facilities;
- Educational establishments;
- Entertainment facilities;
- Function centres;
- Hotel or motel accommodation;
- Information and education facilities;
- Medical centres;
- Oyster aquaculture;
- Passenger transport facilities;



Fig. 6.2217 Jim's Butchery at 211 Oxford Street, Darlinghurst



Fig. 6.2218 Daly Male at 58-60 Oxford Street, Darlinghurst

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Appropriate uses (continued)

- Recreation facilities (indoor);
- Registered clubs;
- Respite day care centres;
- Restricted premises;
- Roads;
- Seniors housing;
- Shop top housing;
- Tank-based aquaculture;

R1 (General Residential)
Limited to properties behind Blocks 9, 12, and 14 Street

The areas zoned as R1 (General Residential) has the following objectives as outlined under Sydney LEP 2012:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the existing land use pattern of predominantly residential uses.*

Home occupations within this zone are permitted without consent. The following uses are permitted with consent:

- Attached dwellings;
- Bed and breakfast accommodation;
- Boarding houses;
- Centre-based child care facilities;
- Community facilities;
- Dwelling houses;
- Food and drink premises;
- Group homes;
- Home industries;
- Horticulture;
- Hostels;
- Multi dwelling housing;
- Neighbourhood shops;
- Oyster aquaculture;
- Places of public worship;
- Pond-based aquaculture;
- Residential flat buildings;
- Respite day care centres;
- Roads; Roadside stalls;
- Semi-detached dwellings;
- Seniors housing;
- Sewage reticulation systems;
- Shop top housing;
- Shops;
- Tank-based aquaculture

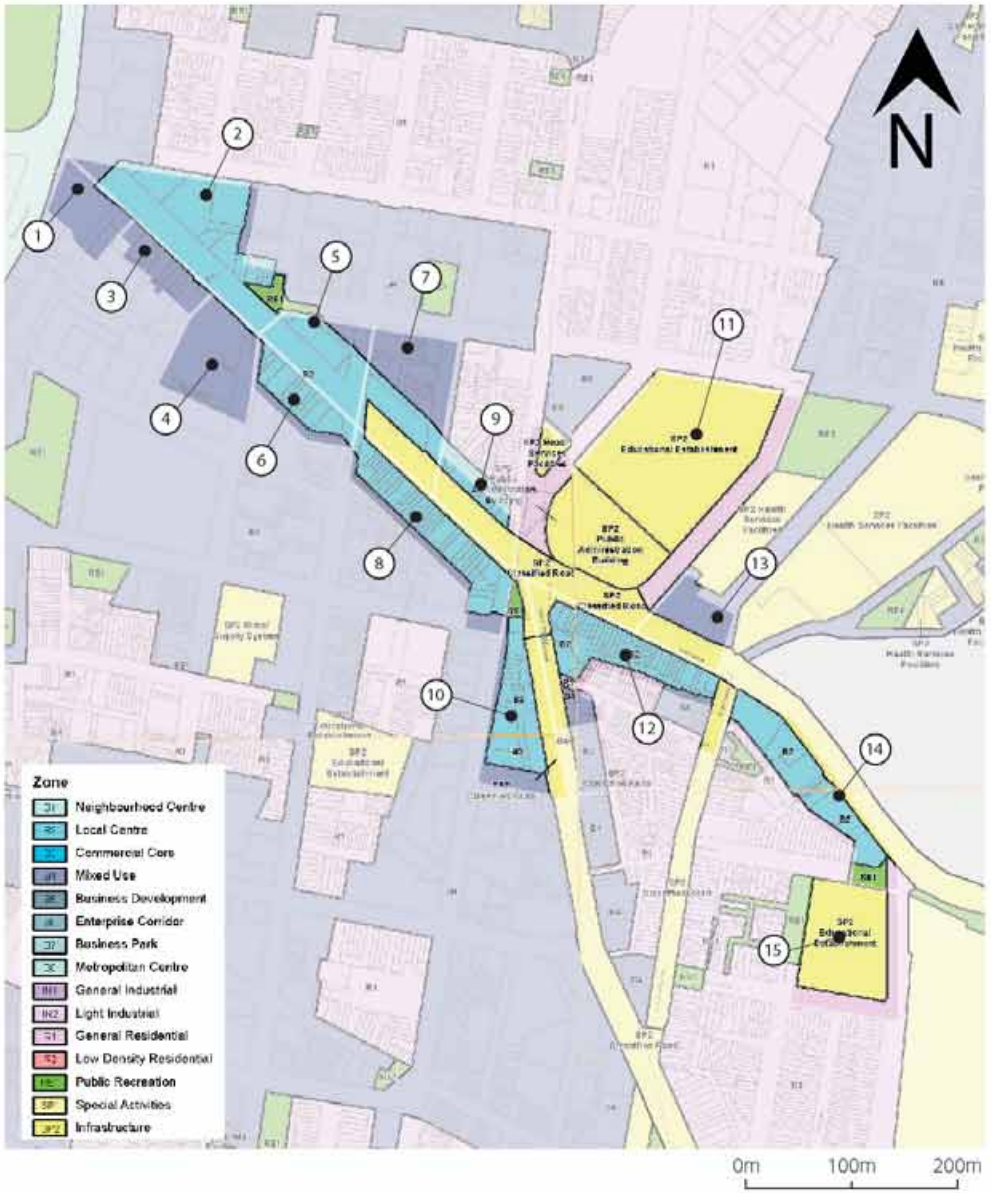


Fig. 6.2219 Sydney LEP Zoning Map showing the various zones within the Oxford Street Activity Street Precinct S3

6.2 Conservation Management Recommendations (continued)

Appropriate uses (continued)

RE1 (Public Recreation)
Specific to Oxford and Taylor Square, and the adjacent areas to the UNSW Arts and Design

The areas zoned as RE1 (Public Recreation) have the following objectives as outlined under Sydney LEP 2012:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To provide links between open space areas.*
- *To retain and promote access by members of the public to areas in the public domain including recreation facilities and waterways and other natural features.*

Environmental protection works within this zone are permitted without consent. The following uses are permitted with consent:

- Aquaculture;
- Boat launching ramps;
- Boat sheds;
- Charter and tourism boating facilities;
- Centre-based child care facilities;
- Community facilities;
- Electricity generating works;
- Emergency services facilities;
- Environmental facilities;
- Food and drink premises;
- Horticulture;
- Information and education facilities;
- etties;
- Kiosks;
- Marinas;
- Markets;
- Recreation areas;
- Recreation facilities (indoor);
- Recreation facilities (major);
- Recreation facilities (outdoor);
- Registered clubs;
- Research stations;
- Respite day care centres;
- Roads;
- Roadside stalls;
- Signage;
- Water recreation structures;
- Water recycling facilities;
- Water supply systems



Fig. 6.2220 Burgers Anonymous at 80 Oxford Street, Darlinghurst



Fig. 6.2221 G.A. Zink and Sons at 56 Oxford Street, Darlinghurst



Fig. 6.2222 The Bookshop at 207 Oxford Street, Darlinghurst



Fig. 6.2223 QE Foodstores at 62-66 Oxford Street, Darlinghurst

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Appropriate uses (continued)

SP2 (Infrastructure)
Specific to the former Darlinghurst Gaol, former Darlinghurst Police Station, the Darlinghusrt Courthouse, and the UNSW Arts and Design

The areas zoned as SP2 (Infrastructure) have the following objectives as outlined under Sydney LEP 2012:

- Aquaculture;
- Horticulture;
- Roads;
- Water storage facilities;
- Water treatment facilities;

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose for the Oxford Street Activity Street Precinct are:

- Health services facilities;
- Educational establishment (Fig. 6.2227);
- Public administration building (Fig. 6.2225);
- Classified road

The majority of the areas within the precinct, especially properties that face Oxford Street, will greatly benefit from keeping to uses which resemble historical uses. These are best suited, however, for the ground floor to keep shopfronts active and to keep the precinct visually, tangibly, and intangibly linked to its historic character. Establishments at ground floor level are best made more available to a wider range of audiences.

Upper floors, however, are less accessible to casual foot traffic. New development that increases floor levels should:

- *Be available to a wider range of uses;*
- *Have relatively flexible floor spaces that can me modified to suit changes in use patterns;*
- *Supports ground floor activity;*
- *Increase both day and night time population of the precinct;*



Fig. 6.2224 Rhapsody Dry Cleaning and The Old Barber Shop at 304-312 Bourke Street, Surry Hills



Fig. 6.2225 The Darlinghurst Courthouse at 138 Oxford Street, Darlinghurst



Fig. 6.2226 The Oxford Hotel at 134 Oxford Street, Darlinghurst



Fig. 6.2227 The East Sydney Technical College at 156 Forbes Street, Darlinghurst

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Shopfronts, retail display, and awnings

Shopfronts, retail display areas, and awnings within the precinct have a character far removed from what their respective above awning building facades exhibit. The change of use and ownership brought in by the passing years have also changed design expressions of shopfronts, retail displays, awnings, and the light boxes that hang from them.

Shopfronts with ceramic tile work, recessed doorways, and Art Deco embellishments are few and should be preserved and highlighted by removing any obtrusive features such as unsympathetic signage, poor quality window displays, inappropriate colour schemes. Art Deco awning ceiling are likewise found in just a few select areas.

Further recommendations include:

- Ceramic tile work and Art Deco embellishments or similar should be cleaned and maintained regularly. Intrusive elements such as large signage or advertisement placements should be removed to allow these features to dominate.
- Security grills should be carefully considered. Alternatives such as lighting or security cameras could be used to adequately provide shopfront illumination and security in the evenings or after business hours.
- Art Deco awning ceilings should be regularly cleaned, maintained, and uniformly painted white.
- Light boxes hanging from the awnings should have relatively uniform dimensions. Where they puncture through ceilings, uniform end caps should be used to prevent further damage to the ceiling.
- Awning width should be consistent and where awning grilles remain exposed, they should all exhibit uniform design and colour.
- Colour schemes appropriate to the colour of significant fabric should be used.
- Shopfront displays should be engaging and consistent with the traditional style of the former shopping Emporiums that existed in the precinct ie. aesthetically pleasing, story-telling opportunities, uncluttered and organised.



Fig. 6.2228 The shopfront lightboxes and the Art Deco ceilings found under the awnings of the Courthouse Hotel are all in good condition and should serve as good exemplars of proper maintenance.



Fig. 6.2229 One of shopfronts found at 82-106 Oxford Street, Darlinghurst exhibits a well maintained ceramic tiled finish.



Fig. 6.2230 Another shopfront found at 82-106 Oxford Street, Darlinghurst exhibiting Art Deco inspired stainless steel colonnettes that should inform new shopfront designs along Oxford Street.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Shopfronts, retail display, and awnings (continued)

It is recommended that new shopfronts and retail displays:

- Use materials and detailing similar or sympathetic to those used by the few remaining exemplar shopfronts
- Have similar total shopfront area to display area proportions exhibited by exemplar shopfronts
- Limit advertisement placements to retail display areas
- Be prohibited from using roll-ups and exterior security grilles
- Remain adequately lighted in the evenings or after business hours













All photos: Little Green Cocoon, Pinterest board

6.2 Conservation Management Recommendations (continued)

Forecourts and verandahs

A limited number of buildings have verandahs and forecourts. These include the row of terraces at 257 to 263 Palmer Street, Darlinghurst (Fig. 6.2240) and 319 to 333 South Dowling Street, Darlinghurst (Fig. 6.2237, 6.2238, and 6.2239). The properties on Palmer Street as shown in Figure 6.2240 are the only properties with narrow forecourts.

Most of the existing verandahs have undergone extensive and unsympathetic modifications. Along South Dowling Street, some verandahs have been enclosed for room extensions or built-in verandahs. Any further modifications should reinstate lost features and remove any intrusive elements as a priority. A similar approach should be also be encouraged along Palmer Street. The overall objective is to ensure the built element is not further diminished to the point that the buildings' historic character is no longer recognisable.



Fig. 6.2237 The row of terraces at 319-333 South Dowling Street with some still featuring verandahs, others with modified enclosures, and 329 South Dowling Street without one.



Fig. 6.2238 View of the various verandahs still existing along the row of terraces along the South Dowling Street section of the Oxford Street Activity Street Precinct. 329 South Dowling Street has a facade stripped off of its verandah.



Fig. 6.2239 The building at 333 South Dowling Street, Darlinghurst, features a verandah that wraps around its corner.



Fig. 6.2240 The row of terraces from 257-263 Palmer Street, Darlinghurst, features forecourts and verandahs. Seen far right, 257 Palmer Street's forecourt has been modified with an enclosure that extends the ground floor interior space and coincidently extends its verandah to the front property boundary.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Ground floor fit-outs visible from the public domain

The majority of the ground floor shops have had numerous internal modifications and various fit-outs to accommodate constant changes of use. Despite this, however, some ground floor spaces contain significant internal built fabric visible from the public domain.

Future changes of occupancy or tenancy to fitout updates provide the opportunity to better enhance remaining significant internal fabric. New fit-outs should be encouraged to adopt a more sympathetic approach, drawing inspiration from adjacent ground floor spaces that exhibit a considerable amount of significant internal built fabric.

Fit-outs visible from the public realm may follow a traditional or approach or a more contemporary solution. Whichever design approach is taken, however, it is the quality of the response that will be key in bridging the gap between the old and the new fabric.

- A Heritage Impact Statement is a statutory requirement that accompanies Development Applications for all properties within the precinct. The Heritage Impact Statement should consider all works that have a significant impact on the heritage values of the site and any impact on heritage items within the vicinity.
- Fit outs should capitalise on the qualities of the space such as exposing heritage elements.
- For floors, walls, and other internal structures assessed or identified as significant, penetrations should not be permitted.
- Carpets and rugs should not be affixed to heritage timber floors assessed as significant.
- Building fit-outs must be lightweight be reversible with as little impact on heritage fabric as possible.
- Signage requires approvals and should be accompanied by an appropriate signage strategy to encourage design excellence. The should not damage the building fabric, and must be removable.
- Lighting is essential in creating a sympathetic modern look and feel.
- Colour schemes should be carefully considered to ensure the significant heritage qualities are highlighted.









All photos: Little Green Cocoon, Pinterest board

6.2 Conservation Management Recommendations (continued)

Equitable Accessibility

Properties are horizontally leveled against the slope of the terrain upon which Oxford Street was laid. Where properties are located along steeper sections, steps become necessary to maintain leveled floor areas. This raises the issue of access to some of the older buildings along Oxford Street. Only on the gradually sloped and sometimes flat sections of the street are some properties level with the sidewalk. With the Disability Discrimination Act (DDA) requiring independent access for all heritage items, with the exception of some residential buildings, further development within the precinct will be faced with this requirement.

New development within heritage and contributory buildings within the precinct should abide by the requirements of the Building Code of Australia (BCA) and this includes specific provisions for people with disabilities. However, any change to a heritage building also needs to consider the impact on the heritage values.

All works to places within the precinct, including those made to improve access, should require a permit under the Heritage Act 1977. Alterations, in such a case as provision of external ramps, is not exempt and will require planning permission.

A creative approach is needed when dealing with solutions to accessibility issues to heritage buildings.

Satisfying current requirements for safety and equitable accessibility require solutions that involve collaborative effort with skilled consultants including heritage, architects, National Construction Code consultants, planning authorities, and owners. The aim is to find sensitive solutions that do not compromise heritage significance.

Appropriate actions for accessibility issues to heritage buildings:

- Avoid impact on significant elements through the application of relevant concessions permitted by building legislation.
- Choose principal and easy access points while retaining significant fabric and preserving the overall setting and character of the place. Design ramps or lifting devices to have as little impact as possible on the setting but still allow equitable accessibility.
- Design solution for circulation paths within the building should avoid impacts on heritage significance and form part of the total design concept. Alterations to heritage fabric should be avoided.
- Where lifts or lifting devices would be necessary, potential impacts from excavations for lift wells and visual impact of rooftop plant and equipment should be kept to a minimum. Options to locate lifts within existing voids or externally in discreet locations should be explored but ensure equitable accessibility .
- Alternative solutions, Building Code concessions, and modifications of the building standards should be discussed with the certifying building surveyor where compliance with the access provisions will result in an unacceptable heritage impact.



Fig. 6.2244 The shopfront of 68-70 Oxford Street, Dalinghurst is set on a sloping ground. The main entry is stepped up thus presents an issue with regards to providing equitable accessibility for potential future development.



Fig. 6.2245 The shopfront on 66 Oxford Street, Darlinghurst presents a contemporary design. The modification to resolve accessibility together with the total design of the shopfront has greatly diminished its ability to relate heritage significance.



Fig. 6.2246 The shopfront on 82 Oxford Street, Darlinghurst rests on sloping terrain which required a step to keep the ground floor level. Future development may be faced with accessibility issues.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Equitable Accessibility (continued)

There is no one solution that resolves providing equitable accessibility to a heritage building, but with good inclusive design, heritage places can be improved and the level of amenity increased. Every heritage building will have a different level of significance and setting. Every case needs to be assessed based on their own merits. Solutions should be of good design and address heritage impact. Accessibility options may be developed in detail with an architect with experience in working with heritage.



Fig. 6.2248 The main entry to 94 Oxford Street, Darlinghurst also featuring the stepped ground floor from the sidewalk.



Fig. 6.2251 The sloping terrain in front of 17 Martin Place was overcome by raising the available footpath to floor level without providing excessive gradients.



Fig. 6.2249 The shopfront on 103-105 Oxford Street, Darlinghurst exhibits a lower step-up from the sidewalk. The provision of a removable small ramp resolves the accessibility issue.



Fig. 6.2250 The shopfront on 48-50 Oxford Street, Darlinghust exhibiting a step brought about by keeping the ground floor level against the sloping terrain.





Fig. 6.2253 An adjacent former window now provides direct access to 2 Martin Place while the original corner stepped entry was kept intact. Internal refurbishment of ramp/lifts enable access to ground floor.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

External mechanical services

A substantial amount of mechanical services, ducting and pipe work, electrical wiring, and air-conditioning systems are mounted on the external walls of heritage buildings in the precinct. In particular the rear lane facing aspects of buildings often contain visually obtrusive services and pipework. Some mechanical services are even found above the awnings and are clearly seen along Oxford Street. Leaving services and exposed service runs, reduce the aesthetic value of the heritage and contributory buildings within the precinct.

There needs to be a balance between improving the appearance of exposed services and retaining ease of accessibility for inspection and maintenance for these mechanical services. New installations should be unobtrusive and aesthetically concealed to avoid inappropriate intrusions. Equally, new mechanical units should be mounted within new structures or platforms on less significant low visible areas such
as the roof level where they are not visible from streetview.

Options for concealment of external mechanical services can include contemporary cladding material and a contemporary design approach to concealing visually intrusive ducting, pipe work, and electrical wiring work that run across the rear of buildings. Materials for such can range from steel, wood, or similar with a design sympathetic to the building.

Original pipework may be significant and should be assessed for retention or removal. New pipework / services can be painted to match.



Fig. 6.2262 Multiple exposed ducting work running vertically along the Foley Street side of 82-106 Oxford Street, Darlinghurst.



Fig. 6.2263 Air conditioning units on top of the awning of 101 and 97-99 Oxford Street, Darlinghurst as seen from street level along Oxford Street.



Fig. 6.2264 Exposed pipe work and electrical wiring on the Foley Street facing side of 108 Oxford Street, Darlinghurst



Fig. 6.2265 The Kells Lane side of the Oxford Flats at 251-255 Palmer Street showing a more organized and unobtrusive arrangement of piping works.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Signage and Advertising Billboards

Signage and advertising has a special role in the development of Oxford Street as a commercial strip. Signage evolved from historic, beautifully painted advertisements on some of the sides of the buildings into today's more contemporary designs sitting atop some of its buildings.

Three prominent roof top signs/billboards are still identifiable within the precinct, however they are obtrusive. Two of key billboards face each other on the corner buildings bounding Taylor Square and another, the former Penfold's billboard, is found on top of 217 Oxford Street, Darlinghurst. (Fig. 6.2265 to 6.2267).

While the locations of the billboards have remained the same the style of signage used today no longer contributes positively to the character of the precinct, and should be considered, either for removal, or stricter guidelines for styles, character and types of signage that would better suit the character of the precinct.

Shops within the precinct each have their own of signage and advertisements which generally have a major negative visual impact on the overall character of the precinct. They are located generally within the limits of the width of the property. These include:

- Top hamper signs,
- Under awning signs,
- Awning fascia signs,
- Above door,
- Side panels,
- Shop windows,
- Side wall panels,
- Facade panels,
- Parapet or panels above the awning,
- Pediments, and
- Frieze panels

Signage controls are required in order to moderate the visual impact of multiple signs that do not enhance the character of the precinct. Much of the existing signage competes with neighbouring signage, both in terms of style, content and colour.

Appropriate signage across the precinct considerations should include:

- Uniform length, width, and depth ratios;
- Uniform heights from the sidewalk;
- Standardized connection detail and awning protection where supports puncture through ceilings;
- Sympathetically located placement;
- Reflective signage of or sympathetic to the architectural style of the built form to which the sign is to be attached;
- Sensitivity to any existing significant signs or prominent features on the Heritage or contributory item;
- High standard of materials, design and construction commensurate with the heritage fabric of the precinct;
- Use of appropriate heritage colours, materials, images and lettering in lieu of corporate colours;
- Cabling and conduits for signage are to be totally concealed and must not damage or intrude in any way the significance of the Heritage item;
- No new roof signs other than the three mentioned prior, no above-awning and projecting wall signs, and no pylon or pole signs permitted;
- A directory of tenants displayed at ground-floor level to reduce the amount of advertising on the building for buildings with two or more tenants.



Fig. 6.2265 The billboard on top of 217 Oxford Street, Darlinghurst.



Fig. 6.2266 The billboard on top of 191-195 Oxford Street, Darlinghurst.



Fig. 6.2267 The billboard on top of 134 Oxford Street, Darlinghurst.



Fig. 6.2268 The existing arrangement of under awning shopfront light boxes or identifiers on Block 8.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Signage and advertising (continued)

The design and size of signs should not dominate the architectural character of the building or adjoining buildings and must respond appropriately to the physical context and historical background of the streetscape, and HCA as a whole.

Developing a more comprehensive signage strategy for the Oxford Street Activity Street Precinct that enhances its heritage character would help in promoting the area as a unique destination and invigorate activity. In general, it should adhere to the City of Sydney Signage and Advertising Structures Development control Plan 2005.[04] However, a further refinement of the general strategies therein to suit the heritage character of the precinct would enhance the vibrancy of Oxford Street. Shopfront identifiers, building numbers, fixings, and brackets are some of the elements that can be the subject for such strategies. In like manner as the integration of Heritage Interpretation, Public Art, and Wayfinding, addition of a Signage and Advertising Strategy into a holistic approach, each adding a consistent layer of detail, the character of the precinct can be strengthened.







All photos: Little Green Cocoon, Pinterest board

City of Sydney Signage and Advertising Structures - Development Control Plan 2005 (2005: City of Sydney)

6.2 Conservation Management Recommendations (continued)

External lighting, colour schemes

Several building facades along Oxford Street have beautiful architectural features finished in warm neutral colors with rendered finishes depicting modest facade embellishments. They have molded parapets, friezes, cornices, pediments, and the occasional remaining old chimneys which could be featured as part of lighting designs.

Sydney Lights Public Domain Design Code[05] discourages entire facade lighting due to sustainability issues. The reduction of light pollution, an unnecessary consumption of energy, and the generation of greenhouse gas emissions are some of the most relevant of these reasons. However, Oxford Street is also a part of a larger Creative Lighting Masterplan[06] aimed at enhancing the sense of place and influencing the character of various individual precincts.

In the case of Oxford Street, any new lighting strategy should function to validate the significant architecture of a building and highlights its features. Subtly highlighting building elements specially those within nightlife areas should increase visual appreciation of the built fabric and contribute to the pedestrian experience.

Oxford Street's association to the LGBTQ+ community and its late night management areas add an important layer of activity along the street. The precinct's dynamic nature gives it an opportunity to express a vibrancy that is unique throughout Sydney. A strategic lighting policy would allow it to contribute to this vibrancy, creating a memorable and unique experience.

External lighting solutions should:

- Have lighting casings hidden from view. Lighting should come from a concealed source where it does not impact heritage fabric;
- Focus attention on architectural features;
- Form a holistic strategy incorporating both the historic setting and the vibrancy of the LGBTQ+ community within the precinct;
- Have a built-in adaptability feature to run parallel to various themes/times throughout the year;
- Have a palette range that allows both subtle highlighting and a dynamic and highly expressive celebration of colours that visually transforms the precinct from early evening to the later hours;
- Consider the use of catenary cable lights especially along the back lanes and narrow streets;
- Consider the use of subtle and warm building lighting to illuminate and highlight the warm tones of Australian sandstone used on the former Darlinghurst Gaol, Darlinghurst Courthouse, and the face brick surface of the former Darlinghurst Police Station to create a sub-precinct to highlight the historic center of the precinct.



Fig. 6.2275 The Courthouse Hotel and adjacent building with facades lighted up during the Sydney Mardi Gras 2020 along Oxford Street. (Photo courtesy of Curio Projects)



Little Green Cocoon, Pinterest board



Little Green Cocoon, Pinterest board

05 Public Domain Design Codes. Sydney Lights (2015: City of Sydney)

06 Public Domain Design Codes. Sydney Lights. Part Four: Creative Lighting Masterplan. (2015: City of Sydney)

6.2 Conservation Management Recommendations (continued)

External lighting, colour schemes (continued)

Back lanes that are not predominantly residential in nature can be potentially activated through the use of catenary cable lighting as depicted by Fig. 6.2277 and 6.2278. Adding subtle lighting can inspire curiosity and pedestrian movement through these underutilized spaces in the evenings.

The warm tones of sandstone on the Darlinghusrt Courthouse and the former Daringhusrt Gaol can be accentuated by warm lighting as depicted on Fig. 6.2280.

There are additional public spaces within the precinct that can house curated lighting. These spaces include Oxford Square, Taylor Square, and key rear lanes within the precinct. These spaces present potential for immersive digital experiences incorporating light and sound that highlights the precincts history and or special themed events. (see Fig. 6.2279)



Fig. 6.2277 Pitaki Street, Athens. Photo: Elena Melusina Papadopoulous. https://www.flickr.com/photos/elenamelusina/



Fig. 6.2278 Chapel Street Strings. Butchers Hill, Baltimore, Maryland, USA. Photo: Jon Bilous



Fig. 6.2279 Cité Mémoire – Old Montreal, Canada. Historic scenes can be viewed as one passes by through the areas where projections are displayed on walls. The projections are triggered by a mobile app. Photo: David Giral. Source: http://blog.davidgiralphoto.com/2018/08/06/-exploring-montreal-summer-walk-in-historical-old-montreal-for-american-airlines/



Fig. 6.2280 Montseveroux Castle, France. Light Designer: Philippe Hutinet . Photo: http://www.targetti.com/en/Projects/montseveroux-castle

6.2 Conservation Management Recommendations (continued)

Open space and landscape components (plantings, fences and pavement)

Open spaces within the precinct are limited to a few areas. They are:

- The open space in front of the Burdekin Hotel (Fig. 6.2287 to 6.2289);
- Oxford Square (Fig. 6.2281 and 6.2282)
- Taylor Square (adjacent Darlinghurst Courthouse) (Fig. 6.2286)
- Taylor Square (adjacent Flinders Street) (Fig. 6.2284 to 6.2285)

The Darlinghurst Courthouse

The Darlinghurst Courthouse's forecourt, enclosed by its perimeter fence and tall hedges (Fig. 6.283), is also an open space. While the premises is accessible through the gates, the open space presents a private reserved area meant to serve as a potential security buffer between the use of the site as a court house and the activity along Oxford Street. The existing fence serves to reinforce the formality of the space within the perimeter.

The fence needs to be retained. However, the tall hedges along the perimeter could be trimmed to allow visual access to the courthouse.

Oxford Square

Oxford Square was converted into a resting area around 1961. It is located on a slope that presents a challenge in developing pedestrian access.

The current physical layout of Oxford Square is composed of stairways of varying grades and fences of varying materials that divide up the entire square into three separate areas.

Aside from the trees that provide shade, several features can be observed that contribute to the square's character;

- An 1850s canopy fountain (not original location);
- Sandstone balustrades (not original location);
- Ornate lamp posts (not original location);
- Iron fence and the stair guide rails (not original location);

Of these features, only the canopy fountain and the lampposts provide some interpretative element relative to the history of the precinct. The canopy fountain is commemorative of the previous existence of pumps along Busby's Bore which runs along Oxford Street. The space has the potential for activation and implementation of a heritage interpretation strategy that delivers a more immersive experience into the precinct's stories.

The square's amenity can be enhanced through:

- Retention of shade and tree canopies;
- Addition of inclusive seating;
- Improvement of cross-access between spaces through reduction of barriers;
- Increasing visual access to heritage items within Oxford Square's context;
- A heritage interpretation strategy for the square that helps to activate the use of the space.



Fig. 6.2281 Oxford Square viewed from Oxford Street.



Fig. 6.2282 View from within Oxford Square near the canopy fountain.



Fig. 6.2283 View of the sandstone and iron gate along the perimeter of the Darlinghurst Courthouse.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Open space and landscape components (plantings, fences and pavement) (continued)

Taylor Square (adjacent Flinders Street)

The portion of Taylor Square bound by Flinders, Burton, and Block 8's southern end is a small triangular open space of contemporary design with no visual historical commemoration or heritage interpretation. A substantial portion of the open space is occupied by:

- A raised green lawn podium for a flag pole doubling as secondary seating;
- Individual circular seating blocks; and
- A linear water fountain feature;

The contemporary designed raised lawn within the square limits cross-access within the open space. While it also provides a generous amount of incidental secondary seating, there is a lack of inclusive seating with the square.

Public space amenity afforded by the square can still be improved through:

- Re-inventing the entire open space for better pedestrian cross-access;
- A visual connection between the two sides of Taylor Square can be made through a contemporary reflection of the materiality and texture of the former Darlinghurst Gaol and the Courthouse to celebrate some of its history.
- Providing inclusive seating;
- Increasing sun-shading through plantings/trees; and
- Development of a heritage interpretation or historical commemoration strategy for the square that leverages on its proximity to the nearby heritage items particularly the former Darlinghurst Gaol and Courthouse. The space allows for an immersive digital experience and a cool retreat from the business of Oxford Street.

Taylor Square (adjacent Darlinghurst Courthouse)

The portion of Taylor Square between the Oxford Hotel and the Darlinghurst Courthouse is occupied in the middle by the 1907 Underground Lavatory (LEP item I400) which includes the 1904 Electric Substation. While both occupy a substantial potion of the square and add to the historic context of the square, they are still highly under utilised or understood.

The improvement of the open space should leverage off the history and existence of the highly significant infrastructures. There should be a strategy for the Taylor Square precinct that commemorates Indigenous, Colonial, commercial, LGBTQ+, and all the unknown, but important layers of history of Oxford street. The under utilised space can be adaptively incorporated into a space for pop up exhibitions. In addition to retention and adaptive reuse, public space amenity could be increased through:

- Addition of inclusive seating;
- Open space transformation that leverages on the adaptive reuse of the old infrastructures which may involve use as site for a pop-up museum;
- Extension of the pedestrian open space towards the former Darlinghurst Police Station and the former Darlinghurst Gaol.



Fig. 6.2284 View of Taylor Square adjacent Flinders Street. Shown is the current raised lawn area doubling as secondary seating.



Fig. 6.2285 View of Taylor Square adjacent Flinders Street. Shown is the water fountain feature within the square.



Fig. 6.2286 View of Taylor Square adjacent the Darlinghurst Courthouse. Shown are the under used 1907 Underground Lavatory (LEP item I400) including the 1904 Electric Substation.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations (continued)

Open space and landscape components (plantings, fences and pavement) (continued)

Development of a heritage interpretation and cultural heritage tourism strategy for the square. The openness of the space allows an opportunity for inclusive and active heritage interpretation.

The intersection of Liverpool and Oxford Street creates a small triangular open space (Fig. 6.2287 to 6.2289) in front of the Burdekin Hotel. It is bound by an iron fence along its Liverpool Street side with a solitary bench flush to the fence facing Oxford Street. Its current size, orientation, and layout provides a limited range of uses and is suitable only as a transitory space.

Its location presents a key view towards Oxford Street and grants potential for an improved open space. Apart form the views and the heritage items within its immediate context, there is no other built fabric component that is of significance.

Increasing the potential uses for the open space and the amount of pedestrian activity within it can only be achieved via a corresponding change to its physical layout which may include:

- Increasing its size by annexing adjacent spaces including the Liverpool Street sidewalks;
- Changing vehicular traffic pattern through Liverpool Street near the Burdekin Hotel;
- Removal of the iron fence;
- Increasing sun-shading through plantings/trees;
- Development of a heritage interpretation strategy for the space that highlights it as a gateway into the precinct.



Fig. 6.2287 View of the open space of the intersection of Liverpool and Oxford Street coming from Whitlam Square.



Fig. 6.2288 View of open space in front of the Burdekin Hotel with its intersection with Liverpool Street.



Fig. 6.2289 View of the open space in front of the Burdekin Hotel with the iron fence along its Liverpool Steet side and the single bench set flush against it.

(All Photos courtesy of Curio Projects)

6.2 Conservation Management Recommendations

Heritage Interpretation

The Oxford Street Activity Street Precinct S3 provides an excellent opportunity to assess and reinterpret the history and significance of the precinct that has continually shaped and contributed to the development of Sydney.

Heritage interpretation provides an opportunity to capture the essence of what makes this place special, and an opportunity for the precinct to deeply engage with audiences.

Layered interpretation that connects the site within both the local and national context will aid in telling the story and significance of one of the best known streets in Australia. It helps to create a sense of place that is grounded in history, protest and colour, and intrinsically celebrates its unique narrative, and connection and importance to Australia.

The Oxford Street Activity Street Precinct S3 provides an opportunity for whole of precinct interpretation to be considered, both for now and into the future. Some key themes and storylines have been developed as part of this process. They form a strong basis for developing interpretation that is relevant to the history and significance of the site.

The following examples show physical and digital interpretation opportunities that can support innovative and engaging storytelling throughout the precinct. These also aid in reinvigorating the precinct by providing a basis for cultural tourism opportunities for all the commercial and retail businesses.

Themes and Storylines interpretation

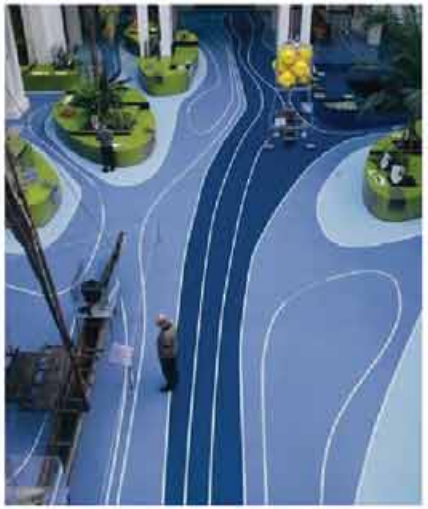
Based on the heritage significance of the study area, the below 7 key themes and storylines have emerged as essential to the precinct's story:



Street level interpretation

Various interpretive elements that beautifully communicate the rich history, stories and evolution of the precinct to pedestrians and passing commuters.

Graphic surface landscape



Source: Pinterest

Maps, routes and patterns



Source: Landezione.com

Natural light and shadow



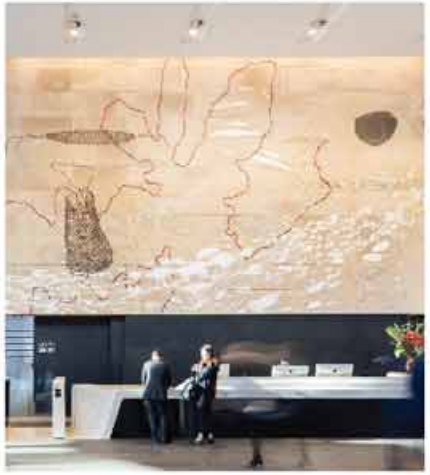
Source: Thisiscolossal.com

Object etching, 275 Kent St (Curio Projects, Mirvac)



Source: Curio Projects

Indigenous artwork



Source: Mirvac

Street art



Source: Pinterest

Augmented reality



Source: DZone.com

Light projection



Source: Tinker.nl

Digital interpretation

Digital allows the presentation of historical information in layers for different types of engagement in a heritage context.

Locomotive Workshops, Eveleigh (Curio Projects, Buchan Group, Mirvac)

Large-scale digital storytelling and sound



Source: Curio Projects

Projection mapping on building facade



Source: Buchan Group

Object etching, 275 Kent St (Curio Projects, Mirvac)



Source: Curio Projects

Film projection on building fabric



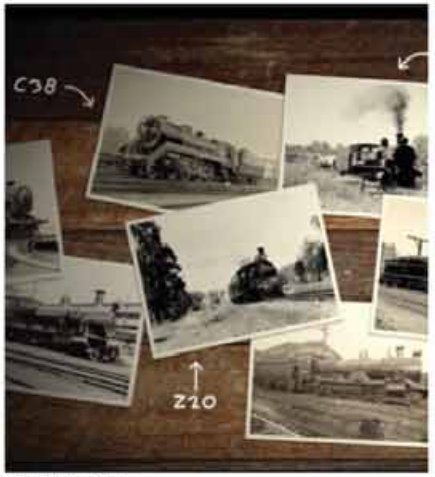
Source: Curio Projects

Animation and sound projection



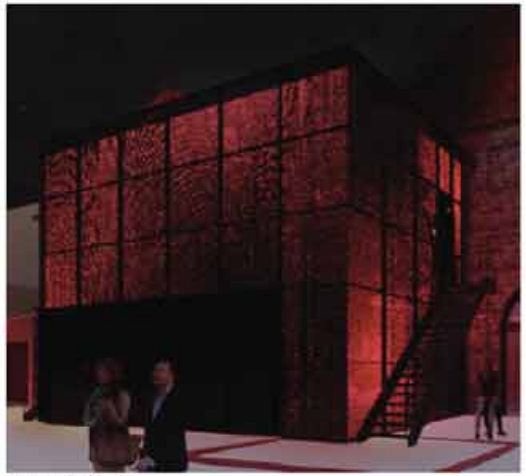
Source: Curio Projects

Augmented reality



Source: Buchan Group

Light illumination



Source: Buchan Group

Spatial interpretation

A dedicated museum in a significant location ie. Taylor Square that celebrates the LGBTIQ stories, colour, community and movement.

Archival footage and sound



Source: BBC.com

Historical timeline



Source: Pinterest

Immersive zones



Source: Pinterest

Exhibition displays



Source: Spurlock Museum

Physical interactive object displays, Locomotive Workshops, Eveleigh (Curio Projects, Mirvac, Buchan Group)





Source: Curio Projects

Sound experiences



Source: Pinterest

Individual stories

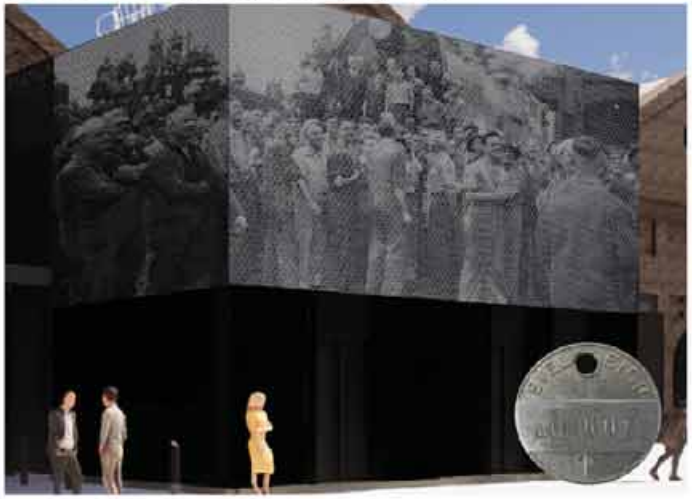


Source: Pinterest

Sculptural Interpretation

Interpretive artwork that engages with audiences by communicating the stories of the precinct in interesting, visually compelling and less didactic ways.

Kinetic artwork wall made up of 50,000 workers tokens, Locomotive Workshops, Eveleigh (Curio Projects, Mirvac)



Source: Curio Projects

Sculptural and sound artwork



Source: City of Sydney

Indigenous artwork



Source: UAP

Immersive installation



Source: UAP

New Media



Source: UAP

Light installation



Source: UAP

Cultural & Heritage Tourism

Includes event based activities, self-guided tours and University and school led modules which would activate retail and restaurants in the precint by attracting international and domestic visitors.

Event based activites



Source: ArchDaily

Self-guided tours



Source: Museum of Contemporary Art

Guided tours



Source: Time Out

Educational



Source: Student Horizons

Oxford Street Blocks
Northern Side



NOT TO SCALE



NOT TO SCALE

Legend

GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

N

Oxford Street Blocks
Northern Side



BLOCK 7

NOT TO SCALE



BLOCK 9

NOT TO SCALE

Legend

GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

N

Oxford Street Blocks
Northern Side



BLOCK 11

NOT TO SCALE



BLOCK 13

NOT TO SCALE

Legend

GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

N

Oxford Street Blocks
Southern Side



NOT TO SCALE



NOT TO SCALE

Legend

GRADING SCALE

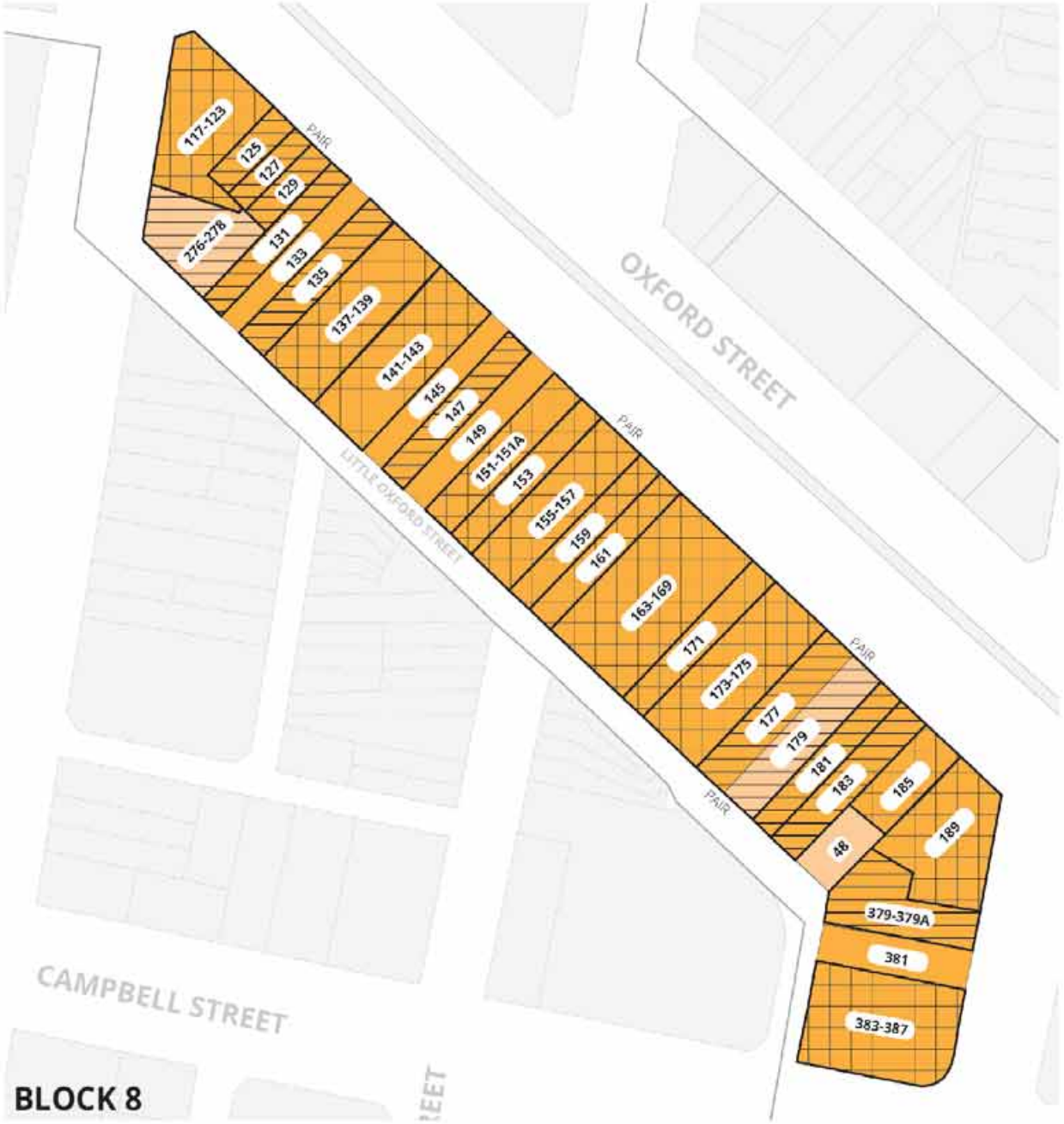
- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

N

Oxford Street Blocks
Southern Side



Legend

GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

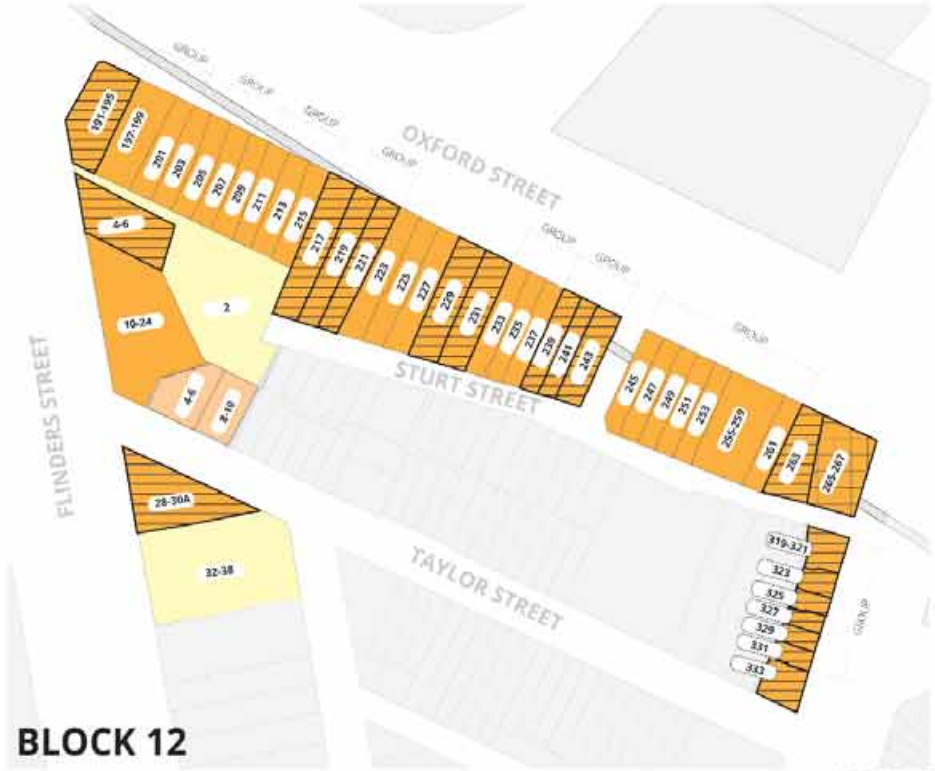
N

Oxford Street Blocks
Southern Side



BLOCK 10

NOT TO SCALE



BLOCK 12

NOT TO SCALE

Legend

GRADING SCALE

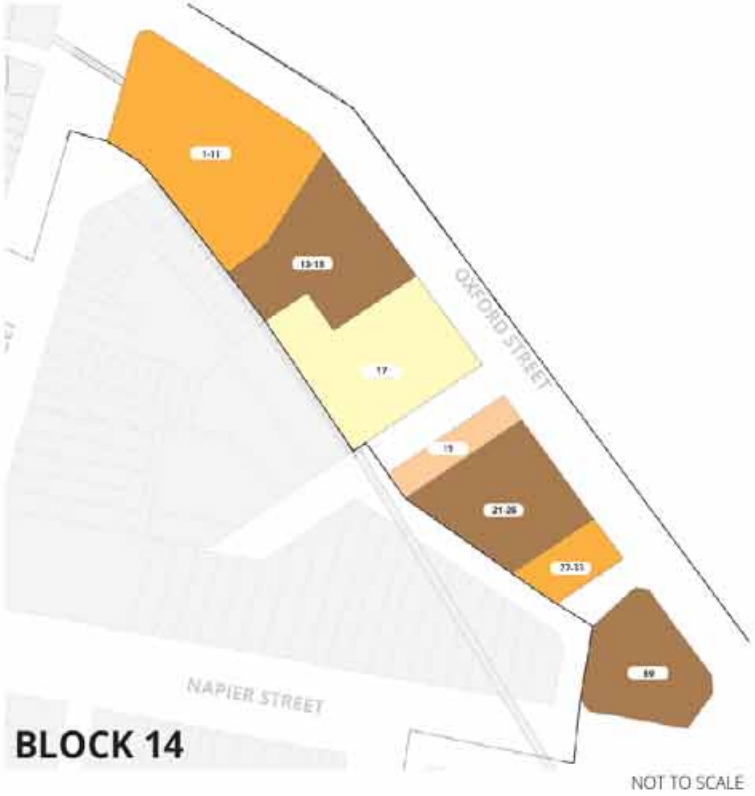
- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

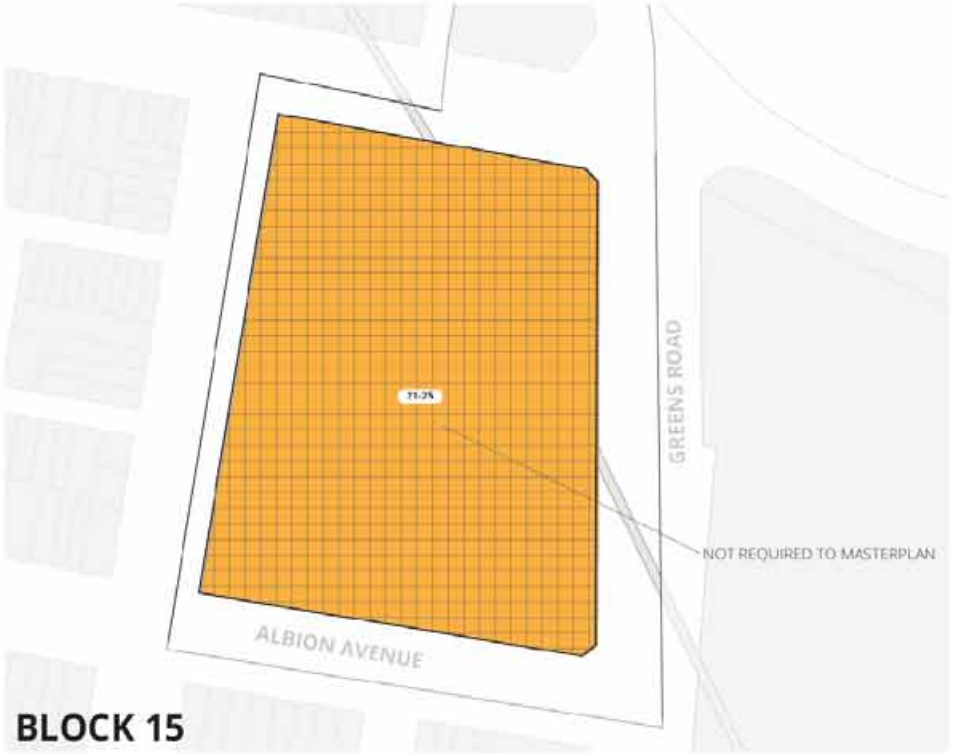
N

Oxford Street Blocks
Southern Side



BLOCK 14

NOT TO SCALE



BLOCK 15

NOT TO SCALE

Legend

GRADING SCALE

- No Grading
- Detracting
- Grading change to Neutral
- Neutral
- Grading change to Contributory
- Contributory

HERITAGE LISTING

- Heritage Item
- Proposed Heritage Item
- Heritage Item to be removed from listing

N

7

Review of Existing SHI Datasheets

7. Review of Existing SHI Datasheets

7.1 Summary Review of Existing Information for Heritage Conservation Areas

Activity Street Precinct S3 falls within five of the City's Heritage Conservation Areas (HCA). These HCAs include:

- C17: Oxford Street HCA
- C13: East Sydney HCA
- C59: Bourke Street North HCA
- C50: Paddington Urban HCA
- C12: Oxford Street (Darlinghurst Road) and Victoria Street HCA

As part of the Oxford Street Heritage Review the information contained in the NSW Heritage State Heritage Inventory (SHI) datasheets for the above mentioned HCAs where releavant to the properties within the curtilage of the study area were reviewed for completeness.

The following page contains a key that is used for consistency as part of the assessment process. Primarily, the intention was to assess whether the SHI datasheets were adequate enough for use as a basis in providing an initial overview of history and heritage significance of each of the HCAs.

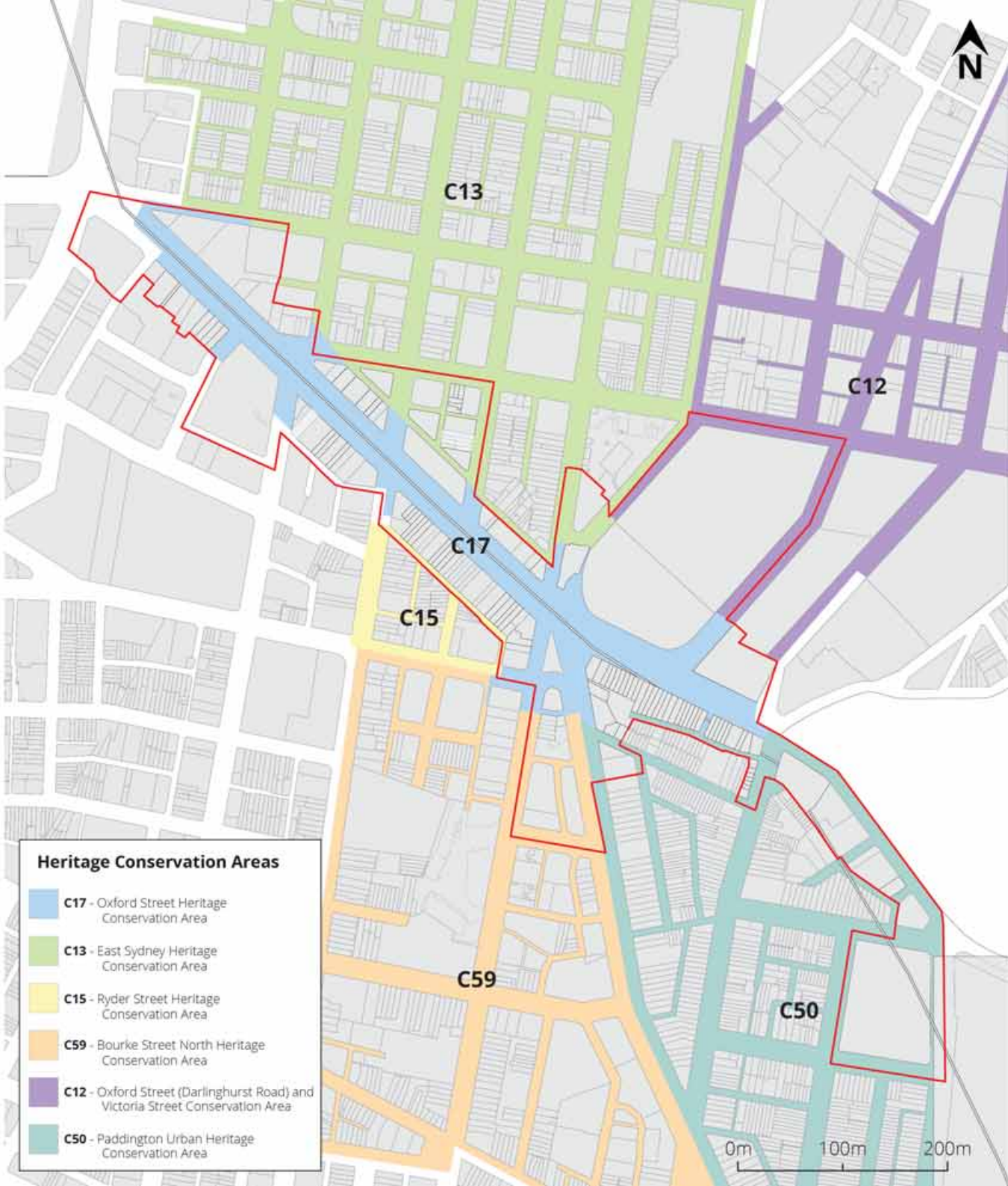
Detailed summaries of the review of the HCAs are contained in Appendix A.

General Assessment

Generally the inventories are found to be adequately prepared. The histories are extensive, descriptions are thorough, and significance statements and assessments cover the important points for consideration. The SHI datasheet for C17: Oxford Street HCA should be updated to reflect the research presented in this report.

Now that this review is complete information about historical themes could be updated in all SHIs to reflect the the new thematic history research undertaken as part of this report. Particular attenton should be given to C17. Following this recommendation, the new SHI listings for the above HCAs would positively benefit from the addition of maps and plan produced as part of this report as they consider not only individual items but broader streetscapes and areas of distinct potential.

The addition of a more thorough visual analysis through considered and systematic photographic recording of HCA C12, C17 and specially C13 as it lacks any readily accessible updated images.

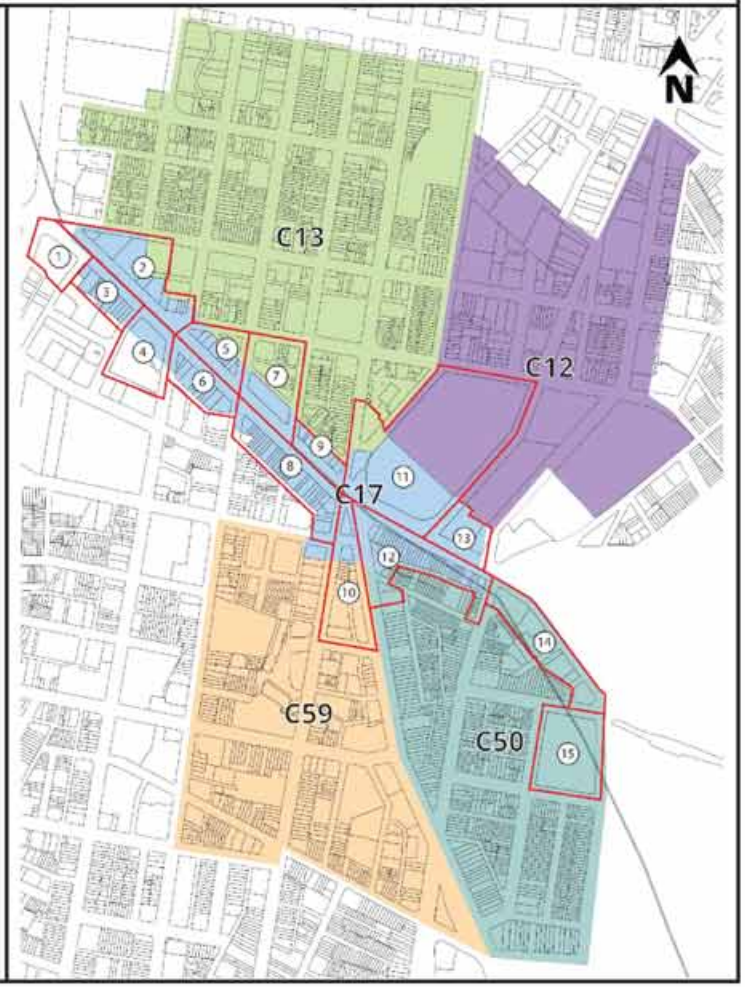


Summary Review of Existing Information for Heritage Conservation Areas

This summary review includes an overview of the existing SHI datasheets for the Heritage Conservation Areas within the Study Area.

The key to understanding the review is defined as follows:

Adequate	=	Appropriate level of detail
Information Update Available	=	There is new information contained in the "Thematic History" prepared by Curio Projects, 2021, that should be added to the SHI Datasheet, when possible.
Further Research Required	=	There is little to no information contained in the SHI data sheet. Further detailed research is required.
Further Images Required	=	There is a need to update the images.
Boundary Maps Required	=	There is a need to provide a reference map for the datasheet.
N/A	=	Not applicable. Lack of information does not impact on the quality of the data contained within the SHI Datasheet.



7.2 Summary Review of Existing Information for Heritage Items within the Study Area

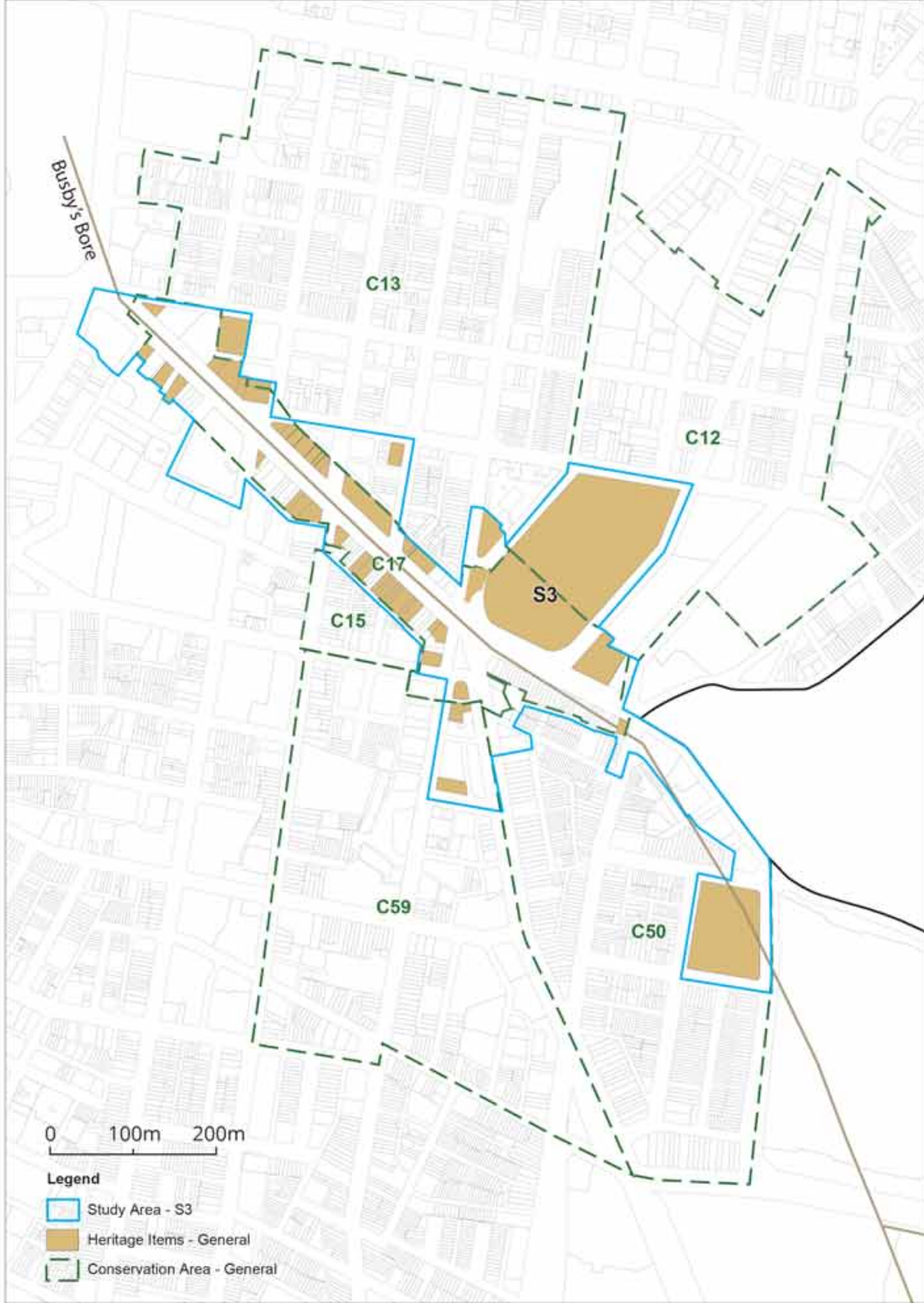
Activity Precinct S3 includes 52 locally listed heritage items within the precinct boundary.

As a minimum of statutory heritage listing, each item is required to have its own heritage inventory datasheet included on the State Heritage Inventory (SHI) managed by Heritage NSW. The following information is required to fulfill completeness of SHI inventories:

- Item details
- Statement of Significance
- Description
- History
- Historical themes
- Assessment of Significance
- Recommended management
- Listings
- Study details
- References, internet link & images

Not all datasheets are complete at all times.

As part of this study, all SHI datasheets for exciting heritage listed items were reviewed and assessed for completeness. Appendix B contains the summary of the completeness.



Existing Heritage Items and Heritage Conservation Areas within the Study Area S3

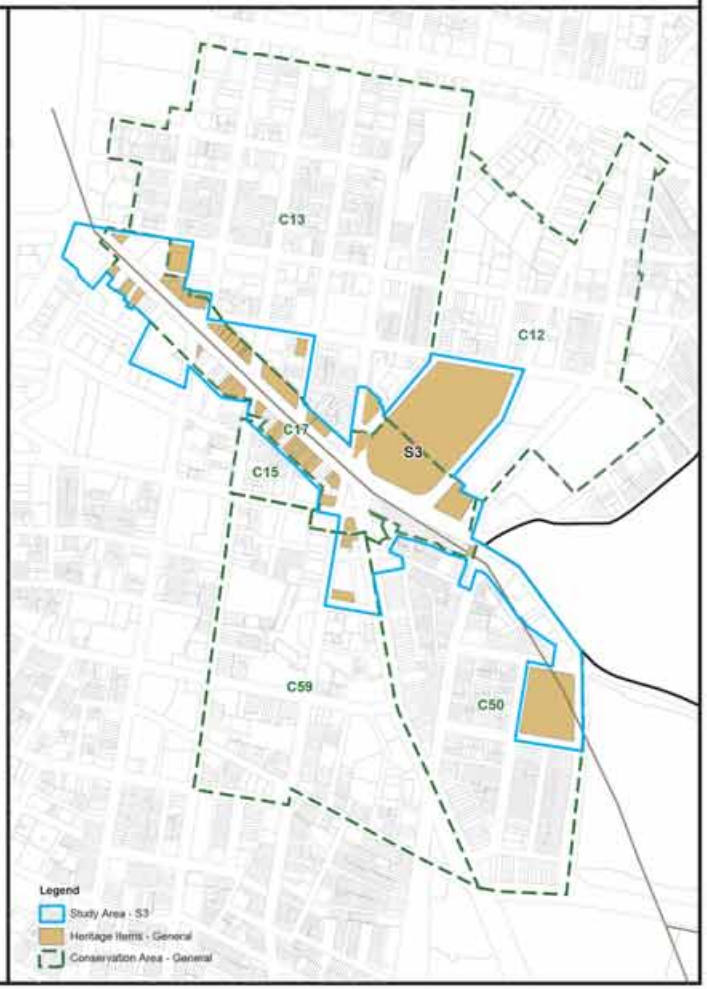
RFQ UDP02, City of Sydney.

Summary Review of Existing Information for Heritage Items within the Study Area

This summary review includes an overview of the existing SHI datasheets for the Heritage Items within the Study Area.

The key to understanding the review is defined as follows:

Adequate	=	Appropriate level of detail
Information Update Available	=	There is new information contained in the "Thematic History" prepared by Curio Projects, 2021, that should be added to the SHI Datasheet, when possible.
Further Research Required	=	There is little to no information contained in the SHI data sheet. Further detailed research is required.
Further Images Required	=	There is a need to update the images.
Boundary Maps Required	=	There is a need to provide a reference map for the datasheet.
N/A	=	Not applicable. Lack of information does not impact on the quality of the data contained within the SHI Datasheet.



8 Conclusion

8. Conclusion

The *Activity Street Precinct 3: Oxford Street Heritage Study Volume 1 and 2* has resulted in a detailed review of the tangible and intangible values of the Oxford Street Precinct S3 (study area) to ensure that the heritage values of the precinct continued to be appropriated recognised, interpreted, conserved, and managed as part of the urban planning, activation and redevelopment of the precinct over time.
As part of this review, *the Activity Street Precinct 3: Oxford Street Heritage Study Volume 1: Thematic History* analysed the main historical phases, events and historic themes associated with the evolution of the precinct. *Volume 2: Analysis and Assessment* provides a detailed overview of the key history, overall architectural development, physical characteristics and evolution of the study area over time.

The *Activity Street Precinct 3: Oxford Street Heritage Study Volume 2*, in particular, is an important document for gaining a clear understanding of the current physical condition, character and significance of Blocks 1-14 within the study area, as well as a detailed understanding of the significance and contribution individual buildings within each of these blocks make to the study area, from a heritage perspective. Also, a comparison was undertaken of the precinct both with its own predominant elements as well as other prominent streets in Sydney that possesses similar feature, in order to determine the most appropriate conservation management recommendations, constraints and opportunities for the precinct. In particular:

. **Section 3.0: Physical Analysis** has provided a detailed review of the existing historic assets contained with the study area;
. **Section 4.0: Comparative Analysis and Appendix Sections** has provided a comparative study of the Oxford Street Activity Street Precinct S3 areas with other precincts of similar types in order to establish the characteristics that make the Oxford Street Activity Street Precinct S3 significant, and unique, from a heritage perspective. Importantly, it also provides a summary of the analysis of the 88 sites within the precinct that are currently not listed as State or local heritage items. These sites were dentified by the City of Sydney as requiring consideration for heritage listing or listing as contributory heritage items.

The 88 sites within the study area were scrutinized as part of the comparative analysis in order to determine whether they currently have an appropriate level of heritage protection at either a contributory level (in the DCP) or as individual items of heritage significance (in the LEP).

Out of the 88 sites analysed by Curio in Section 4.0: Comparative Analysis, 45 are recommended to be individually Heritage Listed Items on the LEP at a local or State level. That includes sites that were previously graded as contributory in the DCP (41) or not (4*). These items are as follows:

Block 3	23-29 Oxford Street
Block 3	43 Oxford Street
Block 5	7 Burton Street
Block 6	101 Oxford Street
Block 6	93 Oxford Street
Block 6	95 Oxford Street
Block 6	85-91 Oxford Street*
Block 6	99 Oxford Street*
Block 7	251-255 Palmer Street
Block 7	265 Palmer Street
Block 7	28, 30, 32 Langley Street
Block 7	33, 35, 37 Burton Street
Block 8	125 Oxford Street
Block 8	127 Oxford Street
Block 8	129 Oxford Street
Block 8	131 Oxford Street
Block 8	135 Oxford Street
Block 8	147 Oxford Street
Block 8	177 Oxford Street
Block 8	181 Oxford Street
Block 8	183 Oxford Street
Block 8	379-379A Bourke Street
Block 8	179 Oxford Street *
Block 8	276-278 Crown Street*
Block 9	130-132 Oxford Street
Block 9	134 Oxford Street
Block 12	191-195 Oxford Street
Block 12	217 Oxford Street
Block 12	219 Oxford Street
Block 12	221 Oxford Street
Block 12	229 Oxford Street
Block 12	231 Oxford Street
Block 12	239 Oxford Street
Block 12	241 Oxford Street
Block 12	243 Oxford Street
Block 12	263 Oxford Street
Block 12	28-30A Flinders Street
Block 12	319-321 South Dowling Street
Block 12	323 South Dowling Street
Block 12	325 South Dowling Street
Block 12	327 South Dowling Street
Block 12	329 South Dowling Street
Block 12	331 South Dowling Street
Block 12	333 South Dowling Street
Block 12	4-6 Flinders Street

Additionally, this assessment has identified 38 sites that should be considered to either be maintained as Contributory items in the DCP or added to it, but not Heritage Listed (LEP). From those 38 sites, 31 are already marked as Contributory and 7* are additional recommendations proposed by this assessment. They are identified as follows:

Block 3	45 Oxford Street
Block 3	49-51 Oxford Street
Block 3	47 Oxford Street*
Block 6	111 Oxford Street*
Block 7	259, 261, 263 Palmer Street
Block 7	256 Crown Street*
Block 7	257 Palmer Street*
Block 8	133 Oxford Street
Block 8	145 Oxford Street
Block 8	149 Oxford Street
Block 8	381 Bourke Street
Block 8	48 Little Oxford Street*
Block 12	10-24 Flinders Street
Block 12	197-199 Oxford Street
Block 12	201 Oxford Street
Block 12	203 Oxford Street
Block 12	205 Oxford Street
Block 12	207 Oxford Street
Block 12	209 Oxford Street
Block 12	211 Oxford Street
Block 12	213 Oxford Street
Block 12	215 Oxford Street
Block 12	223 Oxford Street
Block 12	225 Oxford Street
Block 12	233 Oxford Street
Block 12	235 Oxford Street
Block 12	237 Oxford Street
Block 12	245 Oxford Street
Block 12	247 Oxford Street
Block 12	249 Oxford Street
Block 12	251 Oxford Street
Block 12	253 Oxford Street
Block 12	255-259 Oxford Street
Block 12	261 Oxford Street
Block 12	4-6 Taylor Street*
Block 12	8-10 Taylor Street*
Block 14	1-11 Oxford Street
Block 14	27-33 Oxford Street

Finally, this assessment has identified 5 sites are recommended not to be listed as heritage items on the LEP or as contributory items on the DCP. From these, 2 are currently listed as Contributory items and 3* are not. They are identified as follows:

Block 6	79 Oxford Street
Block 6	81-83 Oxford Street*
Block 6	97 Oxford Street*
Block 7	254 Crown Street*
Block 12	227 Oxford Street

Section 5.0: Assessment of Significance has provided a reassessment of the significance of the Oxford Street study Area, as a whole. It has considered the history and evolution of the Oxford Street study area, against the NSW Heritage Assessing Significance guidelines and criteria.

Section 6.0 Conservation Management Strategy includes key overarching constraints, opportunities and management recommendations for properties within the Oxford Street Study Area. It also identified heritage interpretation opportunities that may be considered as part of the overarching strategy for activating the precinct.

Overall, the heritage study contained in this report provides key recommendations for the management of the heritage significance of sites and spaces within The Oxford Street Activity Streets Precinct-S3. The key recommendations of the study include:

. The main heritage street frontages of the precinct along Oxford Street, and at historic corner sites should be maintained intact as much as possible as they represent the key significant character for understanding of the overall heritage significance of the S3 precinct.

. Set back, low scale additions are generally acceptable across the study area and, in general, would not detract from the overall heritage significance of Oxford Street when managed as part of a design excellence process.

. Additional stories or development would be required to consider the visual and physical impact on existing heritage items and contributory items within the study area.

. Given the fine grain scale of the buildings across the precinct, it is considered that where development is proposed, additional heritage assessments will be required for individually affected properties to ensure that design excellence is prevalent within any new proposed development scheme, and that the significant heritage character of the precinct is retained over time.

. The treatment of ground plane shopfronts, including signage, must be more appropriately managed within the precinct, as part of a whole of precinct design excellence approach to shopfronts to ensure that the significant characteristics of the key heritage streetscapes are not obscured by, or impacted upon, by poorly executed shopfront alterations, detracting signage, inappropriate paint schemes and poor choice in finishes and materiality. The overall improvement of the ground plane shopfronts within the study area can be achieved through design excellence, including well-developed architectural, interpretation, conservation and design solutions.

. In terms of activating the precinct, from a heritage and cultural heritage tourism aspect, precinct-specific heritage Interpretation represents a fundamental opportunity within the study area. An overarching Heritage Interpretation Strategy, specifically prepared for the Oxford Street Activity Street Precinct S3 should be developed given that the Precinct-S3 is of local, State, National and International Significance. This is a crucial aspect that is currently absent within a highly recognised destination precinct that has multiple levels of local, State, National and International significance. An overarching Heritage Interpretation Strategy, including cultural heritage tourism initiatives, would provide a framework to capture the essence of what makes this place special from a heritage perspective. Heritage interpretation, when meaningfully incorporated into a whole-of-precinct approach allows for deep engage with audiences and would activate the area as a key destination in the city of Sydney for International, Domestic, and local tourists.

. It is highly recommended the development of the detailed heritage interpretation plan within the Precinct-S3 should further explains and develop interpretation based on the 7 main themes and storylines identified in Volume 1 and Volume 2 of this report: Traditional Owners; LGBTIQ community; Commercial/Shopping Precinct; Sydney's Growth & Development; Transportation (Australia's first highway); Protest & Pride Movement; and Parades, Marches & Celebration.

. It is highly recommended the development of a museum that encompass both the physical aspects of the precincts via its architectural features, structures, and heritage sightlines of the area, but most importantly explores a dialogue between the cultural and protest history of the place and its significance to the LGBTIQ community be considered.











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Appendix A

Review of Heritage Conservation Area Datasheets

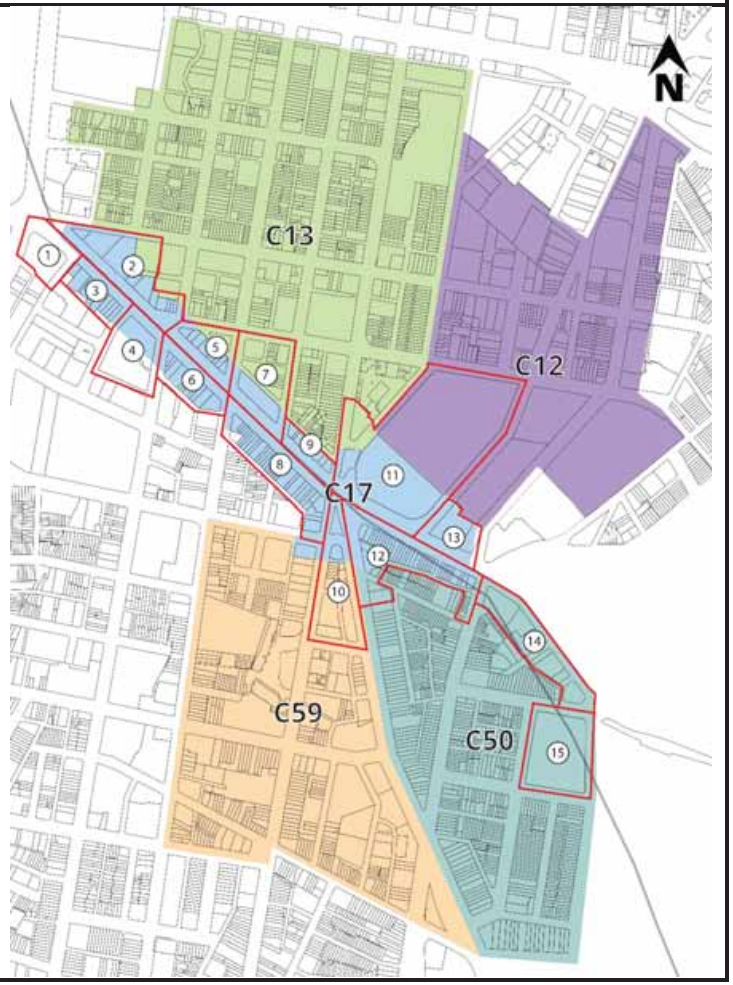


Summary Review of Existing Information for Heritage Conservation Areas

This summary review includes an overview of the existing SHI datasheets for the Heritage Conservation Areas within the Study Area.

The key to understanding the review is defined as follows:

Adequate	=	Appropriate level of detail
Information Update Available	=	There is new information contained in the "Thematic History" prepared by Curio Projects, 2021, that should be added to the SHI Datasheet, when possible.
Further Research Required	=	There is little to no information contained in the SHI data sheet. Further detailed research is required.
Further Images Required	=	There is a need to update the images.
Boundary Maps Required	=	There is a need to provide a reference map for the datasheet.
NA	=	Not applicable. Lack of informatipn does not impact on the quality of the data contained within the SHI Datasheet.



Heritage Conservation Area	**C12 - Oxford Street (Darlinghurst Road) and Victoria Street Conservation Area**

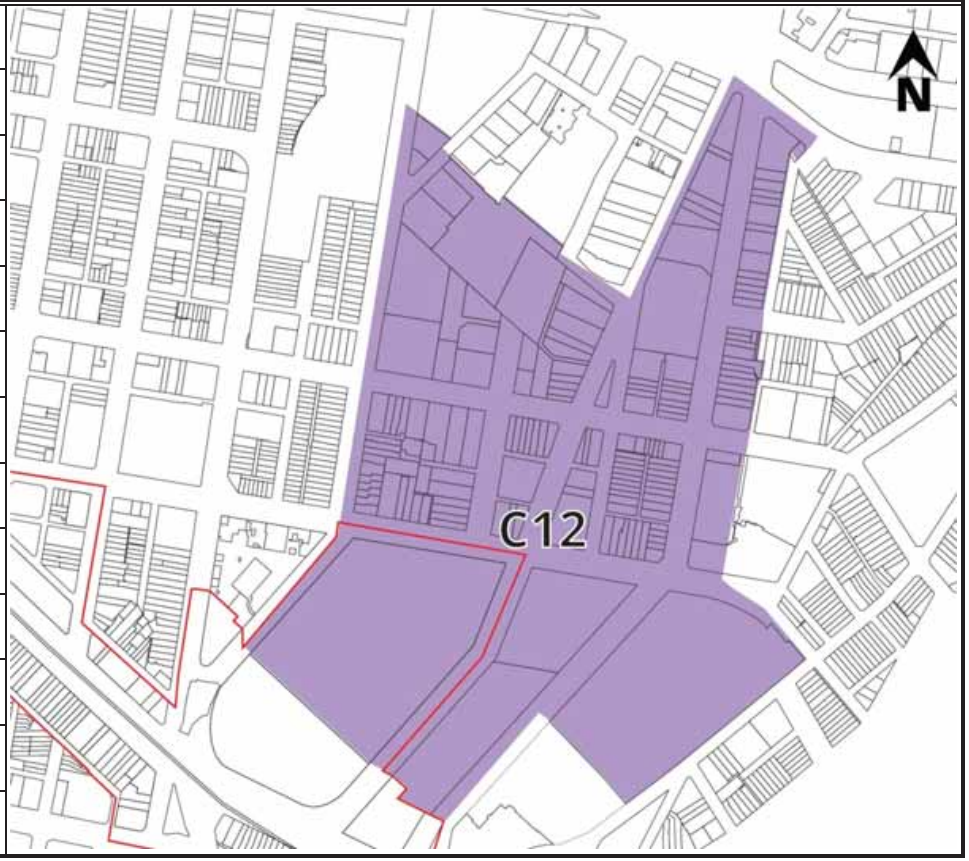
Short Description:

The Oxford Street (Darlinghusrt Road) and Victoria Street Conservation Area is composed of two main streets - Victoria Street & Darlinghurst Road that extends from the northern property boundary of the Sacred Heart Church to William Street/Craigend Street and extends as far west as Forbes Street.

State Heritage Inventory Datasheet: *https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2435748*

Data Sheet Review:

Item Details	**Adequate**
Statement of Significance	**Adequate**
Description	**Adequate**
History	**Adequate**
Historic Notes	**Adequate**
Historic Themes	**Information Update Available**
Assessment of Significance	**Adequate**
Recommended Management	**Adequate**
Heritage Listing	**Adequate**
Study Details	**Adequate**
References & Internet Links	**Adequate**
Images	**Further Images Required, Boundary Map Required**



Heritage Conservation Area	**C17 - Oxford Street Heritage Conservation Area**

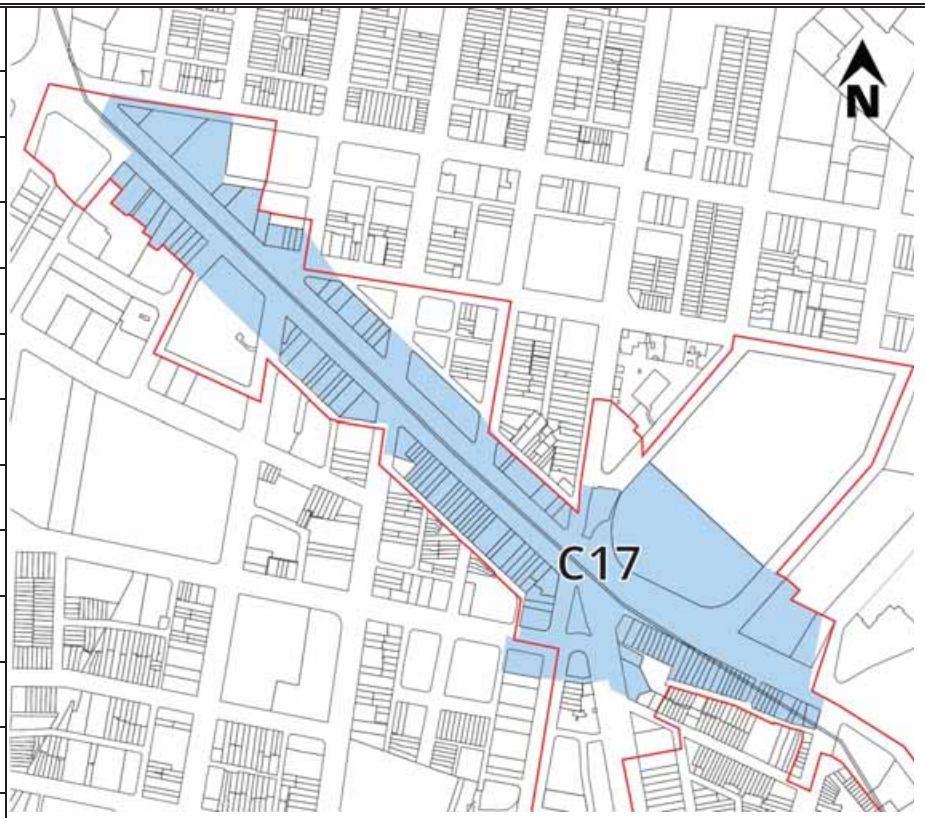
Short Description:

The Oxford Street Heritage Conservation Area extends from the northern side of Oxford Street from Liverpool to Victoria Street, and from the south side from Brisbane Street to South Dowling Street. It includes short sections of Flinders and Bourke Streets.

State Heritage Inventory Datasheet: *https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2424247*

Data Sheet Review:

Item Details	**Adequate**
Statement of Significance	**Information Update Available**
Description	**Adequate**
History	**Information Update Available**
Historic Notes	**Information Update Available**
Historic Themes	**Information Update Available**
Assessment of Significance	**Information Update Available**
Recommended Management	**Information Update Available**
Heritage Listing	**Adequate**
Study Details	**Information Update Available**
References & Internet Links	**Adequate**
Images	**Further Images Required, Boundary Map Required**



Heritage Conservation Area	**C13 - East Sydney Heritage Conservation Area**

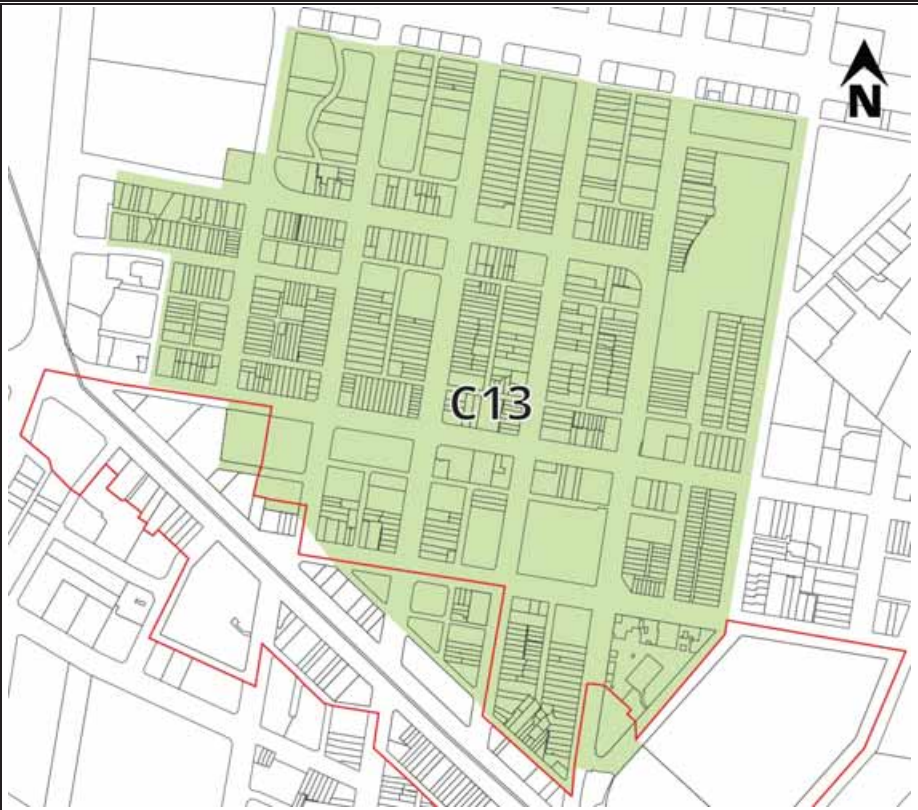
Short Description:

The East Sydney Herittage Conservation Area is bound by Yurong Lane, Barnett Lane and St Peters Lane (behind William Street), Forbes Street, Taylor Square, Foley Street, southern and western boundary of 165 - 167 Riley Street, western boundary of 1-17 Norman Street, Norman Street, western boundary of 223-225 Liverpool Street, Liverpool St, Hargrave St, Francis Street, College Lane, Stanley Street, the western boundary of No 6 Stanley Street, the northern boundaries of No 6 Stanley Street and Yurong Street.

State Heritage Inventory Datasheet: *https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2424279*

Data Sheet Review:

Item Details	**Adequate**
Statement of Significance	**Adequate**
Description	**Adequate**
History	**Adequate**
Historic Notes	**Adequate**
Historic Themes	**Information Update Available**
Assessment of Significance	**Adequate**
Recommended Management	**Information Update Available**
Heritage Listing	**Adequate**
Study Details	**Information Update Available**
References & Internet Links	**Adequate**
Images	**Further Images Required, Boundary Map Required**



Heritage Conservation Area	**C50 - Paddington Urban Heritage Conservation Area**

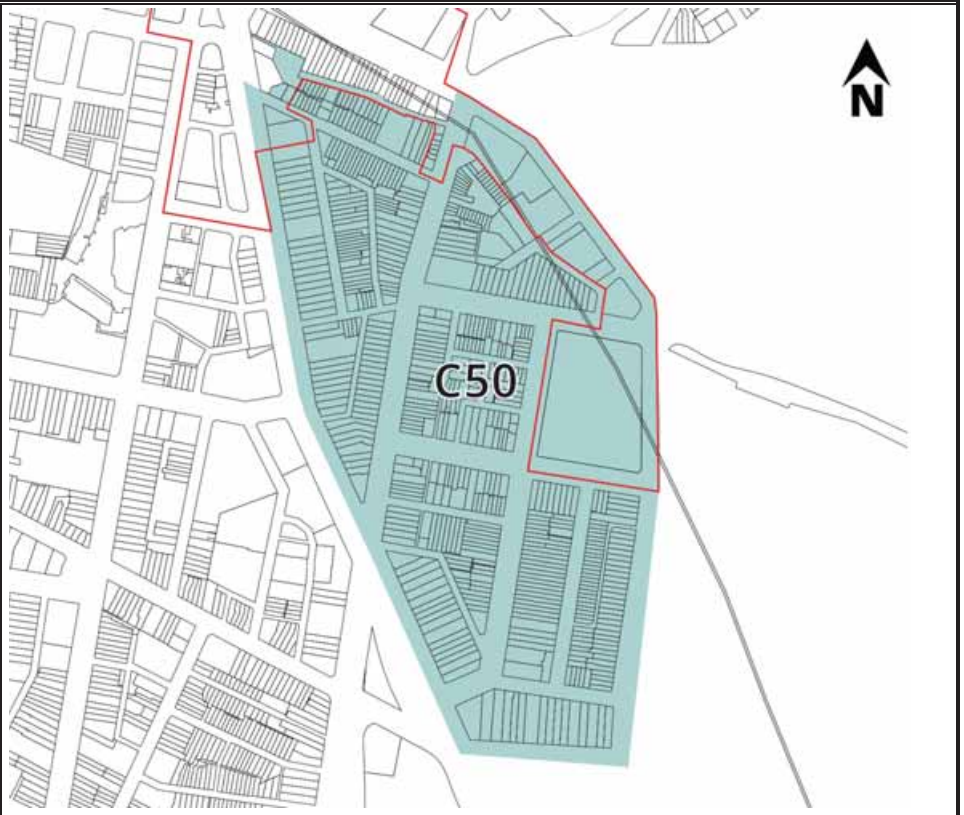
Short Description:

The Paddington Urban Conservation Area is an irregularly shaped area defined by major traffic routes Flinders Street and Oxford Street-Greens Road. South Dowling Street bisects the area. The street pattern is irregular and lot sizes vary considerably. There is a network of minor streets and lanes within major blocks. The area is developed predominantly with 2-3 storey terrace development of the Victorian period. The large number of church and public buildings reflect history of the Sydney Common. Established street planting unifies the

State Heritage Inventory Datasheet: *https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2421493*

Data Sheet Review:

Item Details	**Adequate**
Statement of Significance	**Adequate**
Description	**Adequate**
History	**Adequate**
Historic Notes	**Adequate**
Historic Themes	**Information Update Available**
Assessment of Significance	**Adequate**
Recommended Management	**Information Update Available**
Heritage Listing	**Adequate**
Study Details	**Information Update Available**
References & Internet Links	**Adequate**
Images	**Boundary Map Required**



Heritage Conservation Area	**C59- Bourke Street North Heritage Conservation Area**

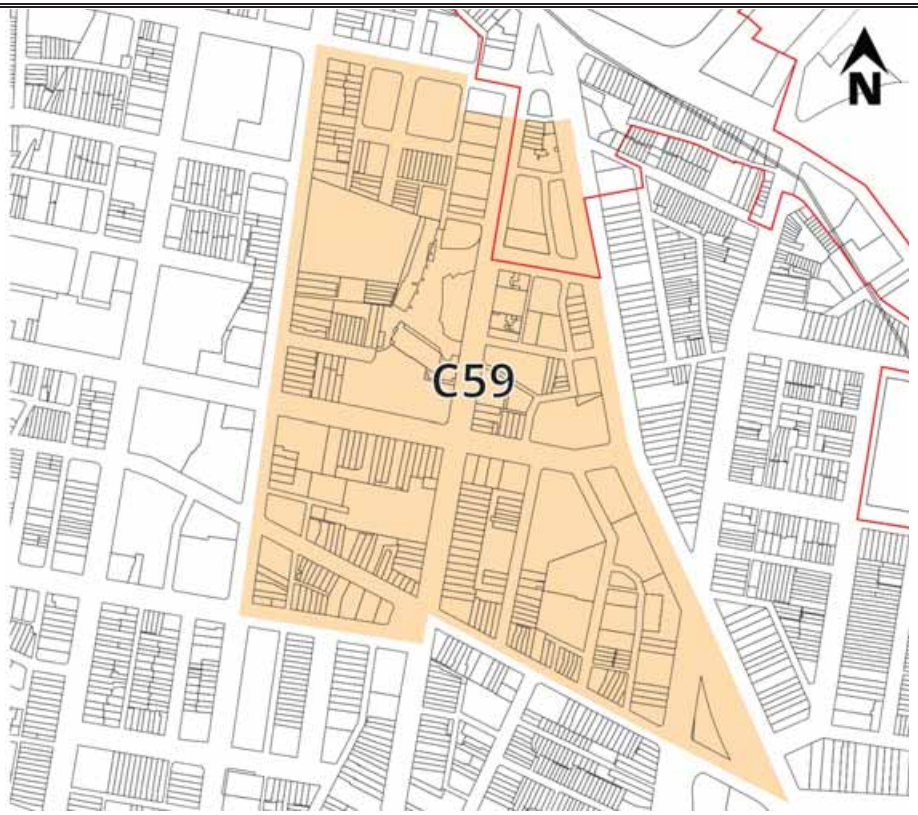
Short Description:

The area comprises predominantly 19th Century two storey residential and commercial streetscapes dating from the 1830s to the 1880s. Federation era terraces and early 20th century warehouses (particularly around Hutchinson Street and Hutchinson Place) and Inter - war residential flat buildings (particularly on Bourke Street) contribute to its character. There are scattered late 20th century detracting and neutral buildings on consolidated sites throughout the conservation area.

State Heritage Inventory Datasheet: *https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2421460*

Data Sheet Review:

Item Details	**Adequate**
Statement of Significance	**Adequate**
Description	**Adequate**
History	**Adequate**
Historic Notes	**Adequate**
Historic Themes	**Information Update Available**
Assessment of Significance	**Adequate**
Recommended Management	**Information Update Available**
Heritage Listing	**Adequate**
Study Details	**Adequate**
References & Internet Links	**Adequate**
Images	**Boundary Map Required**



Appendix B

Review of Heritage Items Datasheets



curio PROJECTS

HERITAGE LISTED ITEMS ON THE LEP AT A LOCAL OR STATE LEVEL WITHIN THE AREA OF THE ACTIVITY STREET PRECINCT 3: Oxford Street Heritage Study Volume 2

Block Number	Item No.	Name	Street No.	Street Name	Suburb
BLOCK 2	I379	Burdekin Hotel Including Interior	2-4	Oxford St	Darlinghurst
	I380	Exchange Hotel Including Interior	34-36	Oxford St	Darlinghurst
	I381	Commercial Building Including Interior	38-46	Oxford St	Darlinghurst
	I382	Commercial Building Including Interior	48-50	Oxford St	Darlinghurst
	I378	Commercial Building "Silf Company" Including Interior	10-20	Oxford Sq	Darlinghurst
	I444	Commercial Building "Oxford Hall" Including Interior	165-167	Riley St	Darlinghurst
	I350	Former "Winns Ltd, Department Store" Including Interiors	233-225	Liverpool St	Darlinghurst
	I1581	Former "Lowes" Including Interior	21	Oxford St	Surry Hills
	I1582	Former ANZ Bank Including Interior	31-33	Oxford St	Surry Hills
	I1583	Former Commonwealth Bank including interior	37-41	Oxford St	Surry Hills
BLOCK 5	I383	Former Commercial Building "London Chambers" including Interior	52-54	Oxford St	Darlinghurst
	I384	GA Zink & Sons Building	56	Oxford St	Darlinghurst
	I385	Commercial Building (58-60 Oxford Street) Including Interior	58-60	Oxford St	Darlinghurst
	I386	Three Storey Federation Commercial Building	62-66	Oxford St	Darlinghurst
	I387	Commercial Building "Daniel's" (68-70 Oxford Street) Including Interior	68-70	Oxford St	Darlinghurst
	I388	Commercial Building "Nelson Leong" (72-72A Oxford Street) Including Interior	72-72A	Oxford St	Darlinghurst
	I389	Commercial Building (74-78 Oxford Street) Including Interior	74-78	Oxford St	Darlinghurst
	I391	Former Kelson's Hotel Including Interior	80	Oxford St	Darlinghurst
BLOCK 6	I390	Brighton Hotel Including Interior	75-77	Oxford St	Darlinghurst
	I393	Commercial Building "Oxford House" Including Interior	103-105	Oxford St	Darlinghurst
	I394	Commercial Building including interior	107-111	Oxford St	Darlinghurst
	I398	Former Commercial Building "Edward Arnold & Co Store" including interior	113-115	Oxford St	Darlinghurst
	I392	Former Oxford Street Municipal Chambers Including Interior	82-106	Oxford St	Darlinghurst
	I229	Burton Street Tabernacle Including Interior	39	Burton St	Darlinghurst
BLOCK 8	I399	Westpac Bank	117-123	Oxford St	Darlinghurst
	I402	Commercial Building Including Interior	137-139	Oxford St	Darlinghurst
	I404	Commercial Building Including Interior	141-143	Oxford St	Darlinghurst
	I405	Commercial Building including interior	151-151A	Oxford St	Darlinghurst
	I406	Commercial Building Including Interior	153	Oxford St	Darlinghurst
	I407	Commercial Building Group Including Interior	155-157	Oxford St	Darlinghurst
	I408	Commercial Building Interior	159	Oxford St	Darlinghurst
	I410	Commercial Building Façade Including Interior	161	Oxford St	Darlinghurst
	I411	Commercial Building Including Interior	163-169	Oxford St	Darlinghurst
	I412	Commercial Building "Fraser & Hughes" Including Interior	171	Oxford St	Darlinghurst
	I413	Former CBC Bank Including Interior	173-175	Oxford St	Darlinghurst
	I414	Commercial Building Including Interior	185	Oxford St	Darlinghurst
	I415	Court House Hotel Including Interior	189	Oxford St	Darlinghurst
	I223	Commercial Building "Kinsela House" Including Former Chapel and Interior	383-387	Bourke St	Darlinghurst
BLOCK 9	I395	Former Crecy Hotel Including Interior	108	Oxford St	Darlinghurst
	I396	Commercial Building (110 Oxford Street) Including Interior	110	Oxford St	Darlinghurst
	I397	Commercial Building Group (112-122 Oxford Street) Including Interior	112-122	Oxford St	Darlinghurst

curio PROJECTS

HERITAGE LISTED ITEMS ON THE LEP AT A LOCAL OR STATE LEVEL WITHIN THE AREA OF THE ACTIVITY STREET PRECINCT 3: Oxford Street Heritage Study Volume 2

Block Number	Item No.	Name	Street No.	Street Name	Suburb
BLOCK 10	I1541	Former Commonwealth Bank Including Interior	1-5	Flinders St	Surry Hills
	I1584	St Michael's Anglican Church Group Buildings Incl. Interior & Grounds & Fence	7-9	Flinders St	Surry Hills
	I1425	Shop and Residences Group Including Interiors	304-312	Bourke St	Surry Hills
	I1426	"Brewongle Flats" and "Pogs Car Laundry" including interiors	342-344	Bourke St	Surry Hills
BLOCK 11	I316	Former Darlinghurst Police Station Including Interior	301	Forbes St	Darlinghurst
	I299	Former East Sydney Technical College and Darlinghurst Gaol Including Buildings A	156	Forbes St	Darlinghurst
	I400	Former Electrical Substation (No. 6) Including Interior	136	Oxford St	Darlinghurst
	I401	Underground lavatory including interior	136	Oxford St	Darlinghurst
	I403	Darlinghurst Court House Group Including Interior, Fencing and Grounds	138	Oxford St	Darlinghurst
BLOCK 12	I416	Beauchamp Hotel Including Interior	265-267	Oxford St	Darlinghurst
BLOCK 13	I409	Sacred Heart Group Including Buildings and Their Interiors, Fencing And Grounds	160	Oxford St	Darlinghurst
BLOCK 15	I1062	UNSW College of Fine Arts including buildings and their interiors, and grounds	1-37	Greens Rd	Paddington

Summary Review of Existing Information for Heritage Items within the Study Area

This summary review includes an overview of the existing SHI datasheets for Heritage Items within the study area.

The key to understanding the review is defined as follows:

Adequate	=	Appropriate level of detail
Information Update Available	=	There is new information contained in the "Thematic History" prepared by Curio Projects, 2021, that should be added to the SHI Datasheet, when possible.
Further Research Required	=	There is little to no information contained in the SHI data sheet. Further detailed research is required.
Further Images Required	=	There is a need to update the images.
Boundary Maps Required	=	There is a need to provide a reference map for the datasheet.
NA	=	Not applicable. Lack of informatipn does not impact on the quality of the data contained within the SHI Datasheet.

Block 2 - Heritage Item Inventory	**2-4 Oxford Street, Darlinghurst**	**34-36 Oxford Street, Darlinghurst**	**38-46 Oxford Street, Darlinghurst**	**48-50 Oxford Street, Darlinghurst**
				
LEP Item No.	I379	I380	I381	I382
Name of Item	Burdekin Hotel Including Interior	Exchange Hotel Including Interior	Commercial Building Including Interior	Commercial Building including Interior
Item Details	Adequate	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Adequate	Adequate	Adequate
Description	Adequate	Adequate	Further research required	Further research required
History	Adequate	Adequate	Adequate	Adequate
Historical Notes	Adequate	Adequate	Adequate	Adequate
Historic Themes	Adequate	Adequate	Adequate	Adequate
Assessment of Significance	Adequate	Adequate	Adequate	Adequate
Recommended Management	Information Update Available	Information Update Available	Information Update Available	Information Update Available
Listings	Available	Adequate	Adequate	Adequate
Study details	Adequate	Information Update Available	Adequate	Adequate
References	Adequate	Adequate	Adequate	Adequate
Images	Further Images Required	Adequate	Adequate	Further Images Required

Block 2 - Heritage Item Inventory	**10-20 Oxford Square, Darlinghurst**	**165-167 Riley Street, Darlinghurst**	**223-225 Liverpool Street, Darlinghurst**
			
LEP Item No.	I378	I444	I350
Name of Item	Commercial Bldg. "SILF Company" Including Interior	Commercial Bldg. "Oxford Hall" Including Interior	Former "Winns LTD, Department Store" Including Interior
Item Details	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Adequate	Adequate
Description	Further research required	Further research required	Further research required
History	Adequate	Adequate	Further research required
Historical Notes	Adequate	Adequate	Further research required
Historic Themes	Adequate	Adequate	Further research required
Assessment of Significance	Adequate	Adequate	Further research required
Recommended Management	Information Update Available	Adequate	Adequate
Listings	Adequate	Adequate	Adequate
Study details	Adequate	Adequate	Adequate
References	Adequate	Adequate	Adequate
Images	Further Images Required	Further Images Required	Further Images Required

Block 3 - Heritage Item Inventory	**21 Oxford Street, Surry Hills**	**31-33 Oxford Street, Surry Hills**	**37-41 Oxford Street, Surry Hills**
			
LEP Item No.	I1581	I1582	I1583
Name of Item	Former ANZ Bank Including Interior	Former "Lowes" Including Interior	Former Commonwealth Bank including interior
Item Details	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Adequate	Adequate
Description	Further research required	Adequate	Adequate
History	Further research required	Adequate	Adequate
Historical Notes	Further research required	Adequate	Adequate
Historic Themes	Further research required	Adequate	Adequate
Assessment of Significance	Adequate	Adequate	Adequate
Recommended Management	Information Update Available	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate
Study Details	Further research required	Further research required	Further research required
References	Adequate	Adequate	Adequate
Images	Further Images Required	Further Images Required	Further Images Required

Block 5 - Heritage Item Inventory Review	**52-54 Oxford Street, Darlinghurst**	**56-78 Oxford Street, Darlinghurst**	**56-78 Oxford Street, Darlinghurst**	**56-78 Oxford Street, Darlinghurst**
				
LEP item no.	I383	I384	I385	I386
Name of Item	Former Commercial Building "London Chambers" Including Interior	Commecrial Building "GA Zink & Sons" (56 Oxford Street) Including Interior	Commercial Building (58-60 Oxford Street) Including Interior	Commercial Building (62-66 Oxford Street) Including Interior
Item Details	Adequate	Adequate	Adequate	Adequate
Statement of significance	Adequate	Adequate	Adequate	Adequate
Description	Adequate	Adequate	Adequate	Adequate
History	Adequate	Further research required	Adequate	Adequate
Historical notes	Adequate	Further research required	Adequate	Adequate
Historic themes	Adequate	Adequate	Further research required	Adequate
Assessment of significance	Adequate	Adequate	Adequate	Adequate
Recommended Management	Information Update Available	Information Update Available	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate	Adequate
Study details	Adequate	Adequate	Adequate	Adequate
References	Adequate	Adequate	Adequate	Adequate
Images	Further Images Required	Adequate but could use an update	Further Images Required	Further Images Required

Block 5 - Heritage Item Inventory Review	**56-78 Oxford Street, Darlinghurst**	**56-78 Oxford Street, Darlinghurst**	**56-78 Oxford Street, Darlinghurst**	**80 Oxford Street, Darlinghurst**
				
LEP item no.	I387	I388	I389	I391
Name of Item	Commercial Building "Daniel's" (68-70 Oxford Street) Including Intrior	Commercial Building "Nelson Leong" (72-72A Oxford Street) Including Interior	Commercial Building (74-78 Oxford Street) Including Interior	Former Kelso's Hotel Including Interior
Item Details	Adequate	Further research required	Further research required	Adequate
Statement of significance	Adequate	Adequate	Adequate	Adequate
Description	Adequate	Adequate	Adequate	Adequate
History	Further research required	Further research required	Adequate	Adequate
Historical notes	Further research required	Further research required	Adequate	Adequate
Historic themes	Further research required	Further research required	Further research required	Adequate
Assessment of significance	Adequate	Adequate	Adequate	Adequate
Recommended Management	Information Update Available	Information Update Available	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate	Adequate
Study details	Adequate	Adequate	Adequate	Further research required
References	Adequate	Adequate	Adequate	Adequate
Images	Further Images Required	Further Images Required	Further Images Required	Further Images Required

Block 6 - Heritage Item Inventory Review	75-77 Oxford Street, Darlinghurst	103-105 Oxford Street, Darlinghurst	107-111 Oxford Street, Darlinghurst	113-115 Oxford Street, Darlinghurst
				
LEP Item No.	I390	I393	I394	I398
Name of Item	Brighton Hotel Including Interior	Commerical Building "Oxford House" Including Interior	Commercial Building Including Interior	Former Commerical Building "Edward Arnold & Co Store" Including Interior
Item Details	Adequate	Adequate	Information Update Available	Adequate
Statement of Significance	Adequate	Adequate	Information Update Available	Adequate
Description	Adequate	Adequate	Further research required	Adequate
History	Adequate	Adequate	Further research required	Information Update Available
Historical Notes	Adequate	Adequate	Further research required	Adequate
Historic Themes	Adequate	Adequate	Further research required	Information Update Available
Assessment of Significance	Adequate	Adequate	Information Update Available	Adequate
Recommended Management	Adequate	Information Update Available	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate	Adequate
Study Details	Missing	Further research required	Adequate	Adequate
References	Adequate	Adequate	Adequate	Adequate
Images	Adequate	Further Images Required	Further Images Required	Further Images Required

Block 7 - Heritage Item Inventory Review	**82-106 Oxford Street, Darlinghurst**	**39 Burton Street, Darlinghurst**
		
LEP item no.	I392	I229
Name of Item	Former Oxford Street Municipal Chambers Including Interior	Burton Street Tabernacle Including Interior
Item Details	Adequate	Adequate
Statement of significance	Adequate	Adequate
Description	Adequate	Adequate
History	Adequate	Adequate
Historical notes	Adequate	Adequate
Historic themes	Adequate	Adequate
Assessment of significance	Adequate	Adequate
Recommended Management	Information Update Available	Adequate
Listings	Adequate	Adequate
Study details	Adequate	Adequate
References	Adequate	Adequate
Images	Adequate	Adequate

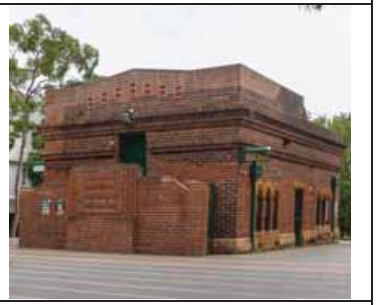


Block 9 - Heritage Item Inventory Review	**108 Oxford Street, Darlinghurst**	**110-122 Oxford Street, Darlinghurst**	**110-122 Oxford Street, Darlinghurst**
			
LEP Item No.	I395	I396	I397
Name of Item	Former Crecy Hotel Including Interior	Commercial Building (110 Oxford Street) Including Interior	Commercial Building (112-122 Oxford Street) Including Interior
Item Details	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Adequate	Adequate
Description	Further research required	Adequate	Adequate
History	Adequate	Adequate	Adequate
Historical Notes	Adequate	Adequate	Adequate
Historic Themes	Information Update Available	Information Update Available	Adequate
Assessment of Significance	Adequate	Adequate	Adequate
Recommended Management	Information Update Available	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate
Study Ddetails	Adequate	Adequate	Adequate
References	Adequate	Adequate	Adequate
Images	Further Images Required	Further Images Required	Further Images Required

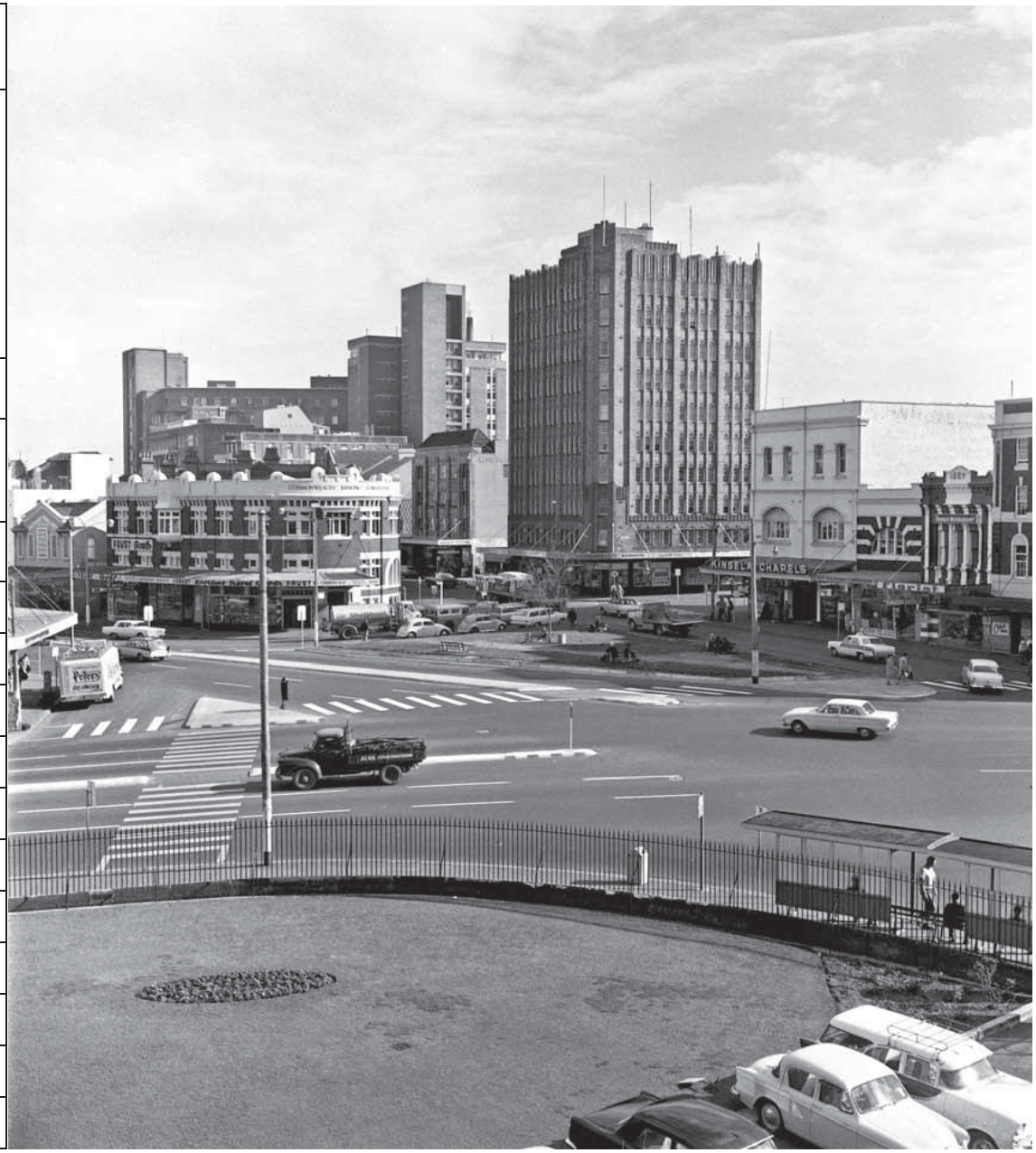
Block 10 - Heritage Item Inventory Review	**1-5 Flinders Street, Surry Hills**	**7-9 Patterson Lane, Surry Hills**	**304-312 Bourke Street, Surry Hills**
			
LEP Item No.	I1541	I1584	I1425
Name of Item	Former Commonwealth Bank Including Interior	Commecial Building	Shop and Residences Group Including Interiors
Item Details	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Further research required	Adequate
Description	Further research required	Further research required	Further research required
History	Adequate	Further research required	Further research required
Historical Notes	Further research required	Further research required	Further research required
Historic Themes	Information Update Available	Information Update Available	Adequate
Assessment of Significance	Adequate	Information Update Available	Information Update Available
Recommended Management	Information Update Available	Adequate	Adequate
Listings	Adequate	Adequate	Adequate
Study Details	Further research required	Further research required	Further research required
References	Adequate	Adequate	Adequate
Images	Further Images Required	Further Images Required	Adequate

Block 10 - Heritage Item Inventory Review	**342-344 Bourke Street, Surry Hills**
	
LEP Item No.	I1426
Name of Item	"Brewongle Flats" & "Pogs Car Laundry" Including Interiors
Item Details	Adequate
Statement of Significance	Adequate
Description	Further research required
History	Adequate
Historical Notes	Adequate
Historic Themes	Adequate
Assessment of Significance	Adequate
Recommended Management	Adequate
Listings	Adequate
Study Details	Adequate
References	Adequate
Images	Further Images Required



Block 11 - Heritage Item Inventory Review	**301 Forbes Street, Drarlinghurst**	**156 Forbes Street, Darlinghurst**	**136 Oxford Street, Darlinghurst**	**136 Oxford Street, Darlinghurst**
				
LEP Item No.	I316	I299	I401	I400
Name of Item	Former Darlinghurst Police Station Including Interior	Former East Sydney Technical College & Darlinghurst Gaol Including Bilding A	Underground Lavatory Including Interior	Former Electrical Substation (no.6) Including Interior
Item Details	Adequate	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Further research required	Adequate	Adequate
Description	Further research required	Further research required	Adequate	Adequate
History	Further research required	Further research required	Adequate	Adequate
Historical Notes	Further research required	Further research required	Adequate	Adequate
Historic Themes	Adequate	Adequate	Adequate	Adequate
Assessment of Significance	Further research required	Further research required	Adequate	Adequate
Recommended Management	Adequate	Adequate	Information Update Available	Information Update Available
Listings	Adequate	Adequate	Adequate	Adequate
Study Details	Information Update Available	Adequate	Adequate	Information Update Available
References	Adequate	Adequate	Adequate	Adequate
Images	Further Photos Required	Further Photos Required	Further Photos Required	Further Photos Required

Block 11 - Heritage Item Inventory Review	**138 Oxford Street, Darlinghurst**
	
LEP Item No.	I403
Name of Item	Darlinghurst Court House Group Including Interior, Fencing and Grounds
Item Details	Adequate
Statement of Significance	Adequate
Description	Adequate
History	Adequate
Historical Notes	Adequate
Historic Themes	Adequate
Assessment of Significance	Further research required
Recommended Management	Information Update Available
Listings	Adequate
Study Details	Information Update Available
References	Adequate
Images	Further Photos Required



Block 11, 13, 15 - Heritage Item Inventory Review	**(Block 11)** **265-267 Oxford Street, Drarlinghurst**	**(Block 13)** **160 Oxford Street, Darlinghurst**	**(Block 15)** **1-37 Greens Road, Paddington**
		 	
LEP Item No.	I416	I409	I1062
Name of Item	Beauchamp Hotel Including Interior	Sacfred Heart Group Including Buildings and their Interiors, Fencing and Grounds	UNSW College of Fine Arts including buildings and their interiors, and grounds
Item Details	Adequate	Adequate	Adequate
Statement of Significance	Adequate	Adequate	Adequate
Description	Adequate	Adequate	Adequate
History	Adequate	Adequate	Adequate
Historical Notes	Adequate	Adequate	Adequate
Historic Themes	Adequate	Adequate	Adequate
Assessment of Significance	Adequate	Adequate	Adequate
Recommended Management	Adequate	Adequate	Information Update Available
Listings	Adequate	Adequate	Adequate
Study Details	Adequate	Adequate	Adequate
References	Adequate	Adequate	Adequate
Images	Adequate	Further Images Required	Further Images Required

Appendix C

Study Area: All Properties



Building Contributions

Block 1

Block 1



Address	- **1-19 Oxford Street** **Darlinghurst**
LEP Item	**Not recommended**
Current HCA grade	**Not included in HCA**
Recommended HCA grade	**Not included in HCA**

Building Contributions

Block 2

Block 2









Address	**Winns LTD, Department Store** **223-225 Liverpool Street** **Darlinghurst**	**Burdekin Hotel** **2-4 Oxford Street** **Darlinghurst**	**Parkridge Corporate Building** **6-14 Oxford Street** **Darlinghurst**	**Park Apartments Building** **18-32 Oxford Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I350)**	**Existing LEP Item (I379)**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Detracting**	**Detracting**
Recommended HCA grade	**Contributory**	**Contributory**	**Detracting**	**Detracting**

Building Contributions

Block 2

Block 2









Address	**Exchange Hotel** **34-36 Oxford Street** **Darlinghurst**	**Commercial Building** **38-46 Oxford Street** **Darlinghurst**	**Commercial Building** **48-50 Oxford Street** **Darlinghurst**	**SILF Company Building** **10-20 Oxford Square** **Darlinghurst**
LEP Item	**Existing LEP Item (I380)**	**Existing LEP Item (I381)**	**Existing LEP Item (I382)**	**Existing LEP Item (I378)**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 2



Address	**Oxford Hall** **165-167 Riley Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I444)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

Building Contributions

Block 3

Block 3









Address	**Former ANZ Bank** **21 Oxford Street** **Surry Hills**	**IGA Romeo's Food Hall** **23-29 Oxford Street** **Surry Hills**	**Former "Lowes"** **31-33 Oxford Street** **Surry Hills**	- **35 Oxford Street** **Surry Hills**
LEP Item	**Existing LEP Item (I1581)**	**Recommended LEP Item**	**Existing LEP Item (I1582)**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 3

Block 3



Address	**Former Commonwealth Bank** **37-41 Oxford Street** **Surry Hills**
LEP Item	**Existing LEP Item (I1583)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**St. George Bank** **43 Oxford Street** **Surry Hills**
LEP Item	**Recommended LEP Item**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**-** **45 Oxford Street** **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**-** **47 Oxford Street** **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Contributory**

Block 3



Address	**Hungry Jacks** **49-51 Oxford Street** **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

Building Contributions

Block 4

Block 4



Address	**Oxford Vill. Shopping Centre** **55-73 Oxford Street** **Surry Hills**
LEP Item	**Not recommended**
Current HCA grade	**Detracting**
Recommended HCA grade	**Detracting**

Building Contributions

Block 5

Block 5









Address	**"London Chambers" 52-54 Oxford Street Darlinghurst**	**GA Zink & Sons 56 Oxford Street Darlinghurst**	**- 58-60 Oxford Street Darlinghurst**	**- 62-66 Oxford Street Darlinghurst**
LEP Item	**Existing LEP Item (I383)**	**Existing LEP Item (I384)**	**Existing LEP Item (I385)**	**Existing LEP Item (I386)**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 5

Block 5

				
Address	**"Daniel's Building"** **68-70 Oxford** **Darlinghurst**	**"Nelson Leong" Building** **72-72A Oxford Street** **Darlinghurst**	**-** **74-78 Oxford Street** **Darlinghurst**	**Kelso's Hotel** **80 Oxford Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I387)**	**Existing LEP Item (I388)**	**Existing LEP Item (I389)**	**Existing LEP Item (I391)**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 5

	
Address	**-** **7 Burton Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

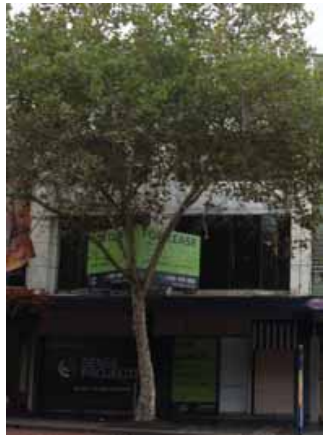
Building Contributions

Block 6

Block 6









Address	**Brighton Hotel** **75-77 Oxford Street** **Darlinghurst**	**-** **79 Oxford Street** **Darlinghurst**	**-** **81-83 Oxford Street** **Darlinghurst**	**Universal Hotel** **85-91 Oxford Street** **Darlinghurst**	
LEP Item	**Existing LEP Item (I390)**	**Not Recommended**	**Not Recommended**	**(87-91) Recommended LEP Item**	**(85-87) Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Detracting**	**Neutral**	**Neutral**
Recommended HCA grade	**Contributory**	**Neutral**	**Neutral**	**Contributory**	**Contributory**

Building Contributions

Block 6

Block 6



Address	- 93 Oxford Street Darlinghurst
LEP Item	Recommended LEP Item
Current HCA grade	Contributory
Recommended HCA grade	Contributory



Address	- 95 Oxford Street Darlinghurst
LEP Item	Recommended LEP Item
Current HCA grade	Contributory
Recommended HCA grade	Contributory



Address	Liquor on Oxford 97-99 Oxford Street Darlinghurst
LEP Item	(99) Recommended LEP Item
Current HCA grade	(99) Neutral
Recommended HCA grade	(99) Contributory

LEP Item	(97) Not Recommended
Current HCA grade	(97) Neutral
Recommended HCA grade	(97) Neutral



Address	Swiss Bakerz 101 Oxford Street Darlinghurst
LEP Item	Recommended LEP Item
Current HCA grade	Contributory
Recommended HCA grade	Contributory

Block 6



Address	Oxford House 103-105 Oxford Street Darlinghurst
LEP Item	Existing LEP Item (I393)
Current HCA grade	Contributory
Recommended HCA grade	Contributory



Address	- 107-111 Oxford Street Darlinghurst
LEP Item	(111) Remove from LEP Heritage Listing
Current HCA grade	(111) Neutral
Recommended HCA grade	(111) Contributory

LEP Item	Revise Existing LEP Item (I394)
Current HCA grade	(107-109) Contributory
Recommended HCA grade	(107-109) Contributory



Address	Edward Arnold & Co Store 113-115 Oxford Street Darlinghurst
LEP Item	Existing LEP Item (I398)
Current HCA grade	Contributory
Recommended HCA grade	Contributory

Building Contributions

Block 7

Block 7









Address	**Former Oxford Street Municipal Chambers** **82-106 Oxford Street** **Darlinghurst**		**-** **254 Crown Street** **Darlinghurst**	**-** **256 Crown Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I392)**		**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**		**Detracting**	**Neutral**
Recommended HCA grade	**Contributory**		**Detracting**	**Contributory**

Block 7











Address	**Oxford Flats** **251-255 Palmer Street** **Darlinghurst**	**-** **257 Palmer Street** **Darlinghurst**	**-** **259 Palmer Street** **Darlinghurst**	**-** **261 Palmer Street** **Darlinghurst**	**-** **263 Palmer Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Neutral**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 7

Block 7

					
Address	**Riverina Flats** **265 Palmer Street** **Darlinghurst**	**-** **33 Burton Street** **Darlinghurst**	**-** **35 Burton Street** **Darlinghurst**	**-** **37 Burton Street** **Darlinghurst**	**Burton Street Tabernacle** **39 Burton Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**	**Existing LEP Item (I229)**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 7

				
Address	**-** **28 Langley Street** **Darlinghurst**	**-** **30 Langley Street** **Darlinghurst**	**-** **32 Langley Street** **Darlinghurst**	**46 Langley Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Detracting**

Building Contributions

Block 8

Block 8









Address	**Gaslight Inn** **276-278 Crown Street** **Darlinghurst**	**Westpac Bank** **117-123 Oxford Street** **Darlinghurst**	**-** **125 Oxford Street** **Darlinghurst**	**Somerset Building** **127 Oxford Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**	**Existing LEP Item (I399)**	**Recommended LEP Item**	**Recommended LEP Item**
Current HCA grade	**No Grading**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 8









Address	**Somerset Building** **129 Oxford Street** **Darlinghurst**	**-** **131 Oxford Street** **Darlinghurst**	**-** **133 Oxford Street** **Darlinghurst**	**-** **135 Oxford Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**	**Recommended LEP Item**	**Not Recommended**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 8

Block 8







Address	137-139 Oxford Street Darlinghurst	141-143 Oxford Street Darlinghurst	145 Oxford Street Darlinghurst
LEP Item	Existing LEP Item (I402)	Existing LEP Item (I404)	Not Recommended
Current HCA grade	Contributory	Contributory	Contributory
Recommended HCA grade	Contributory	Contributory	Contributory

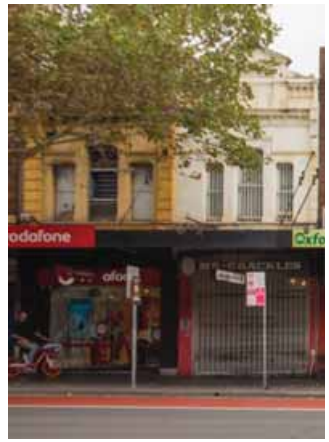
Block 8











Address	147 Oxford Street Darlinghurst	149 Oxford Street Darlinghurst	151-151A Oxford Street Darlinghurst	153 Oxford Street Darlinghurst	155-157 Oxford Street Darlinghurst
LEP Item	Recommended LEP Item	Not Recommended	Existing LEP Item (I405)	Existing LEP Item (I406)	Existing LEP Item (I407)
Current HCA grade	Contributory	Contributory	Contributory	Contributory	Contributory
Recommended HCA grade	Contributory	Contributory	Contributory	Contributory	Contributory

Building Contributions

Block 8

Block 8









Address	- **159 Oxford Street Darlinghurst**	- **161 Oxford Street Darlinghurst**	- **163-169 Oxford Street Darlinghurst**	**Fraser & Hughes 171 Oxford Street Darlinghurst**
LEP Item	**Existing LEP Item (I408)**	**Existing LEP Item (I410)**	**Existing LEP Item (I411)**	**Existing LEP Item (I412)**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 8









Address	**Stonewall Hotel 173-175 Oxford Street Darlinghurst**	- **177 Oxford Street Darlinghurst**	- **179 Oxford Street Darlinghurst**	- **181 Oxford Street Darlinghurst**
LEP Item	**Existing LEP Item (I413)**	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Neutral**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

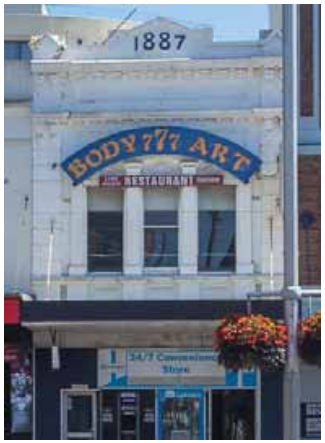
Block 8

Block 8









Address	- 183 Oxford Street, Darlinghurst	- 185 Oxford Street Darlinghurst	Court House Hotel 189 Oxford Street Darlinghurst	- 379-379A Bourke Street Darlinghurst
LEP Item	Recommended LEP Item	Existing LEP Item (I414)	Existing LEP Item (I415)	Recommended LEP Item
Current HCA grade	Contributory	Contributory	Contributory	Contributory
Recommended HCA grade	Contributory	Contributory	Contributory	Contributory

Block 8







Address	- 381 Bourke Street Darlinghurst	Kinselas Hotel 383-387 Bourke Street Darlinghurst	- 48 Little Oxford Street Darlinghurst
LEP Item	Not Recommended	Existing LEP Item (I223)	Not Recommended
Current HCA grade	Contributory	Contributory	No Grading
Recommended HCA grade	Contributory	Contributory	Contributory

Building Contributions

Block 9

Block 9



Address	**Crecy Hotel** **108 Oxford Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I395)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**-** **110 Oxford Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I396)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**-** **112-122 Oxford Street** **Darlinghurst**
LEP Item	**Existing LEP Item (I397)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

Block 9



Address	**-** **124-128 Oxford Street** **Darlinghurst**
LEP Item	**Not Recommended**
Current HCA grade	**Detracting**
Recommended HCA grade	**Neutral**



Address	**-** **130-132 Oxford Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



Address	**Oxford Hotel** **134 Oxford Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

Building Contributions

Block 10

Block 10





Address	**Commonwealth Bank** **1-5 Flinders Street** **Surry Hills**	**-** **7-9 Patterson Lane** **Surry Hills**
LEP Item	**Existing LEP Item (I1541)**	**Existing LEP Item (I1584)**
Current HCA grade	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**

Building Contributions

Block 10

Block 10



-

Address	**304-312 Bourke Street** **Surry Hills**
LEP Item	**Existing LEP Item (I1425)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



	314-320 Bourke Street **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Neutral**



-

	322-340 Bourke Street **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Detracting**
Recommended HCA grade	**Detracting**

Block 10



Brewongle Flat & Pogs Car Laundry

Address	**342-344 Bourke Street** **Surry Hills**
LEP Item	**Existing LEP Item (I1426)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



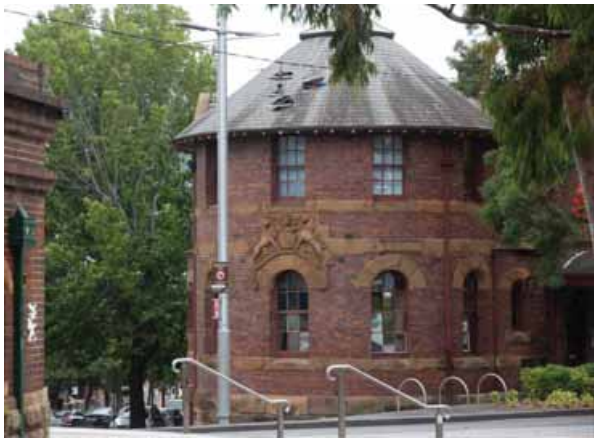
-

	23-47 Flinders Street **Surry Hills**
LEP Item	**Not Recommended**
Current HCA grade	**Detracting**
Recommended HCA grade	**Detracting**

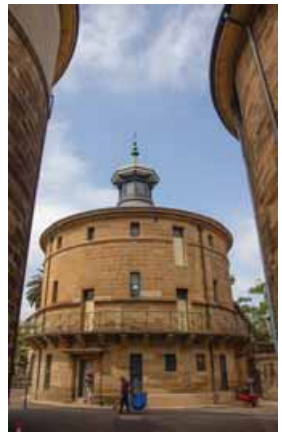
Building Contributions

Block 11

Block 11







	Darlinghurst Police Station	East Sydney Technical College
Address	301 Forbes Street Drarlinghurst	156 Forbes Street Drarlinghurst
LEP Item	Existing LEP Item (I316)	Existing LEP Item (I299)
Current HCA grade	Contributing	Contributing
Recommended HCA grade	Contributing	Contributing

Block 11





	Underground Lavatory	Former Electrical Substation No.6	Darlinghurst Court House
Address	136 Oxford Street Drarlinghurst	136 Oxford Street Drarlinghurst	138 Oxford Street Drarlinghurst
LEP Item	Existing LEP Item (I401)	Existing LEP Item (I400)	Existing LEP Item (I403)
Current HCA grade	Contributing	Contributing	Contributing
Recommended HCA grade	Contributing	Contributing	Contributing

Building Contributions

Block 12

Block 12





	-	-	-
Address	**191-195 Oxford Street Darlinghurst**	**197-199 Oxford Street Darlinghurst**	**201 Oxford Street Darlinghurst**
LEP Item	**Recommended LEP Item**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**

Block 12





	-	-	-	-	-
Address	**203 Oxford Street Darlinghurst**	**205 Oxford Street Darlinghurst**	**207 Oxford Street Darlinghurst**	**209 Oxford Street Darlinghurst**	**211 Oxford Street Darlinghurst**
LEP Item	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 12

Block 12







	-	-	-	-	-
Address	213 Oxford Street Darlinghurst	215 Oxford Street Darlinghurst	217 Oxford Street Darlinghurst	219 Oxford Street Darlinghurst	221 Oxford Street Darlinghurst
LEP Item	Not Recommended	Not Recommended	Recommended LEP Item	Recommended LEP Item	Recommended LEP Item
Current HCA grade	Contributory	Contributory	Contributory	Contributory	Contributory
Recommended HCA grade	Contributory	Contributory	Contributory	Contributory	Contributory

Block 12









	-	-	-	-	-
Address	223 Oxford Street Darlinghurst	225 Oxford Street Darlinghurst	227 Oxford Street Darlinghurst	229 Oxford Street Darlinghurst	231 Oxford Street Darlinghurst
LEP Item	Not Recommended	Not Recommended	Not Recommended	Recommended LEP Item	Recommended LEP Item
Current HCA grade	Contributory	Contributory	Contributory	Contributory	Contributory
Recommended HCA grade	Contributory	Contributory	Neutral	Contributory	Contributory

Building Contributions

Block 12

Block 12





Address	- 233 Oxford Street Darlinghurst	- 235 Oxford Street Darlinghurst	- 237 Oxford Street Darlinghurst	- 239 Oxford Street Darlinghurst	- 241 Oxford Street Darlinghurst
LEP Item	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Recommended LEP Item**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 12





Address	- 243 Oxford Street Darlinghurst	- 245 Oxford Street Darlinghurst	- 247 Oxford Street Darlinghurst	- 249 Oxford Street Darlinghurst	- 251 Oxford Street Darlinghurst
LEP Item	**Recommended LEP Item**	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 12

Block 12





Address	- **253 Oxford Street Darlinghurst**	- **255-259 Oxford Street Darlinghurst**	- **261 Oxford Street Darlinghurst**	- **263 Oxford Street Darlinghurst**
LEP Item	**Not Recommended**	**Not Recommended**	**Not Recommended**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 12







Address	**Beauchamp Hotel 265-267 Oxford Street Darlinghurst**	- **319-321 South Dowling Street Darlinghurst**	- **323 South Dowling Street Darlinghurst**	- **325 South Dowling Street Darlinghurst**
LEP Item	**Existing LEP Item (I416)**	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Building Contributions

Block 12

Block 12







	-	-	-	-
Address	**327 South Dowling Street Darlinghurst**	**329 South Dowling Street Darlinghurst**	**331 South Dowling Street Darlinghurst**	**333 South Dowling Street Darlinghurst**
LEP Item	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**	**Recommended LEP Item**
Current HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**	**Contributory**	**Contributory**

Block 12





	-	Albion House 10-24 Flinders Street Darlinghurst
Address	**4-6 Flinders Street Darlinghurst**	
LEP Item	**Recommended LEP Item**	**Not Recommended**
Current HCA grade	**Contributory**	**Contributory**
Recommended HCA grade	**Contributory**	**Contributory**

Building Contributions

Block 12

Block 12



-

Address	**4-6 Taylor Street** **Darlinghurst**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Contributory**



-

	8-10 Taylor Street **Darlinghurst**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Contributory**



-

	2 Sturt Street **Darlinghurst**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Neutral**

Block 12



Claridge Apartments

Address	**28-30A Flinders Street** **Darlinghurst**
LEP Item	**Recommended LEP Item**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**



-

	2 Flinders Street **Darlinghurst**
LEP Item	**Not Recommended**
Current HCA grade	**Neutral**
Recommended HCA grade	**Neutral**

Building Contributions

Block 13

Block 13







Address	**Sacred Heart School** **160 Oxford Street** **Darlinghurst**		
LEP Item	**Exisitng LEP Item (I409)**		
Current HCA grade	**Contributing**	**Detracting**	
Recommended HCA grade	**Contributing**	**Detracting**	

Building Contributions

Block 14

Block 14





	Former West Olympia Theatre	**-**
Address	**1-11 Oxford Street Paddington**	**13-15 Oxford Street Paddington**
LEP Item	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Detracting**
Recommended HCA grade	**Contributory**	**Detracting**

Block 14







	-	**-**	**-**
Address	**17 Oxford Street Paddington**	**19 Oxford Street Paddington**	**21-25 Oxford Street Paddington**
LEP Item	**Not Recommended**	**Not Recommended**	**Not Recommended**
Current HCA grade	**Neutral**	**Neutral**	**Detracting**
Recommended HCA grade	**Neutral**	**Contributory (Verona Street side)**	**Detracting**

Building Contributions

Block 14

Block 14





Address	**Rose Shamrock and Thistle Hotel** **27-33 Oxford Street** **Paddington**	**-** **59 Oxford Street** **Paddington**
LEP Item	**Not Recommended**	**Not Recommended**
Current HCA grade	**Contributory**	**Detracting**
Recommended HCA grade	**Contributory**	**Detracting**

Building Contributions

Block 15

Block 15







Address	**UNSW College of Fine Arts** **1-37 Greens Road** **Paddington**
LEP Item	**Existing LEP Item (I1062)**
Current HCA grade	**Contributory**
Recommended HCA grade	**Contributory**

Appendix D

Assessment of Significance for Properties Considered for Listing



88 properties (not included the currently heritage listed items) within the precinct, that were identified by the City of Sydney requiring consideration for heritage listing or listing as contributory heritage items.

Address	Block	Current Grade on the DCP	Proposed Grade on the DCP	Recommendations for the LEP
23 - 29 Oxford Street	3	Contributory	Contributory	Recommended
43 Oxford street	3	Contributory	Contributory	Recommended
45 Oxford Street	3	Contributory	Contributory	Not recommended
47 Oxford Street	3	Neutral	Contributory	Not recommended
49 - 51 Oxford Street	3	Contributory	Contributory	Not recommended
7 Burton Street	5	Contributory	Contributory	Recommended
101 Oxford Street	6	Contributory	Contributory	Recommended
111 Oxford Street	6	Neutral	Contributory	Not recommended
79 Oxford Street	6	Contributory	Neutral	Not recommended
81 - 83 Oxford Street	6	Detracting	Neutral	Not recommended
85 - 91 Oxford Street	6	Neutral	Contributory	Recommended
93 Oxford Street	6	Contributory	Contributory	Recommended
95 Oxford Street	6	Contributory	Contributory	Recommended
97 Oxford Street	6	Neutral	Neutral	Not recommended
99 Oxford Street	6	Neutral	Contributory	Recommended
254 Crown Street	7	Detracting	Neutral	Not recommended
251 - 255 Palmer street	7	Contributory	Contributory	Recommended
256 Crown Street	7	Neutral	Contributory	Not recommended
259, 261 and 263 Palmer Street	7	Contributory	Contributory	Not recommended
257 Palmer Street	7	Neutral	Contributory	Not recommended
265 Palmer Street	7	Contributory	Contributory	Recommended
28, 30 & 32 Langley Street	7	Contributory	Contributory	Recommended
33, 35 and 37 Burton Street	7	Contributory	Contributory	Recommended
125 Oxford Street	8	Contributory	Contributory	Recommended
127 Oxford Street	8	Contributory	Contributory	Recommended
129 Oxford Street	8	Contributory	Contributory	Recommended
131 Oxford Street	8	Contributory	Contributory	Recommended
133 Oxford Street	8	Contributory	Contributory	Not recommended
135 Oxford Street	8	Contributory	Contributory	Recommended
145 Oxford Street	8	Contributory	Contributory	Not recommended
147 Oxford Street	8	Contributory	Contributory	Recommended
149 Oxford Street	8	Contributory	Contributory	Not recommended
177 Oxford Street	8	Contributory	Contributory	Recommended
179 Oxford Street	8	Neutral	Contributory	Recommended
181 Oxford street	8	Contributory	Contributory	Recommended
183 Oxford Street	8	Contributory	Contributory	Recommended
379 - 379a Bourke Street	8	Contributory	Contributory	Recommended
381 Bourke Street	8	Contributory	Contributory	Not recommended

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88 properties (not included the currently heritage listed items) within the precinct, that were identified by the City of Sydney requiring consideration for heritage listing or listing as contributory heritage items.

Address	Block	Current Grade on the DCP	Proposed Grade on the DCP	Recommendations for the LEP
48 Little Oxford	8	Not Graded	Contributory	Not recommended
276-278 Crown Street	8	No Grading	Contributory	Recommended
130 - 132 Oxford Street	9	Contributory	Contributory	Recommended
134 Oxford Street	9	Contributory	Contributory	Recommended
10 - 24 Flinders Street	12	Contributory	Contributory	Not recommended
191 - 195 Oxford Street	12	Contributory	Contributory	Recommended
197 - 199 Oxford Street	12	Contributory	Contributory	Not recommended
201 Oxford Street	12	Contributory	Contributory	Not recommended
203 Oxford Street	12	Contributory	Contributory	Not recommended
205 Oxford Street	12	Contributory	Contributory	Not recommended
207 Oxford Street	12	Contributory	Contributory	Not recommended
209 Oxford Street	12	Contributory	Contributory	Not recommended
211 Oxford Street	12	Contributory	Contributory	Not recommended
213 Oxford Street	12	Contributory	Contributory	Not recommended
215 Oxford Street	12	Contributory	Contributory	Not recommended
217 Oxford Street	12	Contributory	Contributory	Recommended
219 Oxford Street	12	Contributory	Contributory	Recommended
221 Oxford Street	12	Contributory	Contributory	Recommended
223 Oxford Street	12	Contributory	Contributory	Not recommended
225 Oxford Street	12	Contributory	Contributory	Not recommended
227 Oxford Street	12	Contributory	Neutral	Not recommended
229 Oxford Street	12	Contributory	Contributory	Recommended
231 Oxford Street	12	Contributory	Contributory	Recommended
233 Oxford Street	12	Contributory	Contributory	Not recommended
235 Oxford Street	12	Contributory	Contributory	Not recommended
237 Oxford Street	12	Contributory	Contributory	Not recommended
239 Oxford Street	12	Contributory	Contributory	Recommended
241 Oxford Street	12	Contributory	Contributory	Recommended
243 Oxford Street	12	Contributory	Contributory	Recommended
245 Oxford Street	12	Contributory	Contributory	Not recommended
247 Oxford Street	12	Contributory	Contributory	Not recommended
249 Oxford Street	12	Contributory	Contributory	Not recommended
251 Oxford Street	12	Contributory	Contributory	Not recommended
253 Oxford Street	12	Contributory	Contributory	Not recommended
255 - 259 Oxford Street	12	Contributory	Contributory	Not recommended
261 Oxford Street	12	Contributory	Contributory	Not recommended
263 Oxford Street	12	Contributory	Contributory	Recommended
28 - 30A Flinders Street	12	Contributory	Contributory	Recommended

88 properties (not included the currently heritage listed items) within the precinct, that were identified by the City of Sydney requiring consideration for heritage listing or listing as contributory heritage items.

Address	Block	Current Grade on the DCP	Proposed Grade on the DCP	Recommendations for the LEP
319 - 321 South Dowling Street	12	Contributory	Contributory	Recommended
323 South Dowling Street	12	Contributory	Contributory	Recommended
325 South Dowling Street	12	Contributory	Contributory	Recommended
327 South Dowling Street	12	Contributory	Contributory	Recommended
329 South Dowling Street	12	Contributory	Contributory	Recommended
331 South Dowling Street	12	Contributory	Contributory	Recommended
4 - 6 Taylor Street	12	Neutral	Contributory	Not recommended
8 - 10 Taylor Street	12	Neutral	Contributory	Not recommended
333 South Dowling Street	12	Contributory	Contributory	Recommended
4 - 6 Flinders Street	12	Contributory	Contributory	Recommended
1 - 11 Oxford Street	14	Contributory	Contributory	Not recommended
27 - 33 Oxford Street	14	Contributory	Contributory	Not recommended

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
27 - 33 Oxford Street	**Paddington**	**Art Deco - Commercial / Hotel**	2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	251 - 255 Palmer street	Darlinghurst	Federation and Art Deco - Residential				
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail							
225 Oxford Street	**Darlinghurst**	**Art Deco - Commercial / Retail**	383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	23 - 29 Oxford Street	Surry Hills	Art Deco - Commercial / Supermarket	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
						10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
						28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use				
						251 - 255 Palmer street	Darlinghurst	Federation and Art Deco - Residential				
23 - 29 Oxford Street	**Surry Hills**	**Art Deco - Commercial / Supermarket**	383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
10 - 24 Flinders Street	**Darlinghurst**	**Art Deco - Mixed use**	2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	23 - 29 Oxford Street	Surry Hills	Art Deco - Commercial / Supermarket	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use				
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail							
28 - 30A Flinders Street	**Darlinghurst**	**Art Deco - Mixed use**	383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	23 - 29 Oxford Street	Surry Hills	Art Deco - Commercial / Supermarket	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
133 Oxford Street	**Darlinghurst**	**c 1850s - Commercial / Retail**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	352 Crown Street	Surry Hills	Victorian cottage	Cottage Including Interior and Front Stairs
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	335-349 Crown Street	Surry Hills	Rustic Gothic & Victorian	House (335 Crown Street) Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	358-362 Crown Street	Surry Hills	Mid Victorian with some Georgian detailing	Terrace Group Including Interiors
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	636-638 Crown Street	Surry Hills	late Victorian	Terrace Houses Including Interiors
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior

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						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	33-35 King Street	Newtown	mid Victorian housing	Cottage Group Including Interiors and Front Fencing
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "\)c Everigham Dental Surgery" Including Interior
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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131 Oxford Street	**Darlinghurst**	**c. 1850s - Commercial / Restaurant**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	33-35 King Street	Newtown	mid Victorian housing	Cottage Group Including Interiors and Front Fencing
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Ic Everigham Dental Surgery" Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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257, 259, 261 and 263 Palmer Street	**Darlinghurst**	**c. 1850s - Residential**				28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential	352 Crown Street	Surry Hills	Victorian cottage	Cottage Including Interior and Front Stairs
						33, 35 and 37 Burton Street	Darlinghurst	c. 1867 - Residential	514-524 Crown Street	Surry Hills	Victorian Italianate	Terrace Group Including Interiors
									313-317 Crown Street	Surry Hills	early Victorian	Terrace Group Including Interiors
									358-362 Crown Street	Surry Hills	Mid Victorian with some Georgian detailing	Terrace Group Including Interiors
									303-309 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									311 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									319 Crown Street	Surry Hills	early-Victorian	Terrace Houses Including Interiors
									636-638 Crown Street	Surry Hills	late Victorian	Terrace Houses Including Interiors
									299-301 Crown Street	Surry Hills	early-Victorian	Terrace Houses Including Interiors

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135 Oxford Street	**Darlinghurst**	**c. 1865 - Commercial / Unknown**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Jc Everigham Dental Surgery" Including Interior
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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33, 35 and 37 Burton Street	**Darlinghurst**	**c. 1867 - Residential**				257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	352 Crown Street	Surry Hills	Victorian cottage	Cottage Including Interior and Front Stairs
						33, 35 and 37 Burton Street	Darlinghurst	c. 1867 - Residential	514-524 Crown Street	Surry Hills	Victorian Italianate	Terrace Group Including Interiors
						28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential	313-317 Crown Street	Surry Hills	early Victorian	Terrace Group Including Interiors
									358-362 Crown Street	Surry Hills	Mid Victorian with some Georgian detailing	Terrace Group Including Interiors
									303-309 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									311 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									319 Crown Street	Surry Hills	early-Victorian	Terrace Houses Including Interiors
									636-638 Crown Street	Surry Hills	late Victorian	Terrace Houses Including Interiors
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97 - 99 Oxford Street	**Darlinghurst**	**c. 1890 - 1915 - Commercial / Retail**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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101 Oxford Street	**Darlinghurst**	**c. 1890 - 1915 - Commercial / Unknown**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
145 Oxford Street	**Darlinghurst**	**c. 1890s - Commercial / Unknown**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Ioc Everigham Dental Surgery" Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
147 Oxford Street	**Darlinghurst**	**c. 1890s - Commercial / Unknown**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Ioc Everigham Dental Surgery" Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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201 Oxford Street	**Darlinghurst**	**c. 1907 - Commercial / Unknown**	165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
						213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
						197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior

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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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149 Oxford Street	**Darlinghurst**	**c. 1910 - 1920 - Commercial / Retail**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	245 Oxford Street	Darlinghurst	Edwardian - Commercial	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant	247 Oxford Street	Darlinghurst	Edwardian - Commercial	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail	249 Oxford Street	Darlinghurst	Edwardian - Commercial	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown	251 Oxford Street	Darlinghurst	Edwardian - Commercial	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown	253 Oxford Street	Darlinghurst	Edwardian - Commercial				

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			136 Oxford Street (former electrical substation)	Darlinghurst	Federation Queen Anne Style - Utilities / Electricity	255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use				
						107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
						93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
79 Oxford Street	**Darlinghurst**	**c. 1920 - Commercial / Retail**	189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
			342 - 344 Bourke Street	Surry Hills	Inter-War Style - Transport / Garage	79 Oxford Street	Darlinghurst	c. 1920 - Commercial / Retail	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher				
						213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate				
						197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						245 Oxford Street	Darlinghurst	Edwardian - Commercial				
						247 Oxford Street	Darlinghurst	Edwardian - Commercial				
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				
						93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				

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265 Palmer Street	**Darlinghurst**	**c. 1921 - 1924 / Residential**	1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
									47-49 William Street	Darlinghurst	Inter-war Free Classical Style	Museum Hotel including interior
									505 Crown Street	Surry Hills	Inter-War Hotel	Former Hotel Victoria Including Interior
									21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
									145 King Street	Newtown	Inter-War Functionalist	Marlborough Hotel Including Interior
									576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
81 - 83 Oxford Street	**Darlinghurst**	**c. 1930 - Commercial / Unknown**	189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	259 Oxford Street	Paddington	Inter-war Stripped Classical	Commonwealth Bank including interior
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			342 - 344 Bourke Street	Surry Hills	Inter-War Style - Transport / Garage	79 Oxford Street	Darlinghurst	c. 1920 - Commercial / Retail	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
						213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"

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						197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	47-49 William Street	Darlinghurst	Inter-war Free Classical Style	Museum Hotel including interior
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	412-416 Crown Street	Surry Hills	Inter-War Free Classical	Dolphin Hotel (412-414 Crown Street) Including Interior
						245 Oxford Street	Darlinghurst	Edwardian - Commercial	505 Crown Street	Surry Hills	Inter-War Hotel	Former Hotel Victoria Including Interior
						247 Oxford Street	Darlinghurst	Edwardian - Commercial	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
						249 Oxford Street	Darlinghurst	Edwardian - Commercial	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
						251 Oxford Street	Darlinghurst	Edwardian - Commercial	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
						253 Oxford Street	Darlinghurst	Edwardian - Commercial	244 King Street	Newtown	Inter-War Free Classical	Former Union Bank of NSW Including Interior
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
						261 Oxford Street	Darlinghurst	Edwardian - Commercial	145 King Street	Newtown	Inter-War Functionalist	Marlborough Hotel Including Interior
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel	576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
						93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				

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379 - 379a Bourke Street	**Darlinghurst**	**Classical Style (1887) - Commercial / Retail**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	351 Crown Street	Surry Hills	late Victorian Commercial building	Former Crown Street Women's Hospital Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	245 Oxford Street	Darlinghurst	Edwardian - Commercial	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	247 Oxford Street	Darlinghurst	Edwardian - Commercial	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	249 Oxford Street	Darlinghurst	Edwardian - Commercial	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	251 Oxford Street	Darlinghurst	Edwardian - Commercial	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	253 Oxford Street	Darlinghurst	Edwardian - Commercial	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	261 Oxford Street	Darlinghurst	Edwardian - Commercial	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
						333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior

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						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				

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						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				
211 Oxford Street	**Darlinghurst**	**Early twentieth century - Commercial / Butcher**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			223 - 225 Liverpool Street	Darlinghurst	Federation - Commercial / Warehouse	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	79 Oxford Street	Darlinghurst	c. 1920 - Commercial / Retail	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			21 Oxford Street	Surry Hills	Federation Free Classical Style - Commercial / Bank	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			52 - 54 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Bank	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			1 - 5 Flinders Street	Surry Hills	Federation Free Style - Commercial / Bank	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	231 Oxford Street	Darlinghurst	Late nineteenth century - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant				223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail				344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel				113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown				157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown				32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
			304 - 312 Bourke Street	Surry Hills	Federation Queen Anne Style - Residential / Flat							

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			136 Oxford Street (former electrical substation)	Darlinghurst	Federation Queen Anne Style - Utilities / Electricity							
213 Oxford Street	**Darlinghurst**	**Early twentieth century - Commercial / Real Estate**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			223 - 225 Liverpool Street	Darlinghurst	Federation - Commercial / Warehouse	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	79 Oxford Street	Darlinghurst	c. 1920 - Commercial / Retail	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			21 Oxford Street	Surry Hills	Federation Free Classical Style - Commercial / Bank	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			52 - 54 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Bank	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			1 - 5 Flinders Street	Surry Hills	Federation Free Style - Commercial / Bank	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	231 Oxford Street	Darlinghurst	Late nineteenth century - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant				223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail				344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel				113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "loc Everigham Dental Surgery" Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown				157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown				32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
			304 - 312 Bourke Street	Surry Hills	Federation Queen Anne Style - Residential / Flat							
			136 Oxford Street (former electrical substation)	Darlinghurst	Federation Queen Anne Style - Utilities / Electricity							

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197 - 199 Oxford Street	**Darlinghurst**	**Early twentieth century - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			223 - 225 Liverpool Street	Darlinghurst	Federation - Commercial / Warehouse	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
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			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			21 Oxford Street	Surry Hills	Federation Free Classical Style - Commercial / Bank	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			52 - 54 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Bank	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			1 - 5 Flinders Street	Surry Hills	Federation Free Style - Commercial / Bank	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior

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			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	231 Oxford Street	Darlinghurst	Late nineteenth century - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant				223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown				157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown				32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
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215 Oxford Street	**Darlinghurst**	**Early twentieth century - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			223 - 225 Liverpool Street	Darlinghurst	Federation - Commercial / Warehouse	149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
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			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	231 Oxford Street	Darlinghurst	Late nineteenth century - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant				223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail				344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel				113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "]oc Everigham Dental Surgery" Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown				157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown				32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
			304 - 312 Bourke Street	Surry Hills	Federation Queen Anne Style - Residential / Flat							
			136 Oxford Street (former electrical substation)	Darlinghurst	Federation Queen Anne Style - Utilities / Electricity							

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245 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	247 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	249 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				
247 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	249 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				

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249 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				
251 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				

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253 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				
255 - 259 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				

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261 Oxford Street	**Darlinghurst**	**Edwardian - Commercial**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						381 Bourke Street	Darlinghurst	Edwardian Style - Commercial / Hotel				
381 Bourke Street	**Darlinghurst**	**Edwardian Style - Commercial / Hotel**	136 Oxford Street (underground men's lavatory)	Darlinghurst	Edwardian - Community / Public Lavatory	245 Oxford Street	Darlinghurst	Edwardian - Commercial	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			301 Forbes Street	Darlinghurst	Edwardian Police Station - Law / Police Station	247 Oxford Street	Darlinghurst	Edwardian - Commercial	384 Oxford Street	Paddington	Edwardian/Federation - Queen Anne Revival (Arts and Crafts)	Paddington Arms Hotel and interiors
						249 Oxford Street	Darlinghurst	Edwardian - Commercial				
						251 Oxford Street	Darlinghurst	Edwardian - Commercial				
						253 Oxford Street	Darlinghurst	Edwardian - Commercial				
						255 - 259 Oxford Street	Darlinghurst	Edwardian - Commercial				
						261 Oxford Street	Darlinghurst	Edwardian - Commercial				

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251 - 255 Palmer street	**Darlinghurst**	**Federation and Art Deco - Residential**	2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel	23 - 29 Oxford Street	Surry Hills	Art Deco - Commercial / Supermarket	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown	10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown	28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			304 - 312 Bourke Street	Surry Hills	Federation Queen Anne Style - Residential / Flat	265 Palmer Street	Darlinghurst	c. 1921 - 1924 / Residential	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
						251 - 255 Palmer street	Darlinghurst	Federation and Art Deco - Residential	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
									597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
									280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
									119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
									206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
									316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
									165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
									229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
									240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
									21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior

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1 - 11 Oxford Street	**Paddington**	**Federation Free Classical - Commercial / Cinema**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			21 Oxford Street	Surry Hills	Federation Free Classical Style - Commercial / Bank	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	252 Oxford Street	Paddington	Free Federation or Edwardian Baroque	Imperial Hotel, including interiors
			52 - 54 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Bank	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			1 - 5 Flinders Street	Surry Hills	Federation Free Style - Commercial / Bank	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office				240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
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			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							
134 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Hotel**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
256 Crown Street	**Darlinghurst**	**Federation Free Style - Commercial / Mixed Use**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							
107 - 111 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
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130 - 132 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
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			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
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			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
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183 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
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			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							
191 - 195 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							
219 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	221 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
221 Oxford Street	**Darlinghurst**	**Federation Free Style - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	594-596 Crown Street	Surry Hills	Federation Anglo-Dutch	"St Clair Flats" Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	1 - 11 Oxford Street	Paddington	Federation Free Classical - Commercial / Cinema	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	256 Crown Street	Darlinghurst	Federation Free Style - Commercial / Mixed Use	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	107 - 111 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	183 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	191 - 195 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown	240-242 King Street	Newtown	Federation Free Style	Former Government Savings Bank including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	219 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Unknown				
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office							
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant							

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			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail							
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel							
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown							
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown							
93 Oxford Street	**Darlinghurst**	**Inter-War Functionalist - Commercial / Unknown**	37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	265 Palmer Street	Darlinghurst	c. 1921 - 1924 / Residential	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	81 - 83 Oxford Street	Darlinghurst	c. 1930 - Commercial / Unknown	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				

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95 Oxford Street	**Darlinghurst**	**Inter-War Functionalist - Commercial / Unknown**	37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	265 Palmer Street	Darlinghurst	c. 1921 - 1924 / Residential	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	81 - 83 Oxford Street	Darlinghurst	c. 1930 - Commercial / Unknown	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
231 Oxford Street	**Darlinghurst**	**Late nineteenth century - Commercial / Unknown**	56 Oxford Street	Darlinghurst	Federation - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	338 Oxford Street	Paddington	late 19th Century blending of Classic Revival and Italianate	Paddington Inn Hotel and interiors
			223 - 225 Liverpool Street	Darlinghurst	Federation - Commercial / Warehouse	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	470-474 Crown Street	Surry Hills	Victorian Italianate	Clock Hotel Including Interior
			21 Oxford Street	Surry Hills	Federation Free Classical Style - Commercial / Bank	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			52 - 54 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Bank	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
			68 - 70 Oxford Street	Darlinghurst	Federation Free Classical Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			1 - 5 Flinders Street	Surry Hills	Federation Free Style - Commercial / Bank	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
			108 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
			110 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			112 - 122 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			141 - 143 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			151 - 151A Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			153 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			38 - 46 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			48 - 50 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
			58 - 60 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			80 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Office	237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant	263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			62 - 66 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Retail	319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
			34 - 36 Oxford Street	Darlinghurst	Federation Free Style - Hotel	329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			72 - 72A Oxford Street	Darlinghurst	Federation Free Style - Unknown	331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown	344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			74 - 78 Oxford Street	Darlinghurst	Federation Free Style Stripped Classical Style - Unknown	28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
			173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office							
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office							
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office							
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office							
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office							

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
217 Oxford Street	**Darlinghurst**	**Late Victorian - Commercial / Unknown**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	325 King Street	Newtown	Victorian	CBC Bank (Former), including interiors
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior

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						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
207 Oxford Street	**Darlinghurst**	**Mid nineteenth century - Commercial / Retail**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?				
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				

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						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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203 Oxford Street	**Darlinghurst**	**Mid nineteenth century - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?				
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
205 Oxford Street	**Darlinghurst**	**Mid nineteenth century - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?				
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
209 Oxford Street	**Darlinghurst**	**Mid nineteenth century - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?				
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				

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						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
85 - 91 Oxford Street	**Darlinghurst**	**Mixed - Commercial / Club**	2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	145 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	217 Oxford Street	Darlinghurst	Late Victorian - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
									482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
									522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
									260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
									304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
									223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
									344-358 King Street	Newtown	late Victorian Municipal Hall	Community Building "St George's Hall" (352 King Street) Including Interior
									113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
									157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
254 Crown Street	**Darlinghurst**	**Post-Modernist - Residential**										

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43 Oxford street	**Surry Hills**	**Unknown - Commercial / Bank**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				
125 Oxford Street	**Darlinghurst**	**Unknown - Commercial / Hotel**	2 - 4 Oxford Street	Darlinghurst	Federation - Hotel with Inter-War Art Deco style overlay	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			1 - 37 Greens Road	Paddington	Federation Free Classical Style (Block A), Inter-War Georgian Revival Style (Block C) - Education	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank				21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank				145 King Street	Newtown	Inter-War Functionalist	Marlborough Hotel Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail				576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
333 South Dowling Street	**Darlinghurst**	**Victorian - Commercial / Hotel?**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	470-474 Crown Street	Surry Hills	Victorian Italianate	Clock Hotel Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown				
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
177 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Pub**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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129 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Restaurant**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				

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						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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179 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Retail**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				

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						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "]oc Everigham Dental Surgery" Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
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45 Oxford Street	**Surry Hills**	**Victorian - Commercial / Retail**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "]oc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
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			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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49 - 51 Oxford Street	**Surry Hills**	**Victorian - Commercial / Retail (Restaurant)**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
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127 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
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181 Oxford street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
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			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
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						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
237 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "]oc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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263 Oxford Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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319 - 321 South Dowling Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
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329 South Dowling Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
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SITES IN THE STUDY AREA: NOT CURRENTLY HERITAGE LISTED			SIMILAR EXAMPLES IN THE STUDY AREA: HERITAGE LISTED SITES			SIMILAR EXAMPLES IN THE STUDY AREA: NOT HERITAGE LISTED			SIMILAR EXAMPLES IN OXFORD ST (PADDINGTON), WILLIAM ST (DARLINGHURST), CROWN ST (SURRY HILLS), AND KING ST (NEWTOWN): HERITAGE LISTED SITES			
Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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331 South Dowling Street	**Darlinghurst**	**Victorian - Commercial / Unknown**	171 Oxford Street	Darlinghurst	Mid-Nineteenth Century - Commercial / Office	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			39 Burton Street	Darlinghurst	Victorian Free Classical Style Church - Religion / Church	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			160 Oxford Street	Darlinghurst	Victorian Gothic Revival School, Federation Gothic Style Church - Religious / Church	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	157 King Street	Newtown	late Victorian hotel	Former Milton Hotel Including Interior

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						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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28, 30 & 32 Langley Street	**Darlinghurst**	**Victorian - Residential**				131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	352 Crown Street	Surry Hills	Victorian cottage	Cottage Including Interior and Front Stairs
						257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	514-524 Crown Street	Surry Hills	Victorian Italianate	Terrace Group Including Interiors
						33, 35 and 37 Burton Street	Darlinghurst	c. 1867 - Residential	313-317 Crown Street	Surry Hills	early Victorian	Terrace Group Including Interiors
									303-309 Crown Street	Surry Hills	early-Victorian	Terrace Group Including Interiors
									311 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									319 Crown Street	Surry Hills	early-Victorian	Terrace House Including Interior
									299-301 Crown Street	Surry Hills	early-Victorian	Terrace Houses Including Interiors
									33-35 King Street	Newtown	mid Victorian housing	Cottage Group Including Interiors and Front Fencing
239 Oxford Street	**Darlinghurst**	**Victorian Classical - Commercial / Unknown**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	249 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	247 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	338 Oxford Street	Paddington	late 19th Century blending of Classic Revival and Italianate	Paddington Inn Hotel and interiors
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate				
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				

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						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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241 Oxford Street	**Darlinghurst**	**Victorian Classical - Commercial / Unknown**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	249 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	247 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	338 Oxford Street	Paddington	late 19th Century blending of Classic Revival and Italianate	Paddington Inn Hotel and interiors
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate				
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				

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						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				
243 Oxford Street	**Darlinghurst**	**Victorian Classical - Commercial / Unknown**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	249 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	247 Oxford Street	Paddington	Victorian Free Classical	Paddington Town Hall Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	338 Oxford Street	Paddington	late 19th Century blending of Classic Revival and Italianate	Paddington Inn Hotel and interiors
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate				
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown				
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				

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						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
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						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
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						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
4 - 6 Flinders Street	**Darlinghurst**	**Victorian Free Style - Commercial / Unknown**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						85 - 91 Oxford Street	Darlinghurst	Mixed - Commercial / Club	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop
						177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub				
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant				
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail				
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						28, 30 & 32 Langley Street	Darlinghurst	Victorian - Residential				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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227 Oxford Street	**Darlinghurst**	**Victorian Style - Commercial / Restaurant**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	85 - 91 Oxford Street	Darlinghurst	Mixed - Commercial / Club	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				
						229 Oxford Street	Darlinghurst	Victorian Style - Commercial / Unknown				

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223 Oxford Street	**Darlinghurst**	**Victorian Style - Commercial / Retail**	173 - 175 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Bank	133 Oxford Street	Darlinghurst	c 1850s - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	85 - 91 Oxford Street	Darlinghurst	Mixed - Commercial / Club	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop

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						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
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			10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	131 Oxford Street	Darlinghurst	c. 1850s - Commercial / Restaurant	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	257, 259, 261 and 263 Palmer Street	Darlinghurst	c. 1850s - Residential	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	135 Oxford Street	Darlinghurst	c. 1865 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	207 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Retail	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	203 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	205 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	209 Oxford Street	Darlinghurst	Mid nineteenth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	85 - 91 Oxford Street	Darlinghurst	Mixed - Commercial / Club	522-524A King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						333 South Dowling Street	Darlinghurst	Victorian - Commercial / Hotel?	260-266 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						177 Oxford Street	Darlinghurst	Victorian - Commercial / Pub	304-314 King Street	Newtown	late Victorian Free Classical	Commercial Building Including Interior
						129 Oxford Street	Darlinghurst	Victorian - Commercial / Restaurant	223-227 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
						179 Oxford Street	Darlinghurst	Victorian - Commercial / Retail	113-117 King Street	Newtown	late Victorian Commercial	Former Commercial Building "Joc Everigham Dental Surgery" Including Interior
						323 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail	32-38 King Street	Newtown	late Victorian Commercial	Goulds Bookshop

curio PROJECTS

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
						325 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						327 South Dowling Street	Darlinghurst	Victorian - Commercial / Retail				
						45 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						47 Oxford Street	Surry Hills	Victorian - Commercial / Retail				
						49 - 51 Oxford Street	Surry Hills	Victorian - Commercial / Retail (Restaurant)				
						127 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						181 Oxford street	Darlinghurst	Victorian - Commercial / Unknown				
						233 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						235 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						237 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						263 Oxford Street	Darlinghurst	Victorian - Commercial / Unknown				
						319 - 321 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						329 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						331 South Dowling Street	Darlinghurst	Victorian - Commercial / Unknown				
						239 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						241 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						243 Oxford Street	Darlinghurst	Victorian Classical - Commercial / Unknown				
						4 - 6 Flinders Street	Darlinghurst	Victorian Free Style - Commercial / Unknown				
						227 Oxford Street	Darlinghurst	Victorian Style - Commercial / Restaurant				
						223 Oxford Street	Darlinghurst	Victorian Style - Commercial / Retail				

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276-278 Crown Street	**Darlinghurst**	**Federation / Inter War Style - Commercial / Hotel**	383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	81 - 83 Oxford Street	Darlinghurst	c. 1930 - Commercial / Unknown	469 Oxford Street	Paddington	Federation Queen Anne style	Former House "Pendower" Including Interior
			265 - 267 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Hotel	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			134 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Inn Tavern	93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			130 - 132 Oxford Street	Darlinghurst	Federation Free Style - Commercial / Restaurant	95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
			189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel				101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
									47-49 William Street	Darlinghurst	Inter-war Free Classical Style	Museum Hotel including interior
									412-416 Crown Street	Surry Hills	Inter-War Free Classical	Dolphin Hotel (412-414 Crown Street) Including Interior
									505 Crown Street	Surry Hills	Inter-War Hotel	Former Hotel Victoria Including Interior
									320 Crown Street	Surry Hills	Federation Free style corner hotel	Former Oriental Hotel Including Interior
									499-503 Crown Street	Surry Hills	Federation Free Style	Shop and Residence Group Including Interiors
									527 Crown Street	Surry Hills	Federation	Shop and Residence Including Interiors
									2-4 King Street	Newtown	late Federation Free Style	Commercial Building "Victoria Buildings" including interior
									280A-290 King Street	Newtown	Federation Free Style	Commercial Building (282-284 King St) including interior
									119-129 King Street	Newtown	Federation Free Style	Commercial Building Including Interior

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									206-208 King Street	Newtown	Federation Commercial	Commercial Building including interior
									316-318 King Street	Newtown	Federation Arts and Crafts	Commercial Building including Interior
									165-173 King Street	Newtown	Federation Free Style	Commercial Building Including Interior
									229-239A King Street	Newtown	Federation Free Style	Commercial Building Including Interior
									145 King Street	Newtown	Inter-War Functionalist	Marlborough Hotel Including Interior
									576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
7 Burton Street	**Darlinghurst**	**Federation / Art Deco - Commercial / Residential**	383 - 387 Bourke Street	Darlinghurst	Federation Art Deco Style - Commercial / Hotel	27 - 33 Oxford Street	Paddington	Art Deco - Commercial / Hotel	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
			37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	225 Oxford Street	Darlinghurst	Art Deco - Commercial / Retail	324 King Street	Newtown	Inter War Art Deco & others	Bank Hotel Including Interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	23 - 29 Oxford Street	Surry Hills	Art Deco - Commercial / Supermarket	597 King Street	Newtown	Inter-War Art Deco	Botany View Hotel, including interiors
						10 - 24 Flinders Street	Darlinghurst	Art Deco - Mixed use	21 King Street	Newtown	Inter-War with Art Deco detailing	Former White Horse Hotel Including Interior
						28 - 30A Flinders Street	Darlinghurst	Art Deco - Mixed use	145 King Street	Newtown	Inter-War Functionalist	Marlborough Hotel Including Interior
						149 Oxford Street	Darlinghurst	c. 1910 - 1920 - Commercial / Retail				
						251 - 255 Palmer street	Darlinghurst	Federation and Art Deco - Residential				
						93 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				

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4-6 Taylor Street	**Darlinghurst**	**Inter-War**	37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	265 Palmer Street	Darlinghurst	c. 1921 - 1924 / Residential	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	81 - 83 Oxford Street	Darlinghurst	c. 1930 - Commercial / Unknown	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
8-10 Taylor Street	**Darlinghurst**	**Inter-War**	37 - 41 Oxford Street	Surry Hills	Inter-War Art Deco Stripped Classical Style - Commercial / Bank	265 Palmer Street	Darlinghurst	c. 1921 - 1924 / Residential	106 Oxford Street	Paddington	Inter-War Functionalist with Moderne style elements	Unicorn Hotel and interiors
			117 - 123 Oxford Street	Darlinghurst	Inter-War Art Deco Style - Commercial / Bank	81 - 83 Oxford Street	Darlinghurst	c. 1930 - Commercial / Unknown	177-185 William Street	Darlinghurst	Inter-War Georgian Revival	Commercial Building "Grenville House" including interior
			31 - 33 Oxford Street	Surry Hills	Inter-War Art Deco Style - Commercial / Retail	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	171-175 William Street	Darlinghurst	Inter-War Commercial	Commercial Building "Chard's Building" Including Interior
			189 Oxford Street	Darlinghurst	Inter-War Free Classical Style - Commercial / Hotel	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	119-129 William Street	Darlinghurst	Inter-war Free Classical commercial/residential	Commercial Building "Telopea, Merrool and Baringa" including interior

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Address	**Suburb**	**Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Address**	**Suburb**	**General Architectural Style**	**Site Name**
			82 - 106 Oxford Street	Darlinghurst	Inter-War Functionalist Style - Government / Council Chambers	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	101-115 William Street	Darlinghurst	Inter-War Commercial building & Inter- War Chicagoesque	Mixed Residential and Commercial Building "William House"
			113 - 115 Oxford Street	Darlinghurst	Inter-War Stripped Classical Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	576-582 King Street	Newtown	Inter-War Functionalist style hotel	Union Hotel including interior
						95 Oxford Street	Darlinghurst	Inter-War Functionalist - Commercial / Unknown				
48 Little Oxford Street	**Darlinghurst**	**Federation / Late Victorian**	10 - 20 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	97 - 99 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Retail	536 Crown Street	Surry Hills	Victorian Italianate	Corner Shop and Residence Including Interior
			159 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	101 Oxford Street	Darlinghurst	c. 1890 - 1915 - Commercial / Unknown	397 Crown Street	Surry Hills	Victorian Georgian shop	Former Shop and Residence Including Interior
			163 - 169 Oxford Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	147 Oxford Street	Darlinghurst	c. 1890s - Commercial / Unknown	423 Crown Street	Surry Hills	mid-Victorian Italianate shop/residence	Shop and Residence Including Interior
			165 - 167 Riley Street	Darlinghurst	Victorian Free Classical Style - Commercial / Office	201 Oxford Street	Darlinghurst	c. 1907 - Commercial / Unknown	230-232 King Street	Newtown	Victorian Commercial	Commercial Building "C. Whately" Including Interior
			103 - 105 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	379 - 379a Bourke Street	Darlinghurst	Classical Style (1887) - Commercial / Retail	18-20 King Street,	Newtown	late Victorian Commercial	Commercial Building "J Palmer Buildings" Including Interior
			155 - 157 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	211 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Butcher	168 King Street	Newtown	Victorian	Commercial Building "Mary Bergin" Including Interior
			161 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	213 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Real Estate	280A-290 King Street	Newtown	late Victorian Commercial	Commercial Building (286-290 King St) Including Interior
			185 Oxford Street	Darlinghurst	Victorian Mannerist Style - Commercial / Office	197 - 199 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	224-226 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior
			137 - 139 Oxford Street	Darlinghurst	Victorian Regency Style - Commercial / Office	215 Oxford Street	Darlinghurst	Early twentieth century - Commercial / Unknown	482-496 King Street	Newtown	late Victorian Commercial	Commercial Building Including Interior

Block 3



ADDRESS	**23-29 Oxford Street, Surry Hills**	**Lot B, DP 179908**
BUILDING NAME	**-**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1939	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The site is currently occupied by an IGA supermarket. It has an Art Deco style facade comprising a tall stepped parapet capped by a simple laid brick fashioned cornice. The middle third of the top facade is framed by two pilasters that highlights the supermarket's red and white name and logo. It is small in scale, simple in form and detail. The facade of the building shares the same materiality with the neighbouring site 31-35 Oxford Street, Surry Hills. Both have face brick facades featuring Inter-War Art Deco style.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street, Darlinghurst, 37 - 41 Oxford Street, Surry Hills, 117 - 123 Oxford Street, Darlinghurst , 31 - 33 Oxford Street, Surry Hills

Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street, Paddington, 225 Oxford Street, Darlinghurst, 10 – 24 Flinders Street, Darlinghurst, 28 - 30A Flinders Street, Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

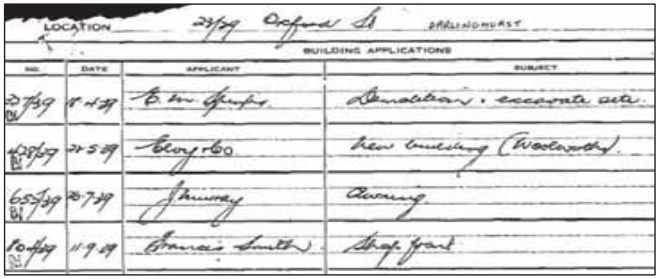
OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The property was owned by Thomas Dixon from 1868 to 1910. In the long span under his ownership, the property has seen several uses. It has been under a grocer, boot and shoe warehouse, draper, printer, wholesale importer, confectioner, undertaker, dressmaker, and bookseller. It was around the late 1890s early 1900s when William Lowe & Co. started trading at 25-27 Oxford Street as hatter & mercer. They conducted business until around 1906 consequently expanding to 21-27 Oxford Street until they moved to 31 Oxford Street. By 1909, the company had expanded its retailing activity sufficiently to occupy premises at 31-33 Oxford Street and to trade as "gentlemen's outfitters".

Surviving record showing an application by George Co. for the demolition of the old buildings on site and an ensuing excavation for a new building for Woolworths in 1939. It has since been functioning under the franchise until 1967. The building suffered in a fire accident in 1989 but has been repaired and the premises reinstated. (Source: City of Sydney Archives)



SIGNIFICANCE

23-29 Oxford Street is significant as one of a few commercial purpose-built buildings along Oxford Street as a grocer/supermarket built in the architectural style prevalent in the 1930s. The building represents the continuing importance of Oxford Street as a commercial precinct for Sydney in the twentieth century. As an Art Deco building within a predominantly Victorian and Edwardian streetscape it adds another historical layer in the evolution of Oxford Street specifically during the mid-twentieth century. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.
It has associative significance with William Lowe & Co. Its symmetrical facade and materiality have aesthetic significance, demonstrating an Inter-War Art Deco influence that has strong visual associations with the adjacent building, 31-33 Oxford Street, also connected with Lowe's Ltd.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

2000 – Modifications to the shopfront and parts of the interior, installation of a shop front sign and an under-awning sign, and extension of trading hours new timber bi-fold doors with glass infill for the ice cream and patisserie sections, internal alterations and added signage to the ice cream section, and extending hours 7am-12am Mon-Sat and 8am-12am Sun.
2012- Construction of new steel platform with mesh floor on the roof for mechanical and refrigeration plant.
2012 – Use ground, basement as a supermarket. New ground level glazed shopfront makes good existing ground level awning, two new external ground level illuminated sign boxes and one new illuminated external building name sign

Block 3



ADDRESS	**43 Oxford Street, Surry Hills**	**Lot 1, DP 79621**
BUILDING NAME	**-**	
OTHER NAME	**-**	
TYPOLOGY	Commercial Bank	
DATE	c.1850s (likely)	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The site has a primary street frontage to Oxford Street. The building is a two-storey commercial building of which the ground floor level is occupied by the St George Bank providing for a full range of customer banking services including ATM, teller services, loan advice and general financial services.

43 Oxford Street is a low-rise commercial terrace showing evidence of a stone facade with four equally spaced single-hung windows above the awning level. Its massing, size and bulk, is similar to the three other terraces that extend to Pelican Street. Unlike 47 and 49-51 Oxford Street, the subject building is unadorned by Victorian embellishments suggesting an older built fabric. The form of the gabled roof is still evident.

COMPARATIVE EXAMPLES

Similar examples listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst and an additional 6 examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst,, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 18 examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

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Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The subject site was part of Block E of the Riley Estate. It was listed under Thomas Blake as early as 1858 in the Sands Directories, but older structures were already existing on the site as seen on earlier maps. Adjacent buildings were also already listed in the directories at this time. Several changes to the building on site are recorded in The City of Sydney Assessment Books. Early in 1858 it was described as a two-storey brick and shingle roofed building as a Public House. In 1861 it was recorded as a two-storey stone-built building with shingled roof. It gained two more floor levels in 1863 and was recorded at its highest as a four-storey stone-built building with shingled roof and then again in 1882 still at four-storeys but as a brick building with slated roof. It has since then have undergone much transformation. It was last recorded as a two- storey stone-built building with slated roof in 1911, however the change to a two-storey building could have been earlier around 1894.

The slight change in the numbering of properties is also apparent on records. The Sands Directory from 1858 to 1870 shows 45 South Head Road with the Robin Hood Hotel trading in the location. Only in 1871 did the property come to be listed in the Assessment Books as 43 South Head Road with a Public House in the ownership of T. Blake. The hotel continued to trade as Robin Hood Hotel until around 1880 albeit under various owners and yet a few more years as Moran's Hotel until 1893, as listed in the Sands Directory. Following a missing entry in the Sands Directory in 1894 a series of change in ownership and a dramatic change in the pattern of use occurred. From 1887 the site shows up as 43 Oxford Street and began serving a more varied number of uses. It has served for booksellers, dentists, rice, and ware distributors, costumeries, boot warehouse, and dress pleaters.



1989 photo of 43, 45, 47, & 49-51 Oxford Street, Darlinghurst showing minimal changes to external built fabric since 1989. However, the photos shows 43 Oxford Street (in red) demonstrating three first floor windows rather than four as seen on the building's current first floor façade. (Source: Central Sydney Heritage Inventory Photographs, City of Sydney Archives)

SIGNIFICANCE

43 Oxford Street is a potentially rare surviving example from the 1850s of the first phase of commercial development on Oxford Street. Built in c1855 as a two storey commercial building it had an additional two floors added in the early 1860s when it began trading as the Robin Hood Hotel. It was one of the earliest hotel premises on the street and traded as such for over twenty years, after which the additional floors were demolished and it returned to being two floors and a commercial shop premise. The addition and removal of extra storeys reflects an unusual response to changing use while retaining the mid-Victorian architectural character of the early commercial street.

MODIFICATIONS & FURTHER RESEARCH

1960: Unauthorised erection of wall1970: DA application – use of ground floor as refreshment bar and take away food bar
1971: DA application – use of premises as a retail store; returned services league of Australia (NSW branch)
1977: DA application – use of premises as service office for HCF Australia
1986: DA application – use of premises as a bookshop by Horizon Books & erection of 2 signs
1990: Installation of a toilet on 1st floor, a staircase & new shopfront fit out
2014: New shopfront including an ATM and 5 St George Bank tenancy signs (top hamper, under awning, awning fascia and ATM signs along with ATM surround artwork).

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing as based on the Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 3



ADDRESS	**45 Oxford Street, Surry Hills**	**Lot 29 DP743697**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial / Retail	
DATE	c.1857	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

45 Oxford Street is a two-storey building in the Victorian commercial terrace style built around the same time as its neighbouring building, 49-51 Oxford Street, Surry Hills. A notable element of most Victorian terraces is their proximity to each other, with most sharing walls and facades. The building on site has a bare brick facade topped with a gabled roof similar in scale to that of 43 Oxford Street. The first floor facade is fenestrated by three rectangular windows, the middle of the set is double in width of the ones left and right to it. While the shopfront no longer exhibits significant heritage fabric the scale of the building, still contributes to the heritage streetscape of Oxford Street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 39 Burton Street Darlinghurst and an additional 6 examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 26 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

45 Oxford Street appears as 47 South Head Road in the earlier editions of the Assessment Books. It was only around 1877 that it was reflected as 45/47 Oxford Street. It was occupied by Mic Tierney, a hay and corn dealer, and was under the ownership of MJ Crew. During this time, a two-storey brick and shingled terrace occupied the property.

In 1907, Joseph Gardiner, was listed as trading in the premises of 45 Oxford Street until 1933. Joe Gardiner was known as the 'Lively Bootman'. Gardiner's shops were all over Sydney, as were his painted advertisements adorning pavements, walls and the frontages of other nearby buildings. Gardiner's shop to included 47 Oxford Street in 1907 and by 1925 included the entire row from 41 to 47 Oxford Street.

The building on the property remained as a two-storey brick terrace majority of the time since 1857. In 1925, however it came to be listed as a three-storey building together with the adjacent buildings from 41, 43, and 47 Oxford Street, all occupied by Joe Gardiner Limited. Two years later it reverts back to two storeys.



Photo right shows the Joe Gardiner shop at the corner of Oxford and Riley Street in 1901 with a roof addition making the building three-storeys. It shows similar design, built, and materiality as 45 Oxford Street. (Source: City of Sydney Archives)

SIGNIFICANCE

45 Oxford Street is one of a collection of combined retail/residential terraces constructed on Oxford. Built around the 1850s, the building represents the growing importance of Oxford Street as a retail and commercial precinct for Sydney in the nineteenth century. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that contributes to the Victorian era built forms. The subject building adds another historical layer to the varied collection of buildings found closer to the Sydney CBD. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH



1910 photo right shows 18 Oxford Street prior to the road widening. The sign above advertises 45 to 47 as the new location for Joe Gardiner's business. (Source: City of Sydney Archives)

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 3



ADDRESS	**47 Oxford Street, Surry Hills**	**Lot 28 DP 737628**
BUILDING NAME	**-**	
OTHER NAME	**-**	
TYPOLOGY	Commercial Retail	
DATE	1883-84	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

47 Oxford Street is a two-storey building in the Victorian commercial terrace style built around the same time as its neighbouring building, 49-51 Oxford Street, Surry Hills. A notable element of most Victorian terraces is their proximity to each other, with most sharing walls and facades. The building on site has a rendered face brick facade featuring a highly stylized parapet topped by what appears to be wrought iron railings. The combination of the simple multi-layered parapet cornice, an empty frieze, and line work architrave complete the detailing. Above the awning level, there are two generously decorated windows mirroring the general framing design exhibited by the parapet. However, there is a distracting air conditioning unit above the awning which blocks partial views of the upper floor facade.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, and 8 additional examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills, and 27 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

47 Oxford Street appears as 49 South Head Road in the earlier editions of the Sands Directories. It was only around 1887 that it was reflected as 47 Oxford Street. It was occupied by Robert Willingale, a butcher, and the property was owned by Thomas Collishaw in 1861. It remained as a butcher shop until around 1902 but have had various owners and operators. Its long term run as a butcher shop ended around 1904 when it was repurposed as a boot warehouse for a term under Joe Gardiner in 1907 until around 1925. From the 1930s the use of the building changed and was listed as Kosciusko Tea Rooms operated by P. Korevaras. It has since then served several other uses such as a food market, a gift shop, and a coffee shop. It is now currently a retail shop.

From 1877 to 1882, it is reflected in the assessment books as a three-storey brick-built building with shingled roof together with its adjacent neighbours. The entire row was reduced to two-storeys in later records with the change being apparent from 1891 onwards in the Sydney Assessment books. However, the change might have been earlier and possibly could have occurred in 1883-1884, dates being much closer to the numbering change on the block in the early 1880s.



1989 photo right shows 47 Oxford Street demonstrating many of the existing façade embellishments as seen currently from street level. (Source: City of Sydney Archives)

SIGNIFICANCE

47 Oxford Street is one of a collection of combined retail/residential terraces constructed on Oxford. Built around 1880s, the building represents the growing importance of Oxford Street as a retail and commercial precinct for Sydney in the nineteenth century. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that contributes to the Victorian era built forms. The subject building adds another historical layer to the varied collection of buildings found closer to the Sydney CBD. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

1980: Repairs to floor beams
1985: Alterations to include a coffee lounge in the existing florist shop
1988: Addition of concrete slab on ground floor, fire rated ceiling repairs & stairs from 1st floor to mezzanine 1993: Replacement of shopfront with roller shutter

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

Block 3



ADDRESS	**49-51 Oxford Street, Surry Hills**	**Lot 1 DP 198583**
BUILDING NAME	**-**	
OTHER NAME	**-**	
TYPOLOGY	Commercial Fast Food Restaurant	
DATE	1883-84	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

The two-storey Victorian commercial terrace on site, potentially constructed around 1883-84, has a flat metal roof with skylights and a balcony at the rear. The roof is concealed by a parapet with a raised pediment and masonry urns at either end to the front elevation. A detracting metal pipe balustrade wraps around the roof. The front elevation is constructed from rendered brick with four window openings. A metal awning separates the first floor from the ground floor, which has a modern shopfront with glazed windows and entry door and tiled surrounds. The Pelican Street elevation is constructed from rendered brick and has three window openings on the ground floor and a total of seven windows on the first floor. The first floor is painted rendered brick and the ground-floor is tiled.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, and 6 additional examples in Darlinghurst
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills and 27 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

As early as 1858, as records show, the lots from 45-55 South Head Road has been occupied by a row of two-storey Victorian terraces. 45 and 55 South Head Road were both occupied by public houses and in between were four two-storey house and shop combination terraces. 51-53 was owned by Thomas Brereton whilst 45, 47, and 49 were owned by three separate owners Thomas Blake, John England, and Thomas Collishaw respectively. Confectioners, tobacconists, bootmakers, and photographers constituted the early businesses occupying the premises.

Thomas Brereton and his family owned 51-53 South Head Road until 1880 when it was renumbered to 49-51 Oxford Street. It was around this time when all 47-53 was upgraded to three storeys and grocers, fruiterers, hairdressers, and watchmakers started adding to the mix of business operating within the premises.

The Brerertons continued to own the properties until 1891 by which time the entire row from 45-53 were again recorded as two-storey terraces. 53 Oxford Street was occupied by the Enright's Hotel at the corner of Pelican Street followed by 49-51 owned by the Brerertons, 47 owned by Walsh and Angus, 45 owned by J. Clayton, and 43 owned by Ed Baines.

49-51 was conveyed to Terence Daly by 1896 and then to Mrs. M.E. McDonald in 1932 until records show in 1948. It has remained as a two-storey terrace since around 1891 together with the row from 45-53 Oxford Street. From the period of its erection until 1969, the building was not directly on the corner of Oxford and Pelican Streets. A public house had stood on the original corner since the mid-19th century. This was formerly 55 South Head Road owned by Anthony Finn in 1858. In 1863 it was recorded as The Pelican Hotel owned by James O'Neill. By the 1880s it has become a three-storey hotel recorded as the Enrights Hotel later to be Hampden Hotel owned by Matilda Brown. It was demolished in 1969 when Pelican Street was widened.



1937 photo taken prior to the Pelican Street widening. Photo shows 49-51 Oxford Street demonstrating many of the existing façade embellishments as seen currently as of report writing, 2021. The building still featured a chimney and a gabled roof rising out from its once gabled roof as was the prevalent built form of commercial terraces from the 1880s. (Source: City of Sydney Archives)

SIGNIFICANCE

49-51 Oxford Street is one of a collection of combined retail/residential terraces constructed on Oxford. Built around the 1880s, the building represents the growing importance of Oxford Street as a retail and commercial precinct for Sydney in the nineteenth century. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that contributes to the Victorian era built forms. It forms a consistent row of Victorian terraces within its immediate context that has become diverse in architectural forms including Inter-War Art Deco, Federation Free Classical and more contemporary styles. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for local Heritage Listing but facade for retention
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

1903 - additions were made by Sherin and Hennessy, although it is not known what these comprised (Daily Telegraph, 'Building and Construction', 3 March 1903)
1971 - works were carried out to the shopfronts (City of Sydney Archives, BA 1971/0384
1975 - alterations and additions were made to convert the building for use as a restaurant and coffee lounge (City of Sydney Archives, BA 18/75
1981 - the awning was replaced (City of Sydney Archives, BA 45/81).
2008 - Modifications to existing kitchen exhaust facilities on roof, of Hungry Jacks fast food outlet.
2020 - DA application lodged January to upgrade the existing restaurant facade, with a new entry shopfront and replace signage. The shopfront and awning have been replaced. The original roof has been replaced as well as all chimneys. The eastern elevation has been replaced. The rear wing to the principal building form has been removed. The interior has been completely stripped of all original fabric and reconfigured to its existing layout

Block 5



ADDRESS	**7 Burton Street, Darlinghurst**	**SP30851**
BUILDING NAME	**-**	
OTHER NAME	-	
TYPOLOGY	Commercial / Residential	
DATE	c.1920	
DESIGNER / BUILDER / MAKER	-	

DESCRIPTION

7 Burton Street is a four-storey Art Deco building occupying the entire lot to its boundaries. The fenestrations on all levels are uniform in size and spacing. The building is topped with a simple parapet with Art Deco decoration that highlights the rise of the columns above beyond the parapet line. The moulding on the parapet has a few letters remaining but still reveals the building's name. Its tapered corner faces the general direction of where Oxford Square is located. The external fabric is remarkably intact.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 31 - 33 Oxford Street Surry Hills.

Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 225 Oxford Street Darlinghurst, 23 - 29 Oxford Street Surry Hills, 10 - 24 Flinders Street Darlinghurst, 28 - 30A Flinders Street Darlinghurst, 149 Oxford Street Darlinghurst, 251 - 255 Palmer Street Darlinghurst, 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The original properties that once occupied the lot were a mix of single and two-storey terraces. They were resumed during the Oxford Street Road Widening. The current building on site was built shortly after the resumption. The Sands Directory and Rates Assessment Books indicate that the current site of 7 Burton Street as been predominately a retail tenancy throughout its history. Records show that there were a variety of services including stone masonry, dressmaking, carpentry, boot making and repairs and venetian blinds manufacture. The Assessment Books indicate that from at least 1858-1911 the building present was a 2 storey brick house/building, and it is noted that the materiality of the roof changed over the years from shingles to iron. It is undetermined when this building was knocked down, however, records note that from 1921 it was replaced with a 4 storey brick and concrete multipurpose building that housed a shop, a motor garage and a block of flats. There is not much information beyond the end of the Sands and Rates records in the 1930s until more recent Development Application records, which indicate some internal modification works.

SIGNIFICANCE

7 Burton Street is an agglomeration of lots affected by the road widening and resumptions that took place along Oxford Street. It remains testament to the historical development of town planning in Sydney. It is one of a few mid-rise buildings that were erected during the early 1920s featuring minimal ornamentation prevalent in Victorian and Federation era buildings signalling a shift in the design attitude of the times.

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 6



ADDRESS	**79 Oxford Street, Darlinghurst**	**Lot 1 DP80495**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1920	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

79 Oxford Street is a two-storey building with a continuous cladding that covers the top facade from above the awning up to a height equal to four-storeys. The cladding makes it difficult to determine the material and the kind of architectural style used on the building. However, three equally spaced windows are visible above the awning, seen from a small gap in the cladding.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 189 Oxford Street, Darlinghurst | 82 - 106 Oxford Street, Darlinghurst | 113 - 115 Oxford Street, Darlinghurst | 342 - 344 Bourke Street, Surry Hills | 171 Oxford Street, Darlinghurst

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 245 Oxford Street Darlinghurst, 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst, 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The renumbering and renaming of South Head Road to Oxford Street gives rise to some confusion in determining the historical location of the property referred to today's 79 Oxford Street. However, it becomes clear in the assessment books of 1896. 79 Oxford Street at the time was owned by Daniel Holborrow. The premises then was a two-storey building made of brick and iron roof and was occupied by D.A. Hutchinson, ironmonger. In years prior, the property was listed as 81 Oxford Street in 1877 and occupied by Burney & Evans, likewise ironmongers. The property was occupied by a three-storey stone-built building with iron roof. At one point in 1867, Edward Arnold, ran his business in the premises which was then registered as 81 South Head Road.

From as early as 1870, Daniel Holborrow's property has been associated primarily to ironmongers. The property was passed on to Holborrow's relatives until around the 1930s when it was conveyed to Alexander Dimdore and Harold Leventhal. The change in ownership also brought it a change in the businesses that started running from the premises. From 1930 up to until records show in 1933, Tenterfield Meat and Delicacies Co. operated from 79 Oxford Street.

79 Oxford Street received multiple renovations and modifications over time. In 1918, under the ownership of Norah Holborrow, it was recorded as a one-storey brick building with iron roof. Two years after, Laura Louise Holborrow modified the premises to become a two-storey brick building with iron roof, however, the 1927 assessment book registers a two-story stone-built building on the property. In the following years, the assessment books revert to a two-storey brick building with iron roof. Currently, the facade above the awning is covered by a cladding that does not permit proper visual inspection of the actual material used on its facade.

SIGNIFICANCE

79 Oxford Street is one of a collection of combined retail/residential terraces constructed on Oxford Street in the first half of the twentieth century. Rebuilt during the 1920s, the building represents the growing importance of Oxford Street as a retail and commercial precinct for Sydney in the twentieth century. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that has become a mix of Victorian and Edwardian built forms. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Neutral

Block 6



ADDRESS	**81-83 Oxford Street, Darlinghurst**	**Lot 3 DP913672 & Lot 4 DP73653**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1930s	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

81-83 Oxford Street is a three-storey brick building featuring a contemporary facade. The show window at the first-floor level spans two bays and is framed only by the building's edges and the vertical limit set by the second-floor level. A regular grid pattern characterizes the building's otherwise featureless facade. None of the prevalent historic architectural features found on contributory buildings found along Oxford Street can be observed on the building's facade. More investigation is needed to verify the extent of remaining historic fabric left from the 1930s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 189 Oxford Street, Darlinghurst | 82 - 106 Oxford Street, Darlinghurst | 113 - 115 Oxford Street, Darlinghurst |342 - 344 Bourke Street, Surry Hills | 171 Oxford Street, Darlinghurst

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 245 Oxford Street Darlinghurst, 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst, 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The renumbering and renaming of South Head Road to Oxford Street gives rise to some confusion in determining the historical location of the property referred to today's 79 Oxford Street. However, it becomes clear in the assessment books of 1896. 79 Oxford Street at the time was owned by Daniel Holborrow. The premises then was a two-storey building made of brick and iron roof and was occupied by D.A. Hutchinson, ironmonger. In years prior, the property was listed as 81 Oxford Street in 1877 and occupied by Burney & Evans, likewise ironmongers. The property was occupied by a three-storey stone-built building with iron roof. At one point in 1867, Edward Arnold, ran his business in the premises which was then registered as 81 South Head Road.

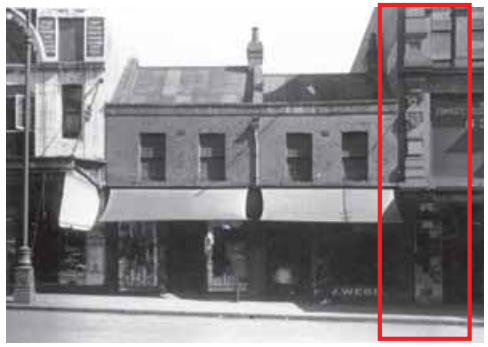
The renumbering and renaming of South Head Road to Oxford Street gives rise to some confusion in determining the historical location of the property referred to today's 81-83 Oxford Street. In 1863, the properties were owned separately and were listed as 83 South Head Road, owned by Mrs. Kelsey, and 85 South Head Road, owned by Dennis Carrol. Whilst the former was a three-storey stone-built terrace with slated roof, the later was two-storey brick terrace with shingled roof. By 1877, the street was renamed Oxford Street, however, the numbering remained unchanged. 83 Oxford Street was still with Kelsey, and P. Carroll owned 85 Oxford Street. Under two different owners, Charles Linney operated a drapery spanning two frontages, however, the two buildings remained unchanged. By 1880, the current numbering system took effect. 81 Oxford Street was registered to James Kelsey and 83 Oxford Street was in the ownership of Stephen Long. Charles Linney continued his drapery operating with both premises which were at the time both two-storey brick terraces.

In 1891, both properties, 81 and 83 Oxford Street, came under the ownership of Davidson & Co., a furniture company owned by Abraham Davidson, continued to occupy the premises until records show in 1948. In 1924, 81 Oxford Street was registered as a three-storey brick-built building with iron roof whilst 85 Oxford Street was listed as a single-storey brick building with iron roof. It was only around the 1930s when both properties show a common built form both as three-storey brick building with iron roofs.

SIGNIFICANCE

81-83 Oxford Street is one of a collection of combined retail/residential terraces constructed on Oxford Street in the first half of the twentieth century. Rebuilt during the 1930s, the building represents the growing importance of Oxford Street as a retail and commercial precinct for Sydney in the twentieth century. Its form and massing whilst conforming to the general size of buildings along Oxford Street, has lost signs of early Victorian or Edwardian facade embellishments. Its contributory elements which may have made a significant contribution to the Oxford Street Heritage Conservation Area have been lost.

MODIFICATIONS & FURTHER RESEARCH



The 1920s photo, right, shows part of the old 83 Oxford Street, on the right in red, that was replaced by the current building currently on site. The current building on site no longer demonstrate the former embellishments as seen on the 1920s photo. (Source: City of Sydney Archives)

NSW HERITAGE COUNCIL CRITERIA	-
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Detracting
PROPOSED GRADE	Neutral

Block 6



ADDRESS	**85-91 Oxford Street, Darlinghurst**	**Lot 1, DP 816233, DP 63711, DP 816232**
BUILDING NAME	**Universal Hotel**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE		
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

85-91 Oxford Street is a combination of two different buildings of similar scale. The Oxford Street facing facade has been painted in black with decorative accents such as cornices painted in yellow to highlight its features. The left building is expressed in Art Deco architecture whilst its right building, clearly marked by the change in architectural expression is more reminiscent of late Victorian style. The entire ground floor shopfront of both sides is tiled in red from sidewalk level to the awning. It appears to have received a significant amount of alterations. However, architectural detailing on its facade still reflect the respective architectural styles they represent. Recent modifications include demolition of internal wall and occupying the neighbouring premises, a new internal staircase, and shop front facade alterations. External fabric contributes to the Victorian and Federation era buildings along the southern side of the street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills.
Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 225 Oxford StreetDarlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Previously Midnight Hotel, the site has become a prominent icon within Oxford Street as the longest running, and most successful gay bar. Midnight Shift was one of Sydney's first and most famous LGBTIQ venues and had operated for more than 35 years after opening as a men's disco in 1980. The now iconic Sydney gay bar Midnight Shift, famous for its drag shows and trivia nights, was acquired by Universal Hotels for $12 million in 2019.

The 1920s photo, right, shows the old 85-87 Oxford Street, in the middle, that was replaced by the current building currently on site. A portion of 89 Oxford Street, to the left, is shown exhibiting the still existing design elements on the current façade. Partially shown on the photo is the arched pediment rising over the middle windows on the first floor. Existing windows of the current 89 Oxford Street still demonstrate the same design and dimensions as those on the 1920s photo. (Source: City of Sydney Archives)



SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. Since its current occupation, the Midnight Hotel, was built, the site has become a prominent icon within Oxford Street as the longest running, and most successful gay bar. The venue has, and continues to play a special role within Sydney's LGBTIQ community and is noted to be a "safe place for all humans to connect". This part of the street is also arguably the finest Federation era commercial streetscape within New South Wales. Indeed, it demonstrates many of the characteristics of a Victorian era High Street and still retains evidence of changing patterns of retailing in the nineteenth and twentieth centuries.

NSW HERITAGE COUNCIL CRITERIA	A | C | D | G
RECOMMENDATIONS	Recommended for Local Heritage Listing (87-91 only) based on Assessment of Significance
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

1997: Demolition of part of internal wall and occupying the neighbouring premises, as well as extending trading hours
1998: New internal staircase to the existing hotel
2001: Increase patron capacity from 700 to 1000 as well as additions and alterations to the building
2002: Convert the existing shop to a new bar and gaming area, as well as minor alterations to the shopfront at street level
2004: Consent granted for internal alterations
2006: Extension of Consent and new shopfront design and internal fit-out
2007: New outdoor balconies to ground and first floors. Reinstatement of original first floor balconies with 'traditional' style balustrade.
2010: New smoking/gaming area with folding doors and metal balustrade, upgrade of the cool rooms, keg storage and garbage room, extension of the first floor Oxford Street facing terrace, new cool rooms to the first floor and the new rear mezzanine level office space.
2013: Addition of ground floor restaurant, shop front modifications, reinstatement of the first-floor balcony and internal alterations.
2014: Replacement of existing entry glass and doors with bi-fold screens, replacement of ground floor tiled wall with burgundy ceramic tiles, removal of planter boxes to first floor and internal modifications.
2015: New clear glass and steel framing and modifications to the approved smoking areas.
2018: S4.55 1(A) - Removal of condition 28 (b) addressing location of ATM

Block 6



ADDRESS	**93 Oxford Street, Darlinghurst**	**Lot A, DP 442053**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1861	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

93-95 Oxford Street is one complete building. Whilst listed under two different properties, they share a single facade design expressed in Inter-War Functionalist style. It has three arched windows on each bay at the first-floor level and is topped off by a high parapet with simple rectangular openings grouped in threes repeating throughout the top. External fabric is intact, however, based on 1865 and 1888 maps the older fabric does not extend fully to the property's boundary.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills, 189 Oxford Street Darlinghurst, 82 - 106 Oxford Street Darlinghurst, 113 - 115 Oxford Street Darlinghurst

Similar examples in the Study Area that are not currently listed: 265 Palmer Street Darlinghurst, 81 - 83 Oxford Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The building on site is one of two halves of 93-95 Oxford Street, Darlinghurst. It was listed as 95-97 in the Sands Directory from 1861 to 1880 after which were later renumbered as 93-95 Oxford Street. Both properties were listed as being owned by George Atherden from 1861 to 1880. He leased out 95 to tobacconist S.B. Gough and 97 to draper W. Kirkpatrick in 1861. In 1910, under the ownership of Gertrude Hordern and under the new numbering system, W.G. Wigzell moved in 95 Oxford Street to operate a hair dressing salon whist J.E. Robinson, jeweller, moved in 93 Oxford Street. W.G. Wizgel operated the salon until around 1927 and a J.E. Robinson continued operating the jewellery shop to a much later date.

SIGNIFICANCE

The building reflects the growing importance of Oxford Street as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that has become a mix of Victorian and Edwardian built forms. The building makes a significant contribution to the Oxford Street Heritage Conservation Area. It has also direct associations with W.G. Wizgel, one of the more prominent names and business owners who contributed largely to the commercial development of Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 6



ADDRESS	**95 Oxford Street, Darlinghurst**	**Lot B DP 442053**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1861	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

93-95 Oxford Street is one complete building. Whilst listed under two different properties, they share a single facade design expressed in Inter-War Functionalist style. It has three arched windows on each bay at the first-floor level and is topped off by a high parapet with simple rectangular openings grouped in threes repeating throughout the top. External fabric is intact, however, based on 1865 and 1888 maps the older fabric does not extend fully to the property's boundary.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills, 189 Oxford Street Darlinghurst, 82 - 106 Oxford Street Darlinghurst, 113 - 115 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 265 Palmer Street Darlinghurst, 81 - 83 Oxford StreetDarlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford StreetDarlinghurst, 215 Oxford Street Darlinghurst, 93 Oxford Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The building on site is one of two halves of 93-95 Oxford Street, Darlinghurst. It was listed as 95-97 in the Sands Directory from 1861 to 1880 after which were later renumbered as 93-95 Oxford Street. Both properties were listed as being owned by George Atherden from 1861 to 1880. He leased out 95 to tobacconist S.B. Gough and 97 to draper W. Kirkpatrick in 1861. In 1910, under the ownership of Gertrude Hordern and under the new numbering system, W.G. Wigzell moved in 95 Oxford Street to operate a hair dressing salon whist J.E. Robinson, jeweller, moved in 93 Oxford Street. W.G. Wizgel operated the salon until around 1927 and a J.E. Robinson continued operating the jewellery shop to a much later date.

SIGNIFICANCE

The building reflects the growing importance of Oxford Street as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that has become a mix of Victorian and Edwardian built forms. The building makes a significant contribution to the Oxford Street Heritage Conservation Area. It has also direct associations with W.G. Wizgel, one of the more prominent names and business owners who contributed largely to the commercial development of Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | B| G
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 6



ADDRESS	**97-99 Oxford Street, Darlinghurst**	**Lots 1 DP 742186, DP 58963**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1890-1915	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

97-99 Oxford Street is composed of two different buildings made apparent by the difference in architectural details of its left and right halves. Its left half shares a common facade with 101 Oxford Street, while its right half is an individual building on its own. The right half is a two-storey rendered face brick building with little architectural decorations. The left half, however, is a two-storey face brick Federation era commercial terrace with a high triangular parapet wall mirrored by the pointed pediments over its first floor windows. However, windowpanes for 101 and 99 Oxford Street quite different. External fabric is intact.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street , Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst
Similar examples in the Study Area that are not currently listed: 101 Oxford Street Darlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst. 3 additional examples found in Surry Hills, and 17 in Darlinghurst.
15 Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Earlier records as far back as 1861 to 1880 show 97-99 Oxford Street as 99-101 South Head Road Oxford Street. For most of its past, the properties were owned by two separate people. 99 Oxford Street was owned by Caroline Stone and 101 by James Bellinger. Caroline Stone occupied the property only until the 1880s whilst James Bellinger continued leasing out to various business until around the 1890s. Fruiterers, grocers, drapers, confectioners, and auctioneers occupied the premises. It was in 1873 when Bellinger leased out his property to Christopher Cookson who used the premises as a boot warehouse and in 1877 when Caroline Stone leased out to City Bank's Eastern Branch.

The pattern of ownership of 97-101 Oxford Street, that is continued ownership by a varied number of people throughout its early history makes it difficult to ascertain at which point likely did 99-101 Oxford Street's started sharing a common facade.

Shared building facades between adjoining lots usually has greater possibility under single ownership of adjoining lots. However, it is still possible with cooperation between owners. The restrained facade embellishments suggests the consolidation may date to the Federation era.

SIGNIFICANCE

97-99 Oxford Street reflects the growing importance of Oxford Street as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that has become a mix of Victorian and Edwardian built forms. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing (99 only) based on Assessment of Significance
CURRENT GRADE	(97 & 99) Neutral
PROPOSED GRADE	(99 only) Contributory

Block 6



ADDRESS	**101 Oxford Street, Darlinghurst**	**Lot 1, DP 83844**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1890-1915	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

101 Oxford Street shares a common facade with 99 Oxford Street. It is the left half of the two-storey face brick Federation era commercial terrace to its right. It has a high triangular parapet wall mirrored by the pointed pediments over its first-floor windows. However, windowpanes for 101 and 99 Oxford Street quite different. External fabric is intact.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills, 127 Oxford Street Darlinghurst, 181 Oxford StreetDarlinghurst, 233 Oxford Street Darlinghurst, 235 Oxford Street Darlinghurst, 237 Oxford Street Darlinghurst. An additional 11 examples were found in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Earlier records as far back as 1861 to 1880 show 101 Oxford Street as 103 South Head Road Oxford Street. One of its earliest occupants was Richard Clark, a butcher. Up until around 1906, various business occupied the property. It was at one point a boot warehouse and a restaurant and was used as well by poulterers, drapers, and tobacconist. In 1906, Stella Friend acquired the property and continued leasing it until around 1925. Succeeding ownerships varied up until records in 1948.

The pattern of ownership of 97-101 Oxford Street, that is continued ownership by a varied number of people throughout its early history makes it difficult to ascertain at which point likely did 99-101 Oxford Street's started sharing a common facade. Shared building facades between adjoining lots usually has greater possibility under single ownership of adjoining lots. However, it is still possible with cooperation between owners. The restrained facade embellishments suggests the consolidation may date to the Federation era.

SIGNIFICANCE

101 Oxford Street reflects the growing importance of Oxford Street as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the evolving streetscape that characterises the south side of Oxford Street, one that has become a mix of Victorian and Edwardian built forms. The building makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing (paired with 99)
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 6



ADDRESS	**107-111 Oxford Street, Darlinghurst Lot 1, DP 1034542 (SP 66143. SP 78085)**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Commercial
DATE	2000 (111 Oxford Street)
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

107-109 Oxford Street has a three storey Federation Free style commercial facade. Above the awning it is divided into two equal bays with large arched windows to the top floor and rectangular windows to the first floor and second floors. The facade is embellished by mouldings to the two arched windows, three pilasters defining two bays, string courses and decorative parapet. The face brickwork has been painted. Below the awning there are contemporary shopfronts. A new building was constructed in 2000 behind the facade and at No 111. It is a five level mixed use building with apartments above ground floor retail.

COMPARATIVE EXAMPLES

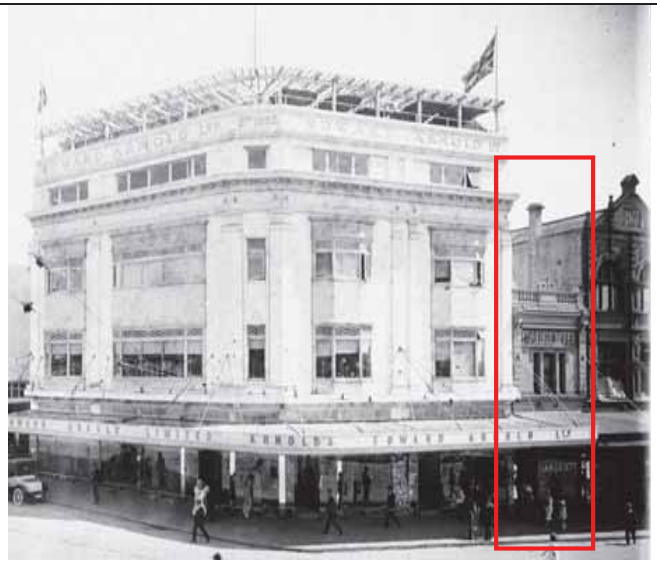
Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington, 265 - 267 Oxford Street Darlinghurst, 108 Oxford Street Darlinghurst, 110 Oxford Street Darlinghurst, 112 - 122 Oxford Street Darlinghurst, 141 - 143 Oxford Street Darlinghurst, 151 - 151A Oxford Street Darlinghurst, 153 Oxford Street Darlinghurst, 38 - 46 Oxford Street Darlinghurst, 48 - 50 Oxford Street Darlinghurst, 58 - 60 Oxford Street Darlinghurst, 80 Oxford Street Darlinghurst, 130 - 132 Oxford Street Darlinghurst and four additional examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: Fourteen additional examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

107 - 109 Oxford Street
Sands Directory indicates that Hagon Bros, Merchant Tailors, leased a building on the site from Bernard McBride in 1892 and continued the tenancy until the sale of the property to the Commercial Bank of Sydney in 1927. The 1930 City of Sydney Assessment Books describe the building as brick and stone banking chambers with fourteen rooms, a basement and flat roof. In1984 the property was purchased by Steve Zamtiotis and a building application was submitted the following year to upgrade the building including a new 1986 shop front. In 1988 McDonald Properties purchased the building. It had suffered from termite and fire damage and remained unoccupied until the building was demolished, except for the facade, and the site redeveloped together with No 111 in 2000.

111 Oxford Street
A three-storey building was built on the site in 1961 for optometry and consulting suites. It became a coffee lounge in the 1970s and 1980s. In 1988 McDonald Properties purchased the site and converted the building into a family restaurant. In 1999 the building was demolished, and it was replaced by a new mixed use building.

The 1922 photo, right, shows the old 111 Oxford Street, Darlinghurst, highlighted in red, with the Edward Arnolds Department Store to its right. The old two-storey building was demolished. In its place today is a five-storey building built in 2000. (Source: State Library of NSW)



SIGNIFICANCE

Although altered, the facade of the building at 107-109 Oxford Street demonstrates many of the characteristics of the Federation Free Style in a representative manner and makes a positive contribution to the streetscape on the southern side of Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	(111) Recommended for removal from Local Heritage Listing / (107-109) Retained for Local Heritage Listing
CURRENT GRADE	(111) Neutral / (107-109) Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 7



ADDRESS	**254 Crown Street, Darlinghurst**	**Lot 11 DP1051080**
BUILDING NAME	-	
OTHER NAME	19-31 Burton Street, Darlinghurst	
TYPOLOGY	Social Housing	
DATE	1990s	
DESIGNER / BUILDER / MAKER	Lawrence Nield and Partners Aust. Pty. Ltd. (Architect) / G & T Younan Pty. Ltd (Builders)	

DESCRIPTION

19-31 Burton Street, also addressed as 254 Crown Street, is a multi-level, predominantly face brick building. Its Burton Street facing side shows three split levels. From the left, it rises like steps from three to four and finally to six storeys, however, on its Crown Street and Kells Lane facing sides it exhibits uniform six-storey facades and its Langley Street facing side again shows split levels, one at six-storeys and another at three-storeys.

The building exhibits attempts at post-modernist architecture and highly contrasts with its context. Its facades are separated into three vertical layers of brick colours separated by two highly visible concrete bands. The vertical arrangement of circular windows on plain concrete on its Burton Street facing side, triangular and segmental offsets coming from jutting balconies, the different sized rectangular windows, the multiple facade setback articulation, and the highly apparent stepped levels gives the building an irregularity that is not shared by any of its neighbouring buildings.

COMPARATIVE EXAMPLES

There are no similar examples Listed in the Study Area:
There are no similar examples in the Study Area that are not currently listed:
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

254 Crown Street, previously addressed at 19-31 Burton Street, is a 43-unit social housing building built in the late 1980s to the early 1990s. The lot upon which it stands today was formerly a collection of smaller lots with Victorian Terrace houses. In 1858 records, the block bound by today's Kells Lane, Crown, Burton, and Langley Streets were once occupied by James Olds, a blacksmith, Gordon Brown, a stonemason, William Shettle, a joiner, Ewbank Lough, a commission agent, and John Steel, a police sergeant along Crown Street. Terraces along Burton Street were once occupied by James Forster, a dealer, John O'Brien, a bootmaker, and George Spilsbury, a compositor. Up until assessment book records show, all the buildings were two-storeys built of brick. In 1931 F.H. Booth & Sons Ltd. printers started occupying 31Burton Street. Over the years his business grew and slowly and expanded to the adjacent lots. By 1947 F.H. Booth has expanded his business to run from 19-31 Burton Street.

F.H. Booth now operates from 23-27 Smith St, Marrickville NSW 2204. They have been in business since 1888 and continue to deliver innovative print solutions to a variety of industries and sectors, from concept right through to distribution. They remain an Australian, privately owned, and operated business.

It was only in the early 1980s when several development applications appear on record for residential buildings of up to 56 units. On record are development applications dated June 11, 1981, for a 56-unit residential building from Reid Nippard Pty Ltd, July 7, 1982, for a residential complex from Graham Boys Pty Ltd, October 17, 1983, for residential units amounting to $2,200,000 also from Graham Boys Pty Ltd, and then again on October 8, 1984, for a residential building worth $2,200,000 from Phillips Constructs.

It was on October 14, 1985 when The Housing Commission of NSW filed a development application for a residential flat building described as having eight residential floors above three basement car parking levels, comprising 46 two-bedroom units and two one-bedroom units with parking for 56 cars. However, on February 24, 1986, the application was refused.

In the ensuing months, a series of correspondences and meetings between The Department of Housing, the City Council, and the office of the Minister for Planning and Environment resolved the issues surrounding development controls, the State Government's programme to provide public housing in the inner city, resident objections, and the location of the site being in the Trust's Darlinghurst/East Sydney Urban Conservation Area. In July 16, 1987, the Department of Housing submitted amended plans describing the proposed development to be comprised of 22 pensioner one-bedroom units with an associated community room and 21 single one-bedroom units. The building would surround a central courtyard and feature a range of heights from three to six storeys above ground construction. Its external walls would be predominantly face brick with an articulated form to create appropriately scaled elements to complement the streetscape and character of the area. It would have recreational landscaped spaces including a courtyard at Level 1 and a roof garden and community room at Level 3. It would have pedestrian access from Crown and Burton Streets and vehicular access from Langley Street. It would conform to Council's road widening requirements along Langley Street and Kells Lane and would provide undercover parking with ten spaces for singles and five spaces for pensioners. The development application was then approved by the City Planning Committee by October 27, 1987 and by November 13, 1990 erection for 43-unit housing by the Department of Housing was underway. It was recorded to amount $4,466,020.

SIGNIFICANCE

254 Crown Street is a social housing project by the Department of Housing during the late 1980s to the early 1990s, a time when the Housing Commission was rebranded as The Department of Housing re-focused on rehabilitating old public housing stock and ensuring the timely and affordable supply of new home sites. It was built during a time when Australia was entering a severe recession and was the midst of a slowly declining public housing sector. The early Hawke Labour Governments of the 1980s continued building public housing to mitigate policies of wage restraint, but further decline took hold by the late-1980s and accelerated from the mid-1990s. It is also the product of development controls, State Government objectives in providing public housing in the inner city, and privatization of the public housing stock.

Its postmodernist architectural style contrasts with formality and austerity of the Victorian and Edwardian buildings around it.

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Detracting
PROPOSED GRADE	Neutral

MODIFICATIONS & FURTHER RESEARCH



1995 photo showing 254 Crown Street, in red highlight, viewed from the intersection of Crown and Oxford Streets. The external built form and design hasn't changed since its construction in the early 1990s. Shown to its right is 256 Crown Street which likewise exhibits no change with respect to its external built form as compared to its current state as of writing, 2021. (Source: Sydney Reference Collection Photographs, City of Sydney Archives. Photo taken by Anthony Maxwell Cullen.

Block 7



ADDRESS	**256 Crown Street, Darlinghurst**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Mixed Use commercial
DATE	c.1922-1926
DESIGNER / BUILDER / MAKER	H.H. Cormack

DESCRIPTION

256 Crown Street is a three-storey rendered face brick building expressed in a restrained Federation Freestyle manner. Visible from Crown Street are bay windows on its first and second floors separated by four bay pilasters that rise up to the parapet. The building occupies the entire property to its boundaries and extends all the way into Foley and Langley Streets where it exhibits a tapered corner. Bands of simple rectangular cornices wrap around the building marking the separation of its first floors and its parapet similarly capped by a rectangular parapet cornice. Large rectangular combination awning and hung windows of contemporary design and material permeate all of the building's bays on its first and second floors facing Foley and Langley Streets, and Kells Lane. There are now two businesses with entrances along Foley Street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington and additional 16 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford StreetDarlinghurst, 101 Oxford Street Darlinghurst with an additional 11 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

256-274 Crown Street no longer appears in Sands directories from 1913 onwards. The last records of the individual properties appear in the 1912 version of the Sands directory. 256-274a Crown Street, was composed of 11 two-storey Victorian terrace residences. It was in 1913 when the properties were resumed after the Oxford Street road widening.

The last occupants of the individual properties the year prior to the lot agglomeration were: Joseph McAllister, Sylvester Dunn, Mrs. Julia O'Callaghan, Danne's Dining Rooms, Hall W. and Co signwriters, Annie Murphy (dealer of old wares), Mrs. O. Payne (dealer of old wares), Sam Hug (laundry), Mrs. B. Allwood (teacher of dancing), Melrose and Co.(estate agents), and Henry Beard (hairdresser).

The property shows up in the planning street cards in 1922 with a building application for a garage and store with the dimensions 56' x 97'. This is the approximate dimension of the property in its current location today. It was only 1927, however, that a three-storey building with a gross annual value of £1,456 shows on record in the assessment books, thus suggesting a massive building owned by the Federal Government with lessee H.H. Cormack.

The building has a history of being used by the Yugal Club Ltd., a defunct soccer club formed by Yugoslav immigrants in the mid-1950s. Records show the club used the premises in the 1960s. At the same time, The Greek Atlas League were also occupying part of the building. The legacy of the Civil War in Greece manifested itself in many ways. Unable to make lives for themselves in Hellas, many from the political left came to Sydney in the late 1940s. In the relative freedom of the 'new country', some continued their political activities, becoming involved with groups such the leftist group Greek Atlas League. The co-existence of both immigrant groups in the same precinct and in the same building at that, demonstrates the growth of Oxford Street and its surrounding context in terms of migrant occupation during the post-war era.

Sydney's largest and most influential community, the Sydney's Hellenic community, has a long and complex history. Greek-speaking people came from parts of the Mediterranean, as well as Hellas itself, and have maintained their diverse cultural traditions while becoming part of Sydney's institutional, cultural and business life. (Diamadis, Panayiotis, Greeks, Dictionary of Sydney, 2011, http://dictionaryofsydney.org/entry/greeks)

The following is the series of DAs and modifications since 1922 when 256 Crown Street was registered for a garage and store: 23/11/1922 - Garage & store, 56' x 97' (approximately the same size as the entire agglomerated properties) - H.H. Cormack 20/6/1933 - Lavatories - H & A Simpson
28/6/1950 - Alteration to partitions, stage, etc. £150 - Monahan & Le Coupla 12/4/1961- Alterations to partitions, 2nd floor £4,000 - J. Costa 12/4/1961- DA Use of 2nd Floor for purposes of club and barber shop and carrying out of alterations – Greek Atlas Club 14/4/1961 -DA Alteration at 2nd floor of premises for use as a social club – Greek Atlas Club
15/11/1961 - DA Use of 1st floor as club and carrying out of alterations – Yugoslav- Australian Community Club 20/11/1961-DA Alterations to premises for use as a social club – Yugoslav-Australian Community Club 14/6/1962 -Use of premises on 2nd floor as barber shop – Zenon Tesogiales?
14/6/1963 - Means of egress
28/2/1964 - Alterations, 1st floor £2,000 - Yugal Club Ltd. 15/3/1965 - Kitchen alterations on 1st floor £90 - Yugal Club Ltd. 6/1/1966 - Renewal - Greek Atlas League
7/3/1972 - Partitions, floor 1, $300 - Atlas Hall Pty Ltd

SIGNIFICANCE

256 Crown Street is an agglomeration of lots affected by the road widening and resumptions that took place along Oxford Street. It remains testament to the historical development of town planning in Sydney. It is one of a few mid-rise buildings that were erected during the early 1920s featuring minimal ornamentation prevalent in Victorian and Federation era buildings signalling a shift in the design attitude of the times. The building played a major role in hosting migrant associations and clubs specifically Yugoslavians and Greeks. Up until the mid-seventies the leftist political group, Greek Atlas League, and the Yugal Club, a popular football club formed by Yugoslavian migrants, held social activities within the premises.

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

1/7/1966 - Kitchen 1st floor $600. Mr M. Alagich? 7/2/1972 - DA Use of premises for printing – G. Marrakis
22/2/1972 - Unauthorised partitions of 1st floor – Atlas Hall Pty Ltd
20/9/1974 - DA Use of premises as a carpark (Cancelled by owner on 21/10/1974 - Aurestis? Vassiliadis)
28/10/1974 - DA use of ground floor as a reception room, 1st floor as a restaurant. Alterations $10,000 - J. Langman R.
ADVISE C.E. DEPT. OF ANY FUTURE DA INVOLVING NEW BUILDING RE WIDENING OF KELLS LANE AND LANGLEY STREET - C.E. 1400/71
15/10/1976 - DA alterations to use premises as restaurant. $3,000 - James C. Donald
6/12/1976 - Complaints received alleging noise emission at 3:30 am from 2nd floor - Greek Atlas League 14/4/1978- DA Use of ground floor as cabaret/restaurant involving alterations (refused) - J.C. Donald 22/7/1980- DA Use of 1st floor as storage. - K. Williams
3/12/1980 - Additions to 1st floor $53,000. - J.P. Cordukes Pty Ltd
18/8/1981- DA Cultural Centre, assembly halls, refreshment room. - E. Townsend
7/4/1982 - DA Use ground floor for sale of second-hand clothing. - K. Williams

Block 7



ADDRESS	**265 Palmer Street, Darlinghurst**
BUILDING NAME	**Riverina Flats**
OTHER NAME	-
TYPOLOGY	Residential Flat Apartment
DATE	c1921-1924
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

265 Palmer Street is a five-storey apartment building now with a roof-top addition that gives it a total of six levels. It has a tapered corner facing Palmer street. Its has a brick facade rendered in stucco and features regularly spaced windows, four on each level on its Palmer Street side. It has an eave adorned by equally spaced corbels and wraps around the building above its fifth floor windows.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 1 - 37 Greens Road, Paddington

Similar examples in the Study Area that are not currently listed: 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The original properties occupying 265-275 Palmer Street no longer appears in the Assessment Books from 1914 onwards. The last records of the individual properties appear in the 1911 version of the Assessment books and the 1912 edition of the Sands Directories. Prior to 1914, 265 to 275 Palmer Street used to be composed of six (6) properties, all of which were two-storey Victorian terrace residences. It was in 1913 when the properties were resumed after the Oxford Street road widening.

The properties, before they were conveyed to the Municipal Council of Sydney, were occupied by Luisa Dargus of 265-267, Harry Gillman of 269, William Booth of 271, Charles Alexander of 273, and Sydney Mosman of 275 Palmer Street. In 1920, the Riverina Flats first appears in the Sands Directories as 265 Palmer Street and then again in 1921 in the Assessment books as a two-storey high brick building with malthoid roof. It was listed under the ownership of James Farrell and had a gross annual value of £702. Shortly after, in 1924 or perhaps earlier, James Farrell undertook construction of a four-storey, twenty-seven (27) room building within the same address. The following year, 1925, Farrell added another level making the apartment a five-storey building and increased the number of rooms to seventy (70), however it was noted that there were only a total of twenty-six (26) flats.



Photo taken around 1911-1912. Description for the photo indicates the location as the intersection of Palmer Street and Kells Lane. However, it is more accurate to describe as the intersection of Palmer Street and Palmer Place, also known as James Street (now Foley Street) as indicated on the 1888 Rygate and West Maps. Highlighted in red are the two-storey residential terraces that were demolished and replaced by the Riverina Flats. (Source: Demolition Books, Municipal Council of Sydney, City of Sydney Archives)

SIGNIFICANCE

265 Palmer Street is an agglomeration of lots that happened after the road widening and resumptions that took place along Oxford Street in the 1910s. It remains testament to the historical development of town planning in Sydney. It is one of a few mid-rise buildings that were erected during the early 1920s featuring minimal ornamentation prevalent in Victorian and Federation era buildings signalling a shift in the design attitude of the times.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 7



ADDRESS	**257, 259, 261, and 263 Palmer Street, Darlinghurst**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Residential Terraces
DATE	c.1850s
DESIGNER / BUILDER / MAKER	

DESCRIPTION

257, 259, 261, and 263 Palmer Street are a row of two storey residential terraces exhibiting similar scale. However, 257 Oxford, adjacent Oxford Flats, demonstrates a more modified front facade with its front yard transformed into a ground floor room extended to the property boundary. 259, 261, and 263 all still exhibit front yard gardens behind their respective front walls. Unlike 257, which exhibits modified 1st floor fenestrations, 259, 261, and 263 all have similar sized windows and front doors. From among the set, 263 has a modified roof form, the rest still exhibit the simple gable. Chimneys that rise up from the roofs are still visible and demonstrate the form and scale of chimneys that were prevalent on residential terraces in the area during the mid-1800s.

COMPARATIVE EXAMPLES

There are no similar examples Listed in the Study Area.

Similar examples in the Study Area that are not currently listed: 28, 30 & 32 Langley Street Darlinghurst, 33, 35 and 37 Burton Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Prior to the resumptions and the road widening of Oxford Street, there was a predominance of two-storey Victorian terraces along Palmer Street. Majority of these are still evident in current times. The terraces along Palmer Street within Block 7 of the study area were in sets and ownership of each set rested in one individual at one time. The design and built of the terraces conforms to the ownership of each set. One of the earliest set on site recorded in the assessment books was the row of terraces owned by Thomas Fisher from 261 to 275 Palmer Street. He had ownership of the entire row in 1855. In 1867 he acquired 257 and 259. It was in 1891 when records began to show ownership of these properties in sets of three or four houses. One of the longest running single ownership of 257 to 263 Palmer Street was from 1907 to around 1921 under Eugene Viles. The complete row were all two-storey Victorian Terraces made of brick and iron. The 1924 assessment books records a complete transfer of ownership of the entire row to John H. Campbell. During this time until records show in 1948, the terraces remained as two-storey Victorian terraces.

Photo taken around 1911-1912. Description for the photo indicates the location as the intersection of Palmer Street and Kells Lane. However, it is more accurate to describe as the intersection of Palmer Street and Palmer Place, also known as James Street as indicated on the 1888 Rygate and West Maps. The photo shows the scale and design of the two-storey Victorian Terraces, in red highlight, that pre- existed from the mid-1800s. The stone terraces immediately to the right of Palmer Lane and three Victorian terraces to their right have long been demolished around 1911. 257 to 263 Palmer Street were spared from demolition. (Source: Demolition Books, Municipal Council of Sydney, City of Sydney Archives.)



SIGNIFICANCE

257 to 263 Palmer Street were spared from the agglomeration of lots within the block that happened after the road widening and resumptions that took place along Oxford Street in the 1910s. They are the last surviving two-storey Victorian terraces that got affected by the pressures of development that occurred right after the Oxford Street widening. They have retained the form and scale of the early Victorian Terraces that were prevalent in the area during the mid-1800s. They demonstrate the effects of the changing times, needs, and the effects of commercial growth along Oxford Street while remaining highly identifiable as Victorian Terraces.

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	(263, 261, and 259) Contributory / (257) Neutral
PROPOSED GRADE	(All) Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 7



ADDRESS	**251-255 Palmer Street**
BUILDING NAME	Oxford Flats
OTHER NAME	-
TYPOLOGY	Residential Flat Apartment
DATE	c1917
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

251-255 Oxford Street, Darlinghurst is a three-bay brick apartment building. The first two bays from the building's south exhibits two-storeys built around 1917 while its third bay on the corner of Kells Lane exhibits three storeys due to the falling of the terrain towards Burton Street and was later built around after 1925. The building is influenced by Federation style and Art Deco architecture. Two Federation style inspired bay windows on the first floor and five pilasters that are decorated with restrained Art Deco vertical brick work accentuate the vertical lines on the building's primary facade. The building's name, 'Oxford Flats', is moulded above the arched main access to the flats. Completing the decorations found on the building are cornices outlining the building's parapets, bay windows, and main entry. The building's Kells Lane facing side exhibits three-storeys and is characterised by regularly spaced and uniformly sized contemporary windows. The Langley Street facing side slightly mirrors the primary facade facing Palmer Street, however, the split between the three-storey bay and the two-storey sections of the building is accentuated by a substantial gap about two and a half feet wide. Windows on this side of the building also have been modified to exhibit contemporary design.

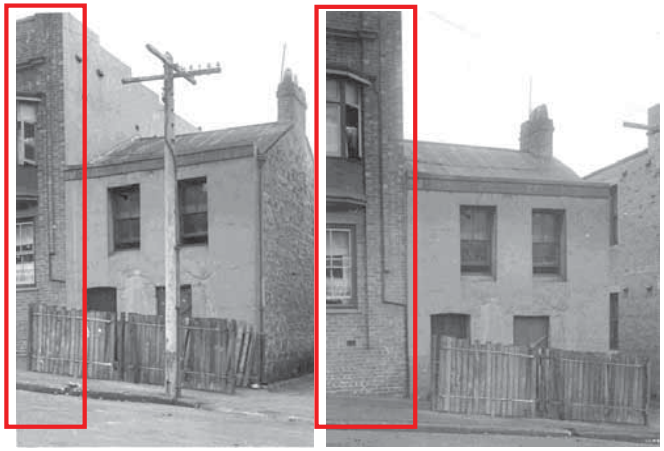
COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 34 - 36 Oxford Street Darlinghurst, 304 - 312 Bourke Street Surry Hills, and 2 addition examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 23 - 29 Oxford Street Surry Hills, and 5 additional in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The Oxford Flats appears in the Sands Directories in 1917 and was addressed at 253-255 Palmer Street, Darlinghurst. It was recorded as being under the ownership of Mrs. F.E. Young in the 1918 version of the Assessment Books. It was, at the time, a building that was two-storeys high and was made of brick and iron and had 28 rooms. Prior to 1917, the lots were occupied by two-storey Victorian Terraces prevalent in the area.

The last occupants of the terraces houses were Mrs. Catherine Coleman at 251, and John Goadie at 253 Palmer Street. Before the start of the 20th century, the Victorian Terraces were occupied by saddlers, woodturners, stonemasons, cabinet makers, engineers, carpenters, and clerks. It was in 1917 when the Sands Directories recorded 253-255 Palmer Street as Oxford Flats and in 1918 the first occupants were listed, Mrs, Violet Selcheh, Rufus Stewart, J. Le-Vitch (physician), Captain Francis William, Mrs. Coltman (caretaker), Miss Stanley Madge, and J.G. O'Brien. The Oxford Flats was the first residential flat building within Block 7.



The two 1925 photos partially show the existing bay window and façade detail of the older built fabric of the Oxford Flats. The façade currently exhibited by the building still retains its original fabric. The building to its right was demolished and in its place is the current extension of the Oxford Flats. (Source: Demolition Books, Municipal Council of Sydney, City of Sydney Archives.)

SIGNIFICANCE

251-255 Palmer Street is an agglomeration of lots affected by the road widening and resumptions that took place along Oxford Street in the 1910s. It remains testament to the historical development of town planning in Sydney. It is one of a few mid-rise buildings that were erected before the 1920s. It was the first residential flat building erected within the block. It features a transitioning design ornamentation with Federation style influences signalling a shift in the design attitude of the times.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 7



ADDRESS	**33, 35, and 37 Burton Street, Darlinghurst**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Residential terraces
DATE	c.1867
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

33, 35, and 37 Oxford Street, Darlinghurst are two-storey residential terraces with rendered brick facades. Together they occupy the corner of Langley and Burton Streets as a set with identical facades sharing party walls. Their facades are characterised by regularly spaced first floor windows, two for each property, with the ground floor facades fenestrated by a single door and a window of similar proportions as those found on the 1st floor. Architectural embellishments on the set is muted and limited to a few decorative elements. A simple frame wraps around the windows on the second floor and the doorways and a simple cornice caps the top of the building's front facade. Three chimneys can be observed from street level adding to the overall character of the building.

COMPARATIVE EXAMPLES

There are no similar examples Listed in the Study Area:
Similar examples in the Study Area that are not currently listed: 257, 259, 261 and 263 Palmer Street Darlinghurst, 33, 35 and 37 Burton Street Darlinghurst, 28, 30 & 32 Langley Street Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

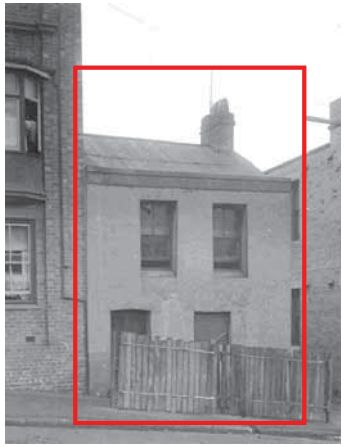
OUTLINE HISTORY

33, 35, and 37 Burton Street remained vacant from 1867. The first occupants of the properties were recorded in the Sands Directories in 1868. John Abbot (carpenter) occupied 33 Burton Street, Mrs. Catherine Air occupied 35 Burton Street, and Mrs. Mary Manners occupied 37 Burton Street, Darlinghurst.

Two-storey brick houses with shingled roofs occupied the lots and all were owned by John Edgeley in 1871. All properties were conveyed to Robert Hickson by 1877 who then undertook modifications to the buildings into two-storey houses made of brick and stone with iron roofs. Hicksons retained ownership of the properties, as listed in the Assessment Books, until properties were conveyed to John Donelan in 1907. Throughout those years the buildings on the properties retained their form and scale and continued to be made of brick. The roof forms have changed over time but in Donelan's initial year of ownership, all the buildings started to use iron roofs. Up until the 1900s, the properties came to be occupied by carpenters, assayers, harness makers, brush makers, blacksmiths, and butchers. From 1900 onwards the properties appear to be purely residential as no detail in the Sands Directories suggest other uses.

Donelan retained ownership of the properties until his demise around 1918. The buildings continued to retain their original form as two-storey brick houses with iron roofs since.





The two 1925 photos shows the external built fabric of typical two-storey residential terraces built around the area. This typical terrace was at Palmer Street at the corner of Kells Lane. It was demolished and is now the site of the extension of the Oxford Flats. The scale, design, and detail matches 33, 35, and 37 Burton Street, Darlinghurst. (Source: Demolition Books, Municipal Council of Sydney, City of Sydney Archives.)

SIGNIFICANCE

33, 35, & 37 Burton Street, Darlinghurst retains the form, scale and material of old Victorian residential terraces that were prevalent in the streets running parallel to Oxford Street in the 1860s. The original subdivision patterns of the mid-19th century are still exhibited by the properties. The buildings exhibit restrained architectural features compared to the more elaborate terraces featuring verandas and highly decorative embellishments.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 7



ADDRESS	**28, 30, & 32 Langley Street, Darlinghurst**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Residential terraces
DATE	c.1867
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

28, 30, and 32 Langley Street, Darlinghurst are two-storey Victorian brick residential terraces. 28 and 30 Langley Street share similar facades. Both have a single 1st storey window and a single door and window on the ground floor. 32 Langley Street, however, exhibits a wider frontage with two 1st storey and two ground floor windows showing full symmetry from a single door that is in the middle of the ground floor facade. The falling of the terrain towards Burton Street is evident along Langley Street through an evident stone base that levels 32 Langley Street higher than both 28 and 30. Only 28 Langley Street shows a rendered facade and windowsills. Both 28 and 32, however, still exhibit windowsills still made of stone and painted brick facades. 32 Langley Street also shows of a hip roof that is visible at street level.

COMPARATIVE EXAMPLES

There are no similar examples Listed in the Study Area:
Similar examples in the Study Area that are not currently listed: 131 Oxford Street Darlinghurst, 257, 259, 261 and 263 Palmer Street Darlinghurst,33, 35 and 37 Burton Street Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

28, 30, and 32 Langley Street, Darlinghurst were formerly addressed as 28, 30, and 32 Langley's Lane. The lane's name changed to Langley Street in the early 1930s, however the numbering stayed the same. The properties share a common history with 33, 35, and 37 Burton Street Darlinghurst. The earliest occupants were recorded in 1865 with Samuel Ireland (cabinet maker) at 28 Langley Lane, B. Bailey (engineer) at 30 Langley Lane, and William Ainsworth (engineer) at 32 Langley Lane.

In 1867 all three properties were owned by Miss Woods with 28 and 30 Langley Lane recorded as two-storey brick houses and 32 Langley Lane as a single storey brick house all with shingle roofs. Around 1871 all the properties came under the ownership of John Edgeley together with 33, 35, and 37 Burton Street. At the time, Edgeley undertook modification of all the properties, turning them into two-storey brick houses with shingled roofs.

The properties, 28, 30, and 32 Langley Lane, were conveyed to Robert Hickson in 1877 at the same time as 33, 34, and 37 Burton Street, which were also formerly owned by John Edgeley. The Hicksons retained ownership of the properties, as listed in the Assessment Books, until properties were conveyed to John Donelan in 1907. Throughout those years the buildings on the properties retained their form and scale and continued to be made of brick. The roof forms have changed over time but in Donelan's initial year of ownership, all the buildings started to use iron roofs.

Up until the 1900s, the properties came to be occupied by cabinet makers, engineers, carpenters, musicians, drapers, masons, bootmakers, sawyers, blacksmiths, and woodturners. From 1900 onwards the properties appear to be purely residential as no detail in the Sands Directories suggest other uses.

Donelan retained ownership of the properties until his demise around 1918. The buildings continued to retain their original form as two-storey brick houses with iron roofs since.



Photo taken around 1911-1912. Description for the photo indicates the location as the intersection of Palmer Street and Kells Lane. However, it is more accurate to describe as the intersection of Palmer Street and Palmer Place, also known as James Street as indicated on the 1888 Rygate and West Maps. The photo shows another iteration of design of two-storey residential terraces that were prevalent in the area during the mid-1800s. The design, form, and scale of the terraces shown matches those of 28 and 30 Langley Street, while 32 Langley Street exhibiting a two-storey version of the building left in the photo. (Source: Demolition Books, Municipal Council of Sydney, City of Sydney Archives.)

SIGNIFICANCE

28,.30, and 32 Langley Street, Darlinghurst retains the form, scale and material of old Victorian residential terraces that were prevalent in the back lanes running perpendicular to Oxford Street in the 1860s. The original subdivision patterns of the mid-19th century are still exhibited by the properties. The buildings exhibit restrained architectural features compared to the more elaborate terraces featuring verandas and highly decorative embellishments.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing based on Assessment of Significance
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8



ADDRESS	**125 Oxford Street, Darlinghurst**	**Lot 1, DP 81090**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE		
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The two-storey face brick facade building now forms part of Colombian Hotel and currently runs as Gaslight Inn. The two buildings shares the same materiality and texture, both exhibiting bare brick facades that continuous to wrap around the corner of Crown Street. The combination causes a visual extension of the original Colombian Hotel and adds to the visual appeal of the corner. The left and right edges of 125 Oxford Street are marked by pilasters extending to a white painted parapet decorated by classical mouldings that form the architrave, frieze and cornice. This white band, though expressed in a different architectural style, extends the white Art Deco frieze that wraps around the Colombian Hotel.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford StreetDarlinghurst, 31 - 33 Oxford Street Surry Hills

Similar examples in the Study Area that are not currently listed: 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

125 Oxford Street appears on Edward Burrows 1855 map of Southhead Road and then again on the 1865 Trigonometric Survey as a brick construct occupying half of its property towards the main road. Later, on the 1888 Rygate and West map, while it was still recorded as being built of brick, it had generally expanded towards the rear to occupy almost the entire property. At this point it was owned by Henry Kinsela and J.E. Spragg, a bookseller, stationer & newsagent runs a business in the premises. His business ran from 1884 to 1906 at the location. In 1916 Miss M. Bermingham, florist, moved in to start a new steady business which ran until 1933. Available records show ownership was transferred to Emily S. Preddy from early 1820's to 1948. In the years prior to consistent use and ownership by H. Kinsela, other businesses have run on the premises. Hairdressers, grocers, dressmakers, drapers, and fruiterers have all used the smaller building prior to 1888.



This 1918 photo shows the former building that once occupied 125 Oxford Street, Darlinghurst that received extensive renovation. The photo is recorded in the Demolition Books which suggests the old building was replaced by the current one on site. The existing two-storey brick faced building now demonstrates a more ornate façade with two segmented arched windows and corniced sills and architrave on the first floor. (Source: Demolition Books, City of Sydney Archives)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area. At one point, the property was linked to H. Kinsela, a prominent figure in the commercial development of Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

2009: Proposed alterations to the Colombian Hotel and extension of hotel use into adjoining premises at 125 Oxford Street.
2009: New amenities and a new corridor within the ground floor lounge bar, to erect open mesh fencing within the rear courtyard and to install a roof structure at the south eastern end of the court. Reduction of maximum population of lounge bar to 48 patrons.
2009: Alteration of the internal layout of the extended portion of the Colombian Hotel.
2010: Continued use and operation of premises as the Colombian Hotel.
2012: Installation of 2 Commonwealth Bank ATMs on the Oxford Street frontage of the Colombian Hotel. The proposal includes the ATM signage, underawning sign and two security lights.
2015: Installation of additional entry door.
2019: Internal alterations to hotel including demolition of existing wall and installation of new wall and door to accompany removal of ATM.
2019: Continued use of the site as two pubs known as The Colombian Hotel and The Gaslight Inn. Works to The Colombian Hotel including internal demolition and refurbishment works, minor changes to the exterior and installation of roof terrace areas. Works to The Gaslight Inn to facilitate an interconnecting wall to connect the two pubs.

Block 8





ADDRESS	**127 Oxford Street, Darlinghurst**	**Lot 1 DP 68104**
BUILDING NAME	**Somerset Building**	
OTHER NAME	127 Oxford Street, Darlinghurst	Lot 1 DP 68104
TYPOLOGY	Commercial	
DATE	c.1918	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

129 Oxford Street completes a two-bay, two-storey Victorian commercial terrace with a rendered face brick facade that completes 127-129 Oxford Street. Its name "Somerset Building" is moulded on its parapet. Accentuating the facade are three pilasters extending from above the awning to the parapet. Rectangular pediments on top of its first-floor windows mirror the simple square facade. A blank frieze and cornice accentuate the separation of its parapet.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst and seven additional examples in Darlinghurst.

Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 203 Oxford Street Darlinghurst, 205 Oxford Street Darlinghurst, 209 Oxford Street Darlinghurst and 25 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

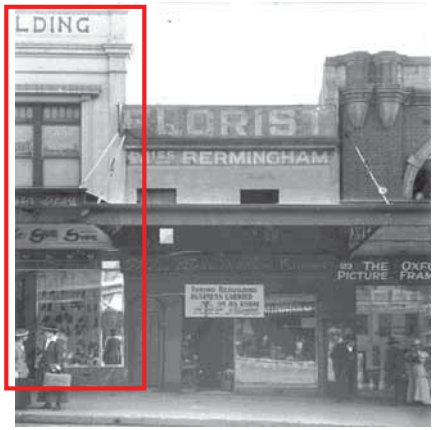
Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Records from 1861 shows ownership of 127 South Head Road under William Johnson and 129 South Head Road was under William Suich. Both ran separate business on their own respective premises. The former leased out to William Harpfner who used the premises as a fancy warehouse whilst the later leased out to M.C. Bohrsman who operated a Berlin emporium.

Later in 1870 J. Kinsella became owner of 129 South Head Road while W. Brown had 127 South Head Road. The pattern of separate ownerships did not allow for the consolidation of the properties for one building. Prior to the current building on site as recorded in the Assessment Books of 1914, 127 and 129 Oxford Street, previously 127 and 129 South Head Road, came to be owned by F.E. Trautwein. However, both buildings remained separate, 127 was a single-storey brick building whilst 129 was a two-storey brick building. It was around 1918 when George E. Adams acquired both properties and a corresponding uniform change in built form was recorded in the Assessment Books.

Around the same time both properties were recorded as two-storey brick buildings with iron roof, giving a slight suggestion as to the age of the current building on site. Records show Herbert Adams owning both properties in 1948.



This 1918 photo shows the Somerset Building on the left, highlighted in red. The façade ornamentation demonstrated by the building is still the same as those that can be observed as of writing of this report. (Source: Demolition Books, City of Sydney Archives)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building makes a significant contribution to the Oxford Street Heritage Conservation Area. At one point, the properties were linked to the Kinselas, a prominent name in the commercial development of Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

2009: Fit out and use as a convenience store, replacement of existing under awning sign and installation of a new hamper wall sign.
2010: Use as a convenience store to include use as a money exchange and internet cafe and replace external roller shutter with an internal roller shutter. Extension of approved trading hours from between 6.00am to 1.00am the following day to between 6.00am and 4.00am the following day, 7 days a week.
2012: Reinstate shopfront window and door, and internal alterations.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8





ADDRESS	**129 Oxford Street, Darlinghurst**	**Lot 1, DP 61391**
BUILDING NAME	**Somerset Building**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1918	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

129 Oxford Street completes a two-bay, two-storey Victorian commercial terrace with a rendered face brick facade that completes 127-129 Oxford Street. Its name "Somerset Building" is moulded on its parapet. Accentuating the facade are three pilasters extending from above the awning to the parapet. Rectangular pediments on top of its first-floor windows mirror the simple square facade. A blank frieze and cornice accentuate the separation of its parapet.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 203 Oxford Street Darlinghurst, 205 Oxford Street Darlinghurst, 209 Oxford Street Darlinghurst, 333 South Dowling Street Darlinghurst, 177 Oxford Street ,Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills, plus 20 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

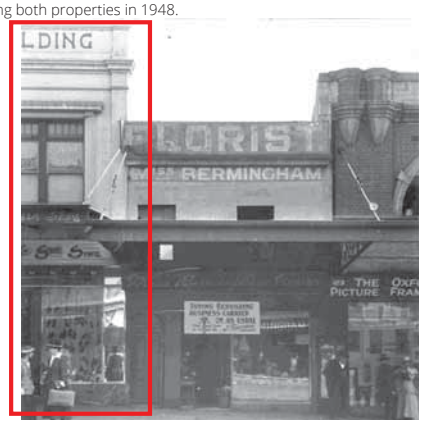
Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Records from 1861 shows ownership of 127 South Head Road under William Johnson and 129 South Head Road was under William Suich. Both ran separate business on their own respective premises. The former leased out to William Harpfner who used the premises as a fancy warehouse whilst the later leased out to M.C. Bohrsman who operated a Berlin emporium.

Later in 1870 J. Kinsela became owner of 129 South Head Road while W. Brown had 127 South Head Road. The pattern of separate ownerships did not allow for the consolidation of the properties for one building. Prior to the current building on site as recorded in the Assessment Books of 1914, 127 and 129 Oxford Street, previously 127 and 129 South Head Road, came to be owned by F.E. Trautwein. However, both buildings remained separate, 127 was a single-storey brick building whilst 129 was a two-storey brick building.

It was around 1918 when George E. Adams acquired both properties and a corresponding uniform change in built form was recorded in the Assessment Books. Around the same time both properties were recorded as two-storey brick buildings with iron roof, giving a slight suggestion as to the age of the current building on site. Records show Herbert Adams owning both properties in 1948.



This 1918 photo shows the Somerset Building on the left, highlighted in red. The façade ornamentation demonstrated by the building is still the same as those that can be observed as of writing of this report. (Source: Demolition Books, City of Sydney Archives)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area. At one point, the properties were linked to the Kinselas, a prominent name in the commercial development of Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

2013: Footway Application for Pastizzi Cafe Bar to place 8 chairs and 4 tables from 12 noon to 1:00am the following day on Sunday to Thursday and 8:00am to 1:00am the following day Friday and Saturday.
2017: Section 96(2) modification of consent to amend the approved trading hours of the cafe/restaurant 'The Pie Tin'. Current approved hours are 12.00pm to 3.00am Sundays to Thursdays and 24 hour trading on Fridays and Saturdays. Proposed hours of operation are 7.00am to 3.00am (the next day) Sundays to Thursdays and no change to current Friday/Saturday trading. The premises has a proposed capacity of maximum 20 patrons.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8



ADDRESS	**131 Oxford Street, Darlinghurst**	**Lot 1, DP 61725**
BUILDING NAME	**-**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1850s (for verification)	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

131 Oxford Street is a two-storey rendered face brick terrace. It is void of decorative elements apart from the simple parapet cornice and frieze. Its gabled roof is still evident and so is the chimney that rises from its right side. The form and scale of the building is still reminiscent of the two-storey commercial terraces that were once prevalent along the northern side of Oxford Street prior to the road widening in 1910.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darli Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst, 129 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 17 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

Early around 1868 an oyster dealer started operating in 131 South Head Road. Under the ownership of W. Sherlock, James Hughes ran the oyster saloon until around 1880. It was not until around 1897 under the ownership of Frederick Gibbons that another long running business ran in the premises. John Allen ran the first beef shop from 1897 until around 1900. The beef shop continued running although under different operators. Sands Directories list H. Grimwood still running a beef shop in the premises in 1933 under the ownership of Mrs. Emma Pattison.

Evidence of the gabled roof and the extant chimney suggests the building on site is potentially older than its adjacent buildings. It is possible that it was a part of a row of similar terraces that has been replaced by the existing buildings on 127-129 Oxford Street. However, more information is needed to verify this claim.



This 1930s photo shows the 131 Oxford Street, Darlinghurst, highlighted in red, with the Somerset Building on its right. The building's façade on the photo demonstrates two first floor windows and a scale typical of the two-storey commercial terraces that once were prolific on the northern side of Oxford Street prior to the road widening. Ornamentation is minimal and the scale has been retained. (Source: Hood, Sam. Home and Away -1867, State Library of NSW)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

2016: Use public footway on Oxford Street for outdoor seating in association with the licensed North Indian Cuisine (4 square meters of area used). Proposed hours of use are 11.00am to 12.00 midnight, Monday to Sunday inclusive. Renewal of previously approved application

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8



ADDRESS	**133 Oxford Street, Darlinghurst**	**Lot 1 DP 793907**
BUILDING NAME	**-**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1850s (for verification)	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

133 Oxford Street is a two-storey, rendered face brick terrace. It is adorned only by a simple parapet with cornice and a frieze that is currently covered entirely with a signage that occupies more than half of the facade above the awning. Its massing is similar to its adjacent building, 131 Oxford Street. They both share similar characteristics in that they both have low level of decorative expressions on their facades. Both have simple rectangular windows unadorned by any framing element like pediments or pilasters. The brick faces have been rendered and given no other detail. Unlike 131 Oxford Street however, 133 currently exhibits a flat roof and does not show a chimney from current aerial photographs.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street, Darlinghurst, 103 - 105 Oxford Street, Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.
Similar examples in the Study Area that are not currently listed: 131 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst, 129 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 17 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

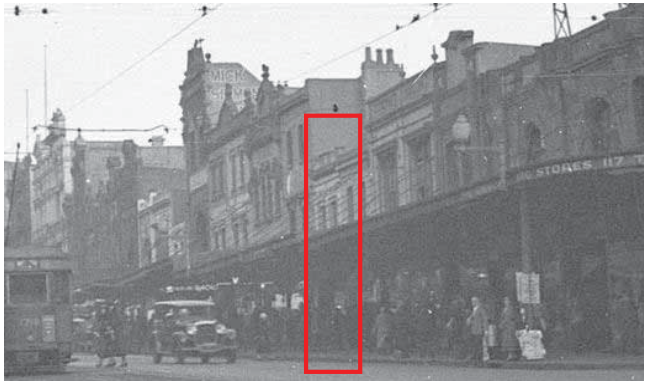
OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

133 Oxford Street has long been an active commercial property. In its early years was used by fruiterers, boot makers, tobacconists, and watchmakers. It was around 1894 however, under the ownership of Neil Macintosh, that a steady form of business started operating in the premises. K. Goulston started a tailor shop and ran it until around 1906 and then again around 1910, still under the ownership of Macintosh, George Karanges started operating a confectioners shop that was later on ran by Morris and Sirafim confectioners from around 1923. Serafim continued the confectionery to 1948 and possibly through some years on.

The similar uncharacteristic features of both 131 and 133 Oxford Street leads to believe both were built around the same time period. However, more information is needed to verify this claim.



This 1930s photo shows the 133 Oxford Street, Darlinghurst, highlighted in red, with 131 Oxford Street on its right. The building's façade on the photo demonstrates two first floor windows and a scale typical of the two-storey commercial terraces that once were prolific on the northern side of Oxford Street prior to the road widening. The two windows have been replaced by a single window now on the current building. (Source: Hood, Sam. Home and Away -1867, State Library of NSW)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH



Photo right shows the built fabric along Oxford Street in 1875 from a vantage point looking north west from the intersection of what is now Oxford and Bourke Streets. On the left side of the photo is the southern side of todays Oxford Street with Johnston's Family Hotel on the opposite corner. (Source: State Library of NSW)

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8

801



ADDRESS	**135 Oxford Street, Darlinghurst**	**Lot 1 DP 664688**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1865	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

135 Oxford Street is a three-storey rendered face brick terrace. Its facade above the awning is showing signs of dilapidation with cracks running horizontally as well as vertically. Its decorative stone window framing on the first floor are likewise cracked.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 217 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 16 examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

135 Oxford Street shows up as 135 South Head Road in the 1858 Assessment Books. It was registered as a single-storey brick-built workshop with shingled roof with just one room owned by Thomas Barbour. However, in 1861 records reveal the owner as Thomas Barber, a baker, who quite possibly is the same person as Thomas Barbour. Another discrepancy of records shows the building on site at the time was a single-storey building made of wood and iron.

It was around 1865 when the property was acquired by W.J. Keneally who ran an earthenware, crockery, and glass warehouse on the premises. At the time, the space requirement for the storage of the earthenware was larger leading to an increase in building mass to two-storeys. It was by then made of brick and a slate roof. Around 1880, the building was recorded to have increased in size once again as a third level was recorded. It was made of brick and had an iron roof still owned by Keneally. In the following years it was used as a boot warehouse, a glass and china warehouse and as a chemist warehouse.

G.E. Adams, a cake expert, ran a shop in the premises from around 1918 to around 1933. Whether he is the same G.E. Adams who used to own 127 and 129 Oxford Street on the same block in 1918 needs to be further verified.

In later records, in the 1948 assessment books, it was once again recorded as a two-storey brick building with slate roof. This leads to a conclusion that the current building on site which is a three-storey brick building might have been modified at much later date. The building have had a long history of continuous addition and subtraction of levels which may have caused the dilapidation of the building made apparent by the number of very evident cracks on its facade.

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It is significant as part of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This 1930s photo shows the 135 Oxford Street, Darlinghurst, highlighted in red, with 133 Oxford Street on its right. The building's façade on the photo demonstrates two windows both on the first and second floors, consistent with the current size and shape of the fenestrations as seen on the building as of writing of this report. (Source: Hood, Sam. Home and Away -1867, State Library of NSW)



Block 8



ADDRESS	**145 Oxford Street, Darlinghurst**	**Lot 1, DP913050**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1890s	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

145 Oxford Street is a two-storey rendered brick face building. It is void of the typical architectural decorations prevalent on the facades of building along Oxford Street. Apart from the two rectangular windows above awning level, there are no other features on the building. The shopfront on the ground floor is likewise void of anything extraordinary. The four air conditioning units above the awning adds a detracting element to the view of the building from across the street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 379 - 379a Bourke Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 129 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 16 examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

145 Oxford Street appears as 149 South Head Road prior to the renaming and renumbering of the properties along Oxford Street. In 1861, William Fuller, butcher, occupied the property under the ownership of Edward Venables. At the time, the building on the property was a two-storey brick-built terrace with shingled roof. The property was conveyed to Jane Stewart around 1897 around which time it was listed as 145 Oxford Street and was occupied by a two-storey brick building with iron roof. F. Condy ran a ham and beef shop in the premises. The property since then was owned by the Stewarts and a ham and beef shop operated within the premises until records show in 1933. In 1948, Isabella Stewart was listed as owner and Nicer Cake Co. operated within the premises. At the time, the building on site was a two-storey dwelling shop made of brick and an iron roof.



This 1968 photo shows 145 Oxford Street, Darlinghurst, in clear view exhibiting the same scale and form as the current building on site as of writing this report. No longer on the facade are the advertising above the windows and on the parapet. (City Engineer's Photographs, City of Sydney Archives)

SIGNIFICANCE

145 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1890s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

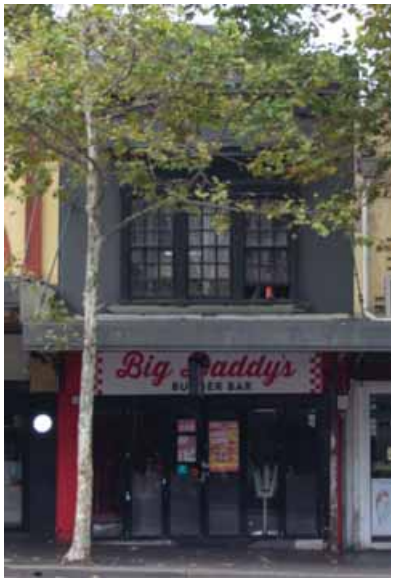
MODIFICATIONS & FURTHER RESEARCH



Photo right shows the built fabric along Oxford Street around 1934 as viewed looking north west from the intersection of Oxford and Bourke Streets. On the left is the Courthouse Hotel and marching towards Flinders Street is the NSW Mounted Police on parade. (Source: Home and Away, State Library of NSW)

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8



ADDRESS	**147 Oxford Street, Darlinghurst**	**Lot 2, DP913050**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1890s	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

147 Oxford Street is a two-storey rendered face brick terrace. It has a stepped parapet that rises above a simple cornice. The only distinguishing feature on its facade a triple window accented with muntins dividing each of the panes into a grid of nine smaller squares. The entire window framed by a thick trim giving the window a strong look and is topped by a frieze and cornice combination giving the first floor facade some decoration.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 379 - 379a Bourke Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 129 Oxford Street Darlinghurst, 179 Oxford Street Darlinghurst, 323 South Dowling Street Darlinghurst, 325 South Dowling Street Darlinghurst, 327 South Dowling Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 19 examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

147 Oxford Street was previously numbered 151 South Head Road prior to the renaming of the street and the renumbering of properties along Oxford Street. The property was once owned by Edward Venables in 1861. A two-storey building with shingled roof was on the property and Ed Venables ran what used to be called "The Case is Altered Inn." The property was later conveyed to Jane Stewart who also acquired the adjacent building in 1897. At the time the property was listed as 147 Oxford Street. A two-storey building occupied the property and Mark Simmons, tobacconist, operated his business within the premises. By 1913, C.C. Murphy used the premises as a boot and shoe shop. Murphy continued the business until around 1920 long after Jane Stewarts passing around 1918. Emma Bignell acquired the property around 1920 and continued ownership until records show in 1930 and during this time John Hunter and Sons continued the boot and shoe shop. The boot and shoe shop continued to run until records show in 1933 albeit under a new operator, Bob Cheap, from around 1927 to until records show in 1933.

By 1949, records show Isabella Steward acquiring the property with a single storey brick building with iron roof registered on the property. Additions to the building was recorded in the Planning Street Cards in 1959.



This 1968 photo shows 147 Oxford Street, Darlinghurst in clear view exhibiting the same scale and form as the current building on site as of writing this report. While the window expression have changed, it still is in the same form, shape, and size as the one in the 1968 building. (Source: City Engineer's Photographs, City of Sydney Archives)

SIGNIFICANCE

147 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1890s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 8

804



ADDRESS	**149 Oxford Street, Darlinghurst**	**Lot 1 DP62417**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1910-1920	
DESIGNER / BUILDER / MAKER	J. Goldberg (rear addition - 1949)	

DESCRIPTION

149 Oxford Street is a two-storey rendered face brick building. It features an arched window on the first-floor level framed by a moulding that traces the arch all the way to the sill. An architrave, frieze, and cornice combination top the building before rising with a wavy parapet wall. Two pilasters frame the building to its sides and rises as parapet columns. The architectural expression is similar to that found in 211-213 Oxford Street, however, lacks more articulated embellishments and, unlike the former, is a single bay building rather than a row of terraces with a grouped facade.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 108 Oxford Street Darlinghurst, 110 Oxford Street, Darlinghurst, 112 - 122 Oxford Street Darlinghurst, 141 - 143 Oxford Street Darlinghurst, 151 - 151A Oxford Street Darlinghurst, 153 Oxford Street Darlinghurst, 38 - 46 Oxford Street Darlinghurst, 48 - 50 Oxford Street Darlinghurst, 58 - 60 Oxford Street Darlinghurst, 80 Oxford Street Darlinghurst, 130 - 132 Oxford Street Darlinghurst, 62 - 66 Oxford Street Darlinghurst, 72 - 72A Oxford StreetDarlinghurst, 74 - 78 Oxford Street Darlinghurst, 136 Oxford Street (former electrical substation) Darlinghurst.
Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 201 Oxford Street Darlinghurst, with 21 additional examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

149 Oxford Street was formerly 153 South Head Road in the earlier versions of the Assessment Books and the Sands Directories. In 1861, it was owned by David Coulter who also ran a grocer within a two-storey building with shingled roof. David Coulter conveyed the property to relatives and the Coulters continued to own the property until around 1907. Drapers, fruiterers, and confectioners ran businesses within the premises. Kate Hayes ran a drapery within the premises from 1900 until 1906 and in 1907 the property was acquired by McLeod Archibald. During Archibald's ownership the property was reduced to a single-storey building. L. Emery ran a refreshments business until around 1910. Around 1913, Joe Hann used the premises for a butcher shop and since then was open for business as such until records show in 1933. Records show Joseph Goldberg owning the property by 1948 and the Sydney Meat Co. operating with the premises which was still a single-storey brick structure with iron roof.

An application for a new building was recorded in the Planning Street Cards in 22 August 1947 under Goldberg, . However, the planning card has the new building in 1947 at an estimated cost of only £149, which is way too low for a complete rebuild. It is suspected that is for an additional portion at the rear.



This 1968 photo shows 147 Oxford Street, Darlinghurst in clear view exhibiting the same scale and form as the current building on site as of writing this report. It is evident that the arched window was recessed more than its current state. (Source: City Engineer's Photographs, City of Sydney Archives)

SIGNIFICANCE

149 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the first years of the twentieth century. Built during the 1910-1920 period, the building represents the continuing importance of Oxford Street as a retail precinct for Sydney in the twentieth century. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 8



ADDRESS	**177 Oxford Street, Darlinghurst**	**Lot 1 DP 59870**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1890 (possibly)	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

177 Oxford Street is one of two halves of 177-179 Oxford Street. The two-bay building is two-storey and has a rendered face brick facade. It is built in Victorian Style Commercial Terrace expression. Two arched windows, one on each bay, is decorated by moulded Art Deco decorative swirl patterns that frames the arches. Cornices separate the ground, the first floor, and the parapet. Two smaller windows, one on each side completes the symmetry of the entire facade. The difference in colours between the two halves however gives an illusion of informal balance. Each bay, if looked at individually as two different buildings, presents one arched window to one side and a rectangular single-hung window to the other.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst

Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, and 28 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

In the earliest versions of the Sands Directories 177-179 Oxford Street lists as 177-179 South Head Road. Its earliest occupant was J. Keegan who ran a hay and corn store that occupied both properties. His business ran from around 1868 to 1873. In the ensuing years, the properties were listed as vacant until in 1880 when Walford and Sparks came to own the property at 179 and J. Godfrey, a baker, started running his business within the premises. Only in 1884 that 177 Oxford Street got listed in the Sands Directories with a commercial bank managed by Colin Brown occupying the property. Both the bank and Godfrey continued occupying their respective premises until around 1890 when Godfrey moved his bakery to 177 Oxford Street and a butcher, Charles Arugati started occupying 179 Oxford Street. The gap in the Assessment Books from 1882 to 1891makes it difficult to surmise whether Walford & Sparks owned 177 Oxford Street as early as 1884. However, in 1890, both properties were listed under their ownership. At this juncture, the buildings were both listed being two-storey brick buildings with slated roofs.

It is quite possible that the unification into one building happened around this time or in 1897 when both properties came under the ownership of W.E. Sparke.

Godfrey continued his bakery until around 1904 whilst Arugati's butchery only lasted around 1897. From the 1920s onwards, 177 Oxford Street came to be listed under various owners whilst 179 Oxford Street as Estate of the late W.E. Sparke. From 1906 onwards a more varied number of business ran within both premises with ground floors and first floors being occupied. A mix of tobacconists, hairdressers, dentists, pastry cooks, and photographers occupied both floors of both 177 and 179 Oxford Street.

SIGNIFICANCE

177-179 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1890s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



This 1920s photo shows 177 &179 Oxford Street, Darlinghurst, highlighted in red. The line of symmetry rests in between the two arched windows. The façade detail on the building has been retained and is still evident on the current façade as of writing of this report. (Source: Home and Away, State Library of NSW)

Block 8



ADDRESS	**179 Oxford Street, Darlinghurst**	**Lot 1, DP 59872**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1890 (possibly)	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

179 Oxford Street is one of two halves of 177-179 Oxford Street. The two-bay building is two-storey and has a rendered face brick facade. It is built in Victorian Style Commercial Terrace expression. Two arched windows, one on each bay, is decorated by moulded Art Deco decorative swirl patterns that frames the arches. Cornices separate the ground, the first floor, and the parapet. Two smaller windows, one on each side completes the symmetry of the entire facade. The difference in colours between the two halves however gives an illusion of informal balance. Each bay, if looked at individually as two different buildings, presents one arched window to one side and a rectangular single-hung window to the other.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst

Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, and 29 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

In the earliest versions of the Sands Directories 177-179 Oxford Street lists as 177-179 South Head Road. Its earliest occupant was J. Keegan who ran a hay and corn store that occupied both properties. His business ran from around 1868 to 1873. In the ensuing years, the properties were listed as vacant until in 1880 when Walford and Sparks came to own the property at 179 and J. Godfrey, a baker, started running his business within the premises. Only in 1884 that 177 Oxford Street got listed in the Sands Directories with a commercial bank managed by Colin Brown occupying the property. Both the bank and Godfrey continued occupying their respective premises until around 1890 when Godfrey moved his bakery to 177 Oxford Street and a butcher, Charles Arugati started occupying 179 Oxford Street. The gap in the Assessment Books from 1882 to 1891makes it difficult to surmise whether Walford & Sparks owned 177 Oxford Street as early as 1884. However, in 1890, both properties were listed under their ownership. At this juncture, the buildings were both listed being two-storey brick buildings with slated roofs.

It is quite possible that the unification into one building happened around this time or in 1897 when both properties came under the ownership of W.E. Sparke.

Godfrey continued his bakery until around 1904 whilst Arugati's butchery only lasted around 1897. From the 1920s onwards, 177 Oxford Street came to be listed under various owners whilst 179 Oxford Street as Estate of the late W.E. Sparke. From 1906 onwards a more varied number of business ran within both premises with ground floors and first floors being occupied. A mix of tobacconists, hairdressers, dentists, pastry cooks, and photographers occupied both floors of both 177 and 179 Oxford Street.

SIGNIFICANCE

177-179 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1890s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



This 1920s photo shows 177 &179 Oxford Street, Darlinghurst, highlighted in red. The line of symmetry rests in between the two arched windows. The façade detail on the building has been retained and is still evident on the current façade as of writing of this report. (Source: Home and Away, State Library of NSW)

Block 8



ADDRESS	**181 Oxford Street, Darlinghurst**	**Lot 1, DP 62942**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1880s	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

181 Oxford Street is a two-storey face brick terrace showing a facade uncommon throughout the Oxford Street study area. Spanish terra cotta tiled eaves hang above the first-floor windows and the two columns on both ends of the building rise above the roof line defined by the eaves. The first floor looks strong with four equally sized columns dividing the facade into three parts with each part fully occupied by windows. The middle third window, however, is three times bigger than the ones left and right of it.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst

Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, and 29 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

One of the first occupants of 181 Oxford Street, then 185 South Head Road, was C.W. Rogers, a dyer. The property was owned by George Whifield in 1861. In later years, around 1873, W. Walford came to own the property with John Godfrey continuing running the bakery that was initially ran by John Bennet in the premises from around 1865. John Godfrey moved next door to 179 Oxford Street in 1880 to continue the bakery on both premises before finally giving up 181 Oxford Street to butcher Charles Carugati around 1884. 179 was owned by Walford & Sparke at this point. Carugati and Godfrey ran their businesses in their respective premises until around 1887 before again moving a few meters down the street. Godfrey occupied 177 Oxford Street and Carugati occupied 179 Oxford Street, both owned by Walford & Sparks, around 1890 freeing up 181 for the dyers Rogers Brothers, associated to C.W. Rogers at 185 South Head Road in 1861. At this juncture 181 was owned by the Rogers Brothers as well. The Rogers Brothers grew their business from the premises. They later became Rogers Brothers Ltd. around 1923.

The building on the premises had several changes in massing. It was recorded as a single-storey brick building in 1880, as a two-storey brick building in 1882, and as a three-storey brick building with slated roof under the ownership of the Rogers Bros. in 1891. In 1908 a single line entry appears on the planning street cards along Oxford Street. However, the extent of the works is unknown. Later in 1911, the building was listed again as a two-storey brick building with iron roof. Around the 1930s, Rogers Bros. leased out the front shop to tobacconist Simmons Mick Ltd and Rogers Bros started running their business from at the rear. In 1833, Meo Products Ltd. occupied the front shop.

Mr. Charles William Rogers, died at his residence, Abbotsford-road, Homebush, at the age of 74. He was managing director of Rogers Bros, cleaners and dyers. He was the eldest and only surviving son of the late Mr. Charles William Rogers who founded the business in 1858. He served his apprenticeship as an engineer, and then became associated with his father's business. He had been associated with the Baptist denomination throughout his life and for about 10 years was chairman of the Baptist Union of New South Wales for a term. For more than 26 years he was treasurer of the young people's department and was elected a life vice-president. He was also superintendent of the Concord Sunday school for more than 20 years. In his earlier years, he played first grade cricket with Paddington and YMCA. He also took an interest in the general activities of the YMCA. (The Sydney Morning Herald (NSW: 1842-1954) / Mon 22 Jan 1934 / Page 6 / Mr. C.W. Rogers)

SIGNIFICANCE

181 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the late half of the nineteenth century. Built around the 1880s-1890s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This 1920s photo shows 181Oxford Street, Darlinghurst, highlighted in red. To date, the building still exhibits the form, scale, and design as depicted on the photo. The fenestrations on the first floor façade still match and the roof form are still the same as the current one on site as of writing of this report. (Source: Home and Away, State Library of NSW)



Block 8



ADDRESS	**183 Oxford Street, Darlinghurst**	**Lot SP 20715**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1920s	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

183 Oxford Street is a four-storey face brick building expressed in Federation Free Style architecture. It towers above the rest of the buildings in the row. It features three distinct window types on each floor. The first-floor facade features a single segmental arched window, the second floor facade features two side-hung windows topped with a simple rectangular lintel, and the third floor facade features two side-hung windows each topped with a three-centred arch. The parapet above the third floor is underlined by a short eave decorated by small corbels that run underneath it. The two ends of the building's entire facade are accentuated by one pilaster on each side that extends up higher than the parapet line.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington, 265 - 267 Oxford Street Darlinghurst, 108 Oxford Street Darlinghurst, 110 Oxford Street Darlinghurst, 112 - 122 Oxford Street Darlinghurst, 141 - 143 Oxford Street Darlinghurst plus an additional 11 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 211 Oxford Street Darlinghurst,, 1 - 11 Oxford Street Paddington plus 10 additional examples in Darlinghurst
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

183 Oxford Street was previously listed as 183 South Head Road in the 1865 edition of the Sands Directories. It was owned by Mrs. Taylor and butchers, Uhde & Co., ran their business in the premises. They ran their butchery until 1877 before handing off the business to Charles Carugati around 1880. The property at this time was already owned by W. Walford since around 1873. Charles Carugati moved the business to 181 Oxford Street, just a property away, while dyer C.W. Rogers started running his business at 183 Oxford Street around 1884. It was not long before Rogers moved his business to 181 Oxford Street to replace Charles Carugati's butchery who similarly moved just a door away at 179 Oxford Street around 1890. The property took on new ownership under John Godfrey around 1890 and from around 1894 to 1914, Miss J. Lawler ran a restaurant in the premises.

It was around 1914 when the property changed ownership under Savings Bank of NSW. In 1923, records show a three-storey building being occupied by different business on each level. Simmons Mick Ltd tobacconists at ground floor, Central Boot Co., Cotes F. & Co. drapers, and signwriter E.A. Rutherford on the first floor, and at the second floor, Mrs. L. Ashwood an underclothing manufacturer, and Myall Manufacturing Co. In 1925 a third floor is seen on record being occupied by A.M. White, a clothing manufacturer. At the time the building had gone up to four-storeys high.



This 1920s photo shows 183 Oxford Street, Darlinghurst, highlighted in red. To date, the building still exhibits the form, scale, and design as depicted on the photo. The fenestrations on the above awning façade still match and the roof form are still the same as the current one on site as of writing of this report. (Source: Home and Away, State Library of NSW)

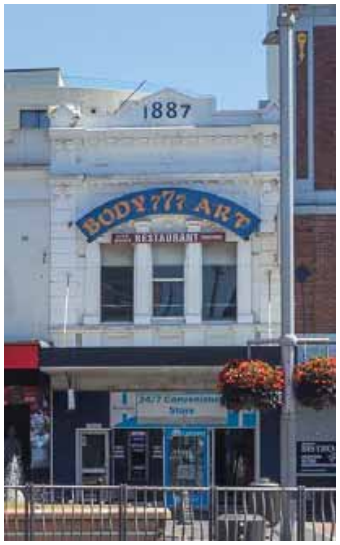
SIGNIFICANCE

183 Oxford Street is significant as one of a few of multi-storey commercial terraces reaching four-storeys high constructed on Oxford Street in the first few decades of the twentieth century. Built during the 1920s, the building represents the continuing importance of Oxford Street as a commercial precinct for Sydney in the twentieth century. It remains an important component in the changing streetscape, from Victorian to Federation style, that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 8



ADDRESS	**379-379A Bourke Street, Darlinghurst Lot 2, DP 51864**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Commercial
DATE	1887
DESIGNER / BUILDER / MAKER	Unknown

DESCRIPTION

379-379A Bourke Street is a two-storey rendered face brick building expressing classical style decoration. It is adorned with four prominent pilasters on it first floor facade separating three equally sized windows. Each pilaster is detailed with fluting accentuating the building's vertical lines whilst the building's ends are rendered with equally spaced horizontal grooves that run from the same base as the pilasters. The combination of a corbels, an architrave, frieze, and a cornice further enhance building decoration. The building its topped with a stepped parapet with the date of construction moulded at its centre.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 160 Oxford Street Darlinghurst plus an additional 5 examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street, Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills plus an addition 30 examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

It appears from older versions of the Sands Directories that 379 Bourke Street was formerly numbered as 341 Bourke Street. It was where, in 1858, Luker and Rowling started a milling business that evolved into a milling and baking business that lasted until 1882. It was renumbered as 381 Bourke Street in 1867 and finally to 379 around 1882. In the ensuing years, the property was acquired by Henry Cook while Luker's relatives kept running the business albeit as produce merchants.

A new building was put up in place of the three-storey mill put up by Luker. Around 1888, George Goldsmidt started using the premises, rebuilt as a two-storey building of brick and stone with iron roof, as a furniture shop. 379 Bourke Street registered in the assessment and rates book in 1891 under the ownership of J.C. Walker. It was not long after, in 1896, when Edwin Brown acquired the property and James Gordon started running a pianoforte dealership in the same building. Jesse Brown was conveyed the property and held ownership until around 1925.

From 1907 until records show in 1945, the premises was used primarily as a billiard saloon with restaurant/café. It came under the ownership of Jonathan Hall in 1927 until records show in 1948. The building remained as two-storey brick terrace with iron roof since 1888 as available records show.



This 1969 photo shows 379-379A Bourke Street, Darlinghurst, highlighted in red. Apart form the painting treatment, the building still exhibits the form, scale, and design as depicted on the photo. (Source: City Engineer's Photographs, City of Sydney Archives)

SIGNIFICANCE

The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. The building as makes a significant contribution to the Oxford Street Heritage Conservation Area.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



This photo shows the built fabric surrounding what today is Taylor Square. Highlighted in red is the location of 379-379A Bourke Street, Darlinghurst and adjacent to its right is the location of the Courthouse Hotel today. (Source: State Library of NSW)

Block 8



ADDRESS	**381 Bourke Street, Darlinghurst**	**Lot 1 DP 57383**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Hotel	
DATE	c.1910-1914	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

381 Bourke Street is a two-storey Edwardian face brick building. It features an arched window on the first-floor level. An architrave, an empty frieze, and simple cornice combination top the building before rising with a corniced parapet wall. The radiating paintwork as shown on the 1969 photo below is no longer visible. However, the pattern is still discernible on the first floor facade as a set of rays radiating intermittently from the window's brick voussoir.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst, 136 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 245 Oxford Street Darlinghurst, 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

381 Bourke Street was listed as 343 Bourke Street in the 1858 edition of the Sands Directories. At the time it was occupied by Edward Gallagher, butcher. He ran the butchery until around 1864. The property was then passed on to Mrs. Bridget Gallagher in 1867 when the property was renumbered to 383 Bourke Street. Around 1869, James H. Dunn started using the premises as a general store, greengrocer, fruit store, and as china and glassware shop in successive years until around 1884 by which time the property was again renumbered as 381 Bourke Street. In 1891 to 1897, C.J. McDermont occupied the premises as a produce store with Frank McDonald as owner of the property. The terrace on site then remained as a two-storey brick structure with iron roof.

Around 1899, D.S. Carugati, butcher, started running his business in the premises. The business was quickly conveyed to M. Rogers who ran the butchery from around 1901 to 1911. The terrace at the time was reduced to a single-storey brick building with an iron roof. Since then, the premises was associated as a butcher shop running under different operators until records show in 1948. G.P. Harris ran the shop within the premises until 1948 and perhaps further whilst the property was then in the ownership of George Peter Vamvakaris. Businesses have been running within a two-storey brick-built terrace with iron roof since around 1914 when the building was last modified.



This 1969 photo shows 381 Bourke Street, Darlinghurst, highlighted in red. To date, the building still exhibits the form, scale, and design as depicted on the photo. (Source: City Engineer's Photographs, City of Sydney Archives)

SIGNIFICANCE

381 Bourke Street is significant as one of a collection of combined retail/residential terraces constructed in the Oxford Street precinct as part of the commercial development associated with the rise of Oxford Street as a commercial thoroughfare. Built in c1914, the shop represents the commercial confidence of Sydney in the pre-World War I years and the continuing importance of the Oxford Street area as a retail precinct for Sydney in the early twentieth century.

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



This 1907 photo shows the Victoria Hotel that once occupied the area that is now the open space at Taylor Square. Shown in the background and highlighted in red is 379-379A Bourke Street Darlinghurst. The current 381 Bourke Street had not been built yet during the time as evidenced by the lack of a similar scale building to the left of 379-379A Bourke Street. (Source: Demolition Books, City of Sydney Archives)

Block 8



ADDRESS	**276-278 Crown Street, Darlinghurst**	**Lot 1, DP655152**
BUILDING NAME	**Gaslight Inn**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1918	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

276-278 Crown Street, Darlinghurst is a four-storey brick faced building on the corner of Little Oxford Street. It is built for purpose as a hotel. Its first and second floor levels are fenestrated by uniformly sized and spaced windows similar for both levels. The parapet is adorned by mouldings and rise above the parapet of its adjacent Heritage Listed building, the Former Westpac Bank which is also finished with the same colour brick material. The external fabric is remarkably intact.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street Darlinghurst, 265 - 267 Oxford Street Darlinghurst, 134 Oxford Street Darlinghurst, 130 - 132 Oxford Street Darlinghurst, 189 Oxford Street Darlinghurst.

Similar examples in the Study Area that are not currently listed: 81 - 83 Oxford Street Darlinghurst, 134 Oxford Street Darlinghurst, 93 Oxford Street Darlinghurst, 95 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The Evening Star Hotel once occupied 278 Crown Street. It was a three-storey flat with 15 rooms and owned by Michael Farrell in 1932.The 1949 Building Surveyor's Map still consistently shows the corner property as the Evening Star Hotel. The Evening Star Hotel has been built in 1888. However, it was demolished around 1917 and the new building was built. Prior to its demolishment 1917, 276-278 was two separate single-storey brick buildings and are indicated to have been shops within the Rates Assessment Books records. Records in 1918 indicate the site was still separated into individual buildings, with 276 split into numbers 276 and 276a. Both of these buildings are recorded as being single-storey brick shop buildings, with 278 and a 3 levelled brick and stone hotel. In 1930, a basement was added to 278 Crown Street. Rates records indicate the separation of the buildings until 1936, where 276-278 are combined into the Evening Star Hotel (previously only 278 Crown Street). It can be assumed that this building was potentially built around 1918, but the change in the street numbering system allows us to see the building as the address now known today as 276-278 from 1936.



Three- storey sandstone building with ornate parapet built in 1888 by J. Roberts. Source (Demolition Books, City of Sydney Archives)

SIGNIFICANCE

The site has seen a long association for being a hotel since 1888. 276-278 Crown Street shares similar architectural feature as the Former West Pack Bank at 117-123 Oxford Street and has an intact external fabric.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	No grading
PROPOSED GRADE	Contributory

Block 8



ADDRESS	**48 Little Oxford Street, Darlinghusrt DP205182**
BUILDING NAME	**-**
OTHER NAME	**-**
TYPOLOGY	Residential / Commercial
DATE	Mid to late 19th Century
DESIGNER / BUILDER / MAKER	

DESCRIPTION

48 Little Oxford Street is a three-storey brick faced building whose main entrance is along Little Oxford Street, at the rear of 185 Oxford Street. The design and material used for the building is consistent with the general character of the surrounding buidings, with the face brick and contemporary roof/addition providing a more polished finish than those adjacent. It is a good example of the adaptive re-use of a late 19th century factory building for residential and commercial use.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 10 - 20 Oxford Street, Darlinghurst, 159 Oxford Street, Darlinghurst, 163 - 169 Oxford Street, Darlinghurst, 165 - 167 Riley Street, Darlinghurst, 103 - 105 Oxford Street, Darlinghurst, 155 - 157 Oxford Street, Darlinghurst, 161 Oxford Street, 185 Oxford Street, Darlinghurst, 137 - 139 Oxford Street, Darlinghurst

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street, Darlinghurst, 101 Oxford Street, Darlinghurst, 147 Oxford Street, Darlinghurst, 201 Oxford Street, Darlinghurst, 379 - 379a Bourke Street, Darlinghurst, 211 Oxford Street, Darlinghurst
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

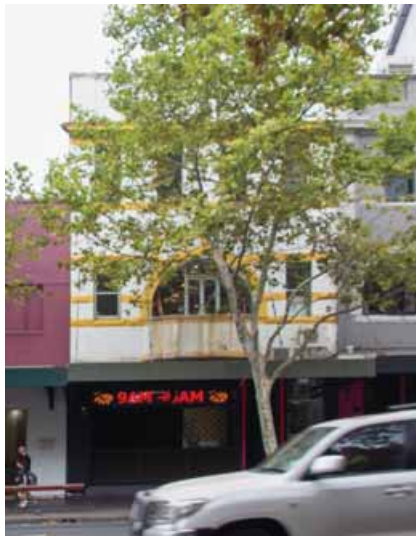
OUTLINE HISTORY

A review of the Woolcott and Clack Map of the City of Sydney does not reflect any building on site. The 1855 Trigonometrical Survey shows an L-shaped, brick/stone structure on the site of the present 48 Little Oxford Street (then referred to as Crown Lane). This structure is also evident on Edward Burrows Plan of Sydney for the same year. The Rygate and West map indicates that by 1888 a brick or stone building was situated on the site in a similar formation to the present building, suggesting it was built between 1855-1888. The lack of street numbers for Little Oxford Street (Crown Lane) on the earlier maps makes tracking the early history difficult. A review of the Sands Directories did not mention 48 Little Oxford Street. Street. In the 1949-72 Building Surveyors Detail Map the site is listed as 10A Little Oxford Street. The Assessment Book records from 1914 to 1948 registers 10A Little Oxford Street as a three-storey building which functioned as a factory. It was made of brick and iron, owned by Owen Caroll. In 2011 a development application was approved (D/2011/1748) for the refurbishment and upgrade of the 3 storey warehouse, adding a fourth floor for mixed use.

SIGNIFICANCE	48 Little Oxford Street is the only property on Block 8 with a primary address in a back lane. It is the last remaining property that has their main address on Little Oxford Street. The current building is a good example of the adaptive re-use of late 19th century factory buildings for residential and commercial use
NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 9



ADDRESS	**130-132 Oxford Street, Darlinghurst**	**Lot 1, DP104507**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1913-1914	
DESIGNER / BUILDER / MAKER	Ernest Lindsay Thompson	

DESCRIPTION

130-132 Oxford Street is a three storey Federation Freestyle building. It shares common design elements with Oxford Hotel adjacent to it. Its first floor facade, shows a symmetrical in design. Its window sills, parapet, parapet cornice , and window proportions and openings, lines up with those on Oxford Hotel. The facade has been painted and covers the brickwork and stone trim.

The exterior at ground floor level has been modified to the extent that there is no remaining early fabric in evidence.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington and 16 additional examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford StreetDarlinghurst., 1 - 11 Oxford Street Paddington and 12 additional examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The site of 130-132 Oxford Street comprises small parts of the Riley estate and land granted to William Barker in September 1853. However, by the end of the 1850s the land had been subdivided and individual allotments were in the possession of several individuals, although five allotments in this section of the street were undeveloped. What was identified as 156 South Head Road was owned by John Fountain, who used it for investment purposes, while 158 South Head Road was owned and occupied by Charles Kidman, who traded as a grocer and baker. By the mid-1860s 154 South Head Road was owned by a Mrs Cox and some ten years later by S Neale.

By the middle of the 1890s No's 148 to 156 Oxford Street belonged to James Kidman, who is assumed to have been a relative of Charles Kidman. 158 and 160 Oxford Street were owned by Samuel Johnston; and 158 Oxford Street subsequently passed to Angelo Johnston. All of these properties were occupied by relatively modest two storey buildings containing shops and in some instances dwellings.

In 1909 the properties were resumed as part of the initial process of street widening. An application for a new building was lodged by A Theodore in December 1913. Antonio Theodore had been the proprietor of an oyster saloon at the former 158 Oxford Street since the first half of the 1890s, then after the new building was completed managed an oyster café at 132 Oxford Street for several years. The proposed building was designed by architect E Lindsay Thompson, who designed the adjacent Oxford Hotel as well as several other hotels within the City of Sydney and nearby local government areas. Thompson is believed to have served as an alderman for the city's Macquarie Ward between 1900 and 1927 and served on several Council committees. He died in 1935.

The new building at 130-132 Oxford Street, as originally conceived, contained restaurant space at ground and first floor level and office space on the second floor.

In March 1937 the title to the property was transferred from the Council to restauranteur John Megalokonomos, along with Cosmos Cassimatis, Stratis Tzannes, Stamatis Marcellos, John Megalokonomos and Nicholas Travassaros. It has remained in the possession of their families since that time.



1934 photo showing the continuity of design of the south facing façade of 130-132 and 134 Oxford Street. Highlighted in red is 130-132 Oxford Street with similar scale and shape windows as 134 Oxford to its right. (Source: State Library of NSW)

SIGNIFICANCE

130-132 Oxford Street is part of the architecturally consistent group of buildings that were the result of the resumption and widening of Oxford Street between Whitlam and Taylor Squares. Its façade, which is representative of Federation Freestyle architecture, has been treated unsympathetically in the past. However, there is the opportunity to regain its early appearance and enhance both the building and the streetscape. It has strong visual associations with Oxford Hotel adjacent to it, designed by E. Lindsay Thompson. It also forms part of the consistent group of Federation era buildings that line the northern side of Oxford Street.

The building has associations with architect and one-time City of Sydney alderman E Lindsay Thompson.

MODIFICATIONS & FURTHER RESEARCH

1929: Building application – alterations to shop front 130 Oxford Street.
1935: Building application – alterations to shop front 132 Oxford Street.
1947: Building application – alterations to café at 132 Oxford Street.
1948: Building application – minor alterations to first floor level (132A Oxford Street).
1949: Building application – conversion of window to doorway for fire egress purposes.
1972: Development application – alter first floor for use as a coffee lounge.
1973: Building application – alterations to building.
1974: Development applications – alterations to shop premises, use of premises as restaurant.
1979: Building application – alterations/additions to refreshment room.
1982: Development applications – use shop in 130 Oxford Street as a refreshment room in conjunction with shop in 132 Oxford Street, alterations and additions to basement and ground floor.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 9



ADDRESS	**134 Oxford Street, Darlinghurst**	**Lot 1, DP107573**
BUILDING NAME	**Oxford Hotel**	
OTHER NAME	-	
TYPOLOGY	Pub/Hotel	
DATE	1913-1914	
DESIGNER / BUILDER / MAKER	Ernest Lindsay Thompson	

DESCRIPTION

Oxford Hotel is a three-storey face brick building built in a Federation Free Style manner. It is located on a prominent corner with its chamfered corner facing the intersection of Oxford Street and Flinders Street.

The first and second floor façade features a variety of fenestrations. A mix of arched and rectangular windows are found on the first-floor façade whilst more rectangular ones line the second floor. Bay windows closer to the chamfered corner and the pilasters running up from the second-floor façade rise into parapet columns giving the building a decorated appeal when viewed from across Taylors Square. The chamfered corner is accented by a single circular window on the second floor and a cornice bands around the entire building below its parapet. The building is also embellished with corbels found underneath cornices, bay windows, and pilasters thus giving the façade more articulation and detail.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst. 383 - 387 Bourke Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington and 16 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, and 12 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The site of the Oxford Hotel formed part of a grant nearly over an acre of land made to William Barker on 16 September 1853. The site, since the latter half of the nineteenth century, has long been associated with public houses. The Queen's Arms Hotel, the Cottage of Content, Johnston's Family Hotel, Ryan's Family Hotel, and the Midland Hotel have all in succession occupied the subject site or if not near the current location of Oxford Hotel. It was only around 1909 that the pub came to be known as the Oxford Hotel licensed under William Trautwein.

During the road widening of Oxford Street in 1909, the row of buildings along the northern side of the street were demolished. The new location of the current Oxford Street is setback from its original location. However, the general location remains the same, at the corner of Oxford and Bourke Street.

During the mid-1970s the Oxford Hotel became a venue in which innovative rock bands performed. Of note was the influential band known as Radio Birdman, which christened the pub The Funhouse. The building was subsequently sold around the beginning of 1977 to Hafe Pty Limited, which in turn sold it about three years later to Alexander Kalamis, Barry Toomey, and Ronald Pantlin. Around the end of 1983 the title to the premises was transferred to Barry Toomey, Ronald Pantlin and a company called Wysol No. 2 Pty Limited, then in June 1989 the building was acquired by Barry Toomey, Ronald Pantlin, Transform Pty Ltd and Rylenest Pty Ltd.

The current building on site was designed by E. Lindsay Thompson, a well-known designer of public houses of the early twentieth century. The structure was a three-storey building of brick and stone surmounted by a relatively high parapet. A hemispherical domed cupola rose above the street corner, supported off squat columns. A stepped Dutch gable flanked the cupola on both principal facades.

Large arched windows with stone trimming on the first-floor level, bay windows and a recessed balcony on the second-floor level of the Bourke Street façade all served to modulate the exterior. Photographs taken after the building was completed show that its exterior was substantially the same as on Thompson's drawings.

E. Lindsay Thompson designed other hotels within the City of Sydney and nearby local government areas. These include the Imperial Hotel at the intersection of Oxford and Sarah Streets, Paddington (1910), Sweeney's Hotel at the intersection of Clarence and Druitt Streets, Sydney (1915), the Waratah Hotel in Bayswater Road, Darlinghurst for the Municipal Council of Sydney (circa 1916), the New Zealand Hotel at the corner of William and Yurong Streets, East Sydney (1921) and the Macquarie Hotel, Woolloomooloo (circa 1922). Thompson is believed to have served as an alderman from the city's Macquarie ward between 1900 and 1927 and served on several Council committees. He died in 1935. (https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx)



1934 photo showing 134 Oxford Street, highlighted in red. Some elements of the original building no longer exist such as the raised parapet on the sides of the dome covered corner lookout on the buildings roof level facing Flinders Street. (Source: State Library of NSW)

SIGNIFICANCE

Oxford Hotel is significant as it provides evidence of the resumption, widening and rebuilding of the northern side of Oxford Street. It is associated with the modification of streets to form Taylor Square in the twentieth century. It has also been long associated to the location of a public house that has been the focus of recreation and social activity since the end of the 1850s. It forms part of the consistent group of Federation era buildings on the northern side of Oxford Street and is associated to E. Lindsay Thompson, a Council alderman and a well-known designer of public houses, is well associated to Oxford Hotel. It shares strong visual associations to 191-195 Oxford Street diagonally across from the site and its adjacent building 130-132 Oxford Street, consequentially both designed by E. Lindsay Thompson.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

1926: Building application – installation of show window
1946: Building application – enclosure of balcony
1948: Building application – installation of bottle department on ground floor and servery on first floor
1950: Building application – cement rendering of external walls above awning (this does not appear to have proceeded)
1951: Development application – redecoration of first floor
1955: Development application – extensions to lounge.
1957: Development application – alterations to first floor lounge; Building application – modifications to lavatories and bathroom
1959: Development applications – formation of snack bar in saloon bar, modifications to comply with the requirements of the Liquor Act
1960: Building application- internal alterations.
1961: Building application – roof sign structure
1977: Development and building applications – renovation and use of ground and first floor levels as bars
1980: Development and building applications – erection of roof sign
1982: Building application – construction of new public bar
1989: Development and building applications – new front doors and platform

Block 9



ADDRESS	**134 Oxford Street, Darlinghurst**	**Lot 1, DP107573**
BUILDING NAME	**Oxford Hotel**	
OTHER NAME	-	
TYPOLOGY	Pub/Hotel	
DATE	1913-1914	
DESIGNER / BUILDER / MAKER	Ernest Lindsay Thompson	

DESCRIPTION

Oxford Hotel is a three-storey face brick building built in a Federation Free Style manner. It is located on a prominent corner with its chamfered corner facing the intersection of Oxford Street and Flinders Street.

The first and second floor façade features a variety of fenestrations. A mix of arched and rectangular windows are found on the first-floor façade whilst more rectangular ones line the second floor. Bay windows closer to the chamfered corner and the pilasters running up from the second-floor façade rise into parapet columns giving the building a decorated appeal when viewed from across Taylors Square. The chamfered corner is accented by a single circular window on the second floor and a cornice bands around the entire building below its parapet. The building is also embellished with corbels found underneath cornices, bay windows, and pilasters thus giving the façade more articulation and detail.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst. 383 - 387 Bourke Street Darlinghurst, 1 - 37 Greens Road Paddington and 17 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford StreetDarlinghurst,101 Oxford Street Darlinghurst, 1 - 11 Oxford Street Paddington and 11 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.



Photo taken between 1912 around the time Oxford Street was being resumed. Photo shows the new Oxford Hotel, highlighted in red, still under construction. The McIlrath building was still standing at the time with its new façade. The



Photo showing the state of the external built fabric of 130-132 and 134 Oxford Street, Darlinghurst. The external fabric has undergone some changes like the removal of the higher corner parapet above the building's south facing chamfered corner. However, the overall external fabric has remained generally intact. The old McIlrath's building has been replaced by a two-storey brick building painted in yellow as shown on the left of the photo. (Source: Mark Stevens Photograph Collection, City of Sydney Archives)

Block 12



ADDRESS	**191-195 Oxford Street, Darlinghurst**	**Lot 1, DP934462**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1909-1910	
DESIGNER / BUILDER / MAKER	Ernest Lindsay Thompson	

DESCRIPTION

The building is a three storey Federation Free Style commercial building with basement level, style having origins in the English Arts and Crafts movement. It exhibits the stylistic characteristics of the Federation freestyle like deliberately asymmetrical composition, contrasting materials and textures (originally a face brick facade) with contrasting stone, pediment & parapets, circular & non-semicircular openings & bay windows, and piers treated as pilasters. The external face brick of the building has been painted, and subsequently partly rubbed back. The facades of the ground floor shop have altered over the years. The facade is however largely intact externally above the ground floor shops and the awning. 193-195 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). A shaft to access the bore is situated directly in front of the building at the corner of Flinders and Oxford Street. There is also the potential for archaeological remains of earlier commercial terraces c1860s that were demolished in 1910 to make way for the current building.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington and 18 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 1 - 11 Oxford Street Paddington and 13 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

In 1905, under new powers granted to it by the State Government, the Sydney city council proposed a series of resumptions and demolitions to improve traffic management in the city by widening streets and re-forming major intersections. Led by the Mayor, Allen Taylor, the city proposed the widening of Oxford Street as a major project. In 1907, the first step of this plan was the improvement of the Oxford Street intersection with Flinders and Bourke. On a triangular wedge jutting into Oxford Street, the Victoria Hotel was an obstacle to growing traffic at this intersection, while the buildings at 191-193 Oxford Street were also considered to be a hindrance to the new intersection plan. The hotel was resumed and demolished to allow a larger traffic as were the buildings on the south-west corner of Flinders and Oxford Street. The new intersection was christened Taylor Square in honour of the mayor.

A new three storey chambers was designed for the Oxford Street–Flinders Street corner by architect Ernest Lindsay Thompson, with approval given by Council in 1909. Thompson was also an alderman on the city council, having been elected to represent the Macquarie Ward in 1900, and which he did until retiring in 1927. Thompson was a prominent architect in Sydney from the 1890s until the 1930s, designing numerous domestic and commercial buildings across Sydney, including many hotels for the Reschs brewing company and for Tooths & Co.

The new chambers were designed in a Federation free classical style, fronting both Oxford and Flinders Streets addressing the new Taylor Square. The style was in sharp contrast to the existing Victorian commercial terraces that lined Oxford Street, and marked the first phase of the modernisation of the street, that would come with the widening and revitalisation project between 1910 and 1915 on the north side of the street. Noting the new address, the chambers were named Taylor's Chambers.

The new building was a large, three storey, brick chambers building with nine shops and offices. Its position at the top of Oxford Street made it an instant landmark building, with the rooftop later utilised for large scale neon advertising signs that were visible all the way down Oxford Street to Hyde Park.

The new Taylor's Chambers was popular with professional and medical services, and by 1915 the businesses included real estate agents, dentists, masseuses, milliners, printers and a military tailor. Watchmakers, florists, tailors, financial services and other similar businesses had offices in the building over the following decades, taking advantage of its prominent position. By 1944 a café was operating on the ground floor known as the Sip and Bite Café.

In 1971 major internal alterations were carried out for a new restaurant on the first and second floor. There was already a restaurant trading from the building by this date, although it is not known when that began. On the ground floor the shops were still being used by small local services with a bootmaker and a jeweller listed at this time. (City of Sydney Archives, DA Plan 1971-0663) Since the 1980s, the ground floor has been used by a series of cafes and restaurants, with outside seating to take advantage of the position of the building. A long term tenant of the building has been the Sydney adult services store the Toolshed, which has traded from the address since c1984. The Toolshed was one of a series of gay and lesbian owned businesses that were attracted to the Darlinghurst and Taylor Square area as Oxford Street grew in prominence as a LGBTIQ precinct through the 1980s.

SIGNIFICANCE

193-195 Oxford Street is a significant landmark building fronting Taylor Square. Built in 1910-1911 as part of the redevelopment of Taylor Square by the Sydney City Council, the building was constructed in the first phase of the widening and reconstruction of Oxford Street. The Federation Free classical style mirrors the design of many of the buildings that were erected on the north side of Oxford Street following its reconstruction between 1910 and 1915, but stands in stark contrast to the Victorian streetscape that characterises the southern side of the street. The building is significant for its association with the prominent Sydney architect and long standing alderman for the City of Sydney, Ernest Lindsay Thompson, who was responsible for the design of many of Sydney's major hotels and other commercial and residential buildings in the 1910-1930 period.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | F
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This late 1920s photo shows 191-195 Oxford Street with its original fabric including the dome roofed corner tower extending above the parapet on its north facing tapered corner. Visible on the photo are first floor and second floor fenestrations that until writing of this report have retained scale and shape. The arch details on the building's parapet have also been retained. (Source: Home and Away, State Library of NSW)



Block 12





ADDRESS	**197-199 Oxford Street, Darlinghurst**	**Lot 1 DP945258**
BUILDING NAME	197-199 Oxford Street, Darlinghurst	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1907	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

The building is a two-storey brick faced terrace demonstrating three arches spanning the entire facade of 197-201 Oxford Street, Darlinghurst. The degree of detail from the line of symmetry on 199 Oxford Street is clearly reflected on both halves of the entire three bay terrace. The arches correspond to individual bays and are separated by colonettes with the middle ones extending all the way to the parapet. The age of the building, 1907, is embossed in masonry detail on the middle parapet. The recent third level addition on top of 197-199 Oxford Street, is highly visible viewed from across the street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 223 - 225 Liverpool Street Darlinghurst, 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 21 Oxford Street Surry Hills, 304 - 312 Bourke Street Surry Hills, 1 - 37 Greens Road Paddington, 1 - 5 Flinders Street Surry Hills, 52 - 54 Oxford Street Darlinghurst, 68 - 70 Oxford Street Darlinghurst and an additional 18 examples in Darlinghurst.

Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 211 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 1 - 11 Oxford Street Paddington and 11 additional examples in Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 205 Oxford Street. The buildings were let to a variety of tenants, and in 1858 were described by police as a being a den of iniquity, with men of the 77th Regiment from the nearby Victoria Barracks visiting it as a bar and brothel. [Bells Life, 13 Feb 1858, p3.]

From 1861 to 1880, the properties from 197-201 South Head Road had three different owners. 197 was owned by a Miss Murphy, 199 was owned by Samuel Sims, and 201 was owned by a butcher John Gard. From 1861 to 1880 a grocer occupied the premises at 197 South Head Road initially ran by George C. Aitken. This was later ran by Edwin Clarke under a new owner, Charlotte Clarke. Over at 199 South Head Road, Samuel Sims initially a cabinet maker, started a mangle making business in 1865 that lasted until around 1877 when Ann Sims took over the property.

The property at 201 South Head Road was conveyed to a succession of owners through 1880 until J.J. McMenemey got ownership and ran a plumbing and gas fitting business in the premises. For over a period lasting from around 1887 to 1906, all three properties came into various ownerships. Various business consequentially ran in individual premises. There were confectioners, booksellers, glass dealers, grocers, boot makers, fruiterers, oil and colour merchants, poulterers, and pastry cooks. Around 1907 all three properties came under one ownership. York Buildings LTD, at the time owned a considerable number of properties along the strip. It was around this time when the current building occupying 197-201 Oxford Street was built.

In the following years, the properties once again came into the ownership of various people. In 1933 Arthur Fredrick Watts and Oswald Birrs owned 197-199 Oxford Street whilst Clive H. Mitchell owned 201 Oxford Street. A.E. Sharpe Chemist ran in the premises of 197-199 Oxford Street from around 1910 until records show in 1933. Alice Wrigley in the meantime operated a wine saloon at 201 Oxford Street from around 1918 until records show in 1933.

SIGNIFICANCE

The building at 197-199 Oxford Street is significant as one of a collection of early twentieth century commercial terraces erected on Oxford Street. The building reflects the growing importance of Oxford Street in the 20th century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. The block in which 197-199 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street.

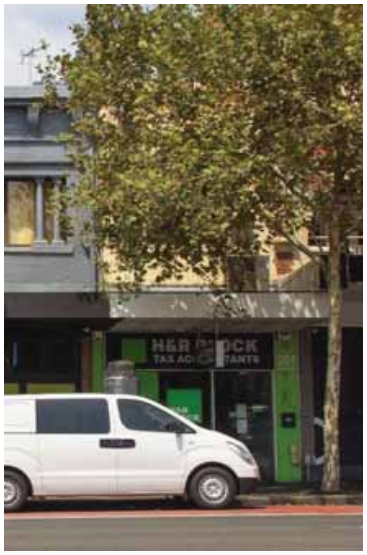
NSW HERITAGE COUNCIL CRITERIA	A | B | C | F
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This late 1920s photo shows 197-199 and 201 Oxford Street with its original fabric. The three arched recessed balconies are clearly discernible as with the higher parapet on top of the middle bay. The original fabric of the group's façade have been retained and is still evident as of writing of this report. (Source: Home and Away, State Library of NSW)



Block 12





ADDRESS	**201 Oxford Street, Darlinghurst**	**Lot A DP9258**
BUILDING NAME	201 Oxford Street, Darlinghurst	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1907	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

The building is originally a two-storey brick faced terrace demonstrating three arches spanning the entire facade of 197-201 Oxford Street, Darlinghurst. The degree of detail from the line of symmetry on 199 Oxford Street is clearly reflected on both halves of the entire three bay terrace. The arches correspond to individual bays and are separated by colonettes with the middle ones extending all the way to the parapet. The age of the building, 1907, is embossed in masonry detail on the middle parapet. The recent third level addition on top of 197-199 Oxford Street, is highly visible viewed from across the street. The third level addition on 201, unlike the one on 197-199, falls slightly even with the parapet and is thus not as evident from the street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 165 - 167 Riley Street Darlinghurst, 103 - 105 Oxford Street Darlinghurst, 155 - 157 Oxford Street Darlinghurst, 161 Oxford Street Darlinghurst, 185 Oxford Street Darlinghurst, 137 - 139 Oxford Street Darlinghurst
Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst, 145 Oxford Street Darlinghurst, 147 Oxford Street Darlinghurst, 379 - 379a Bourke Street Darlinghurst, 211 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 24 examples in Darlinghurst
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 205 Oxford Street. The buildings were let to a variety of tenants, and in 1858 were described by police as a being a den of iniquity, with men of the 77th Regiment from the nearby Victoria Barracks visiting it as a bar and brothel. [Bells Life, 13 Feb 1858, p3.]

From 1861 to 1880, the properties from 197-201 South Head Road had three different owners. 197 was owned by a Miss Murphy, 199 was owned by Samuel Sims, and 201 was owned by a butcher John Gard. From 1861 to 1880 a grocer occupied the premises at 197 South Head Road initially ran by George C. Aitken.

This was later ran by Edwin Clarke under a new owner, Charlotte Clarke. Over at 199 South Head Road, Samuel Sims initially a cabinet maker, started a mangle making business in 1865 that lasted until around 1877 when Ann Sims took over the property.

The property at 201 South Head Road was conveyed to a succession of owners through 1880 until J.J. McMenemey got ownership and ran a plumbing and gas fitting business in the premises.

For over a period lasting from around 1887 to 1906, all three properties came into various ownerships. Various business consequentially ran in individual premises. There were confectioners, booksellers, glass dealers, grocers, boot makers, fruiterers, oil and colour merchants, poulterers, and pastry cooks. Around 1907 all three properties came under one ownership. York Buildings LTD, at the time owned a considerable number of properties along the strip. It was around this time when the current building occupying 197-201 Oxford Street was built.

In the following years, the properties once again came into the ownership of various people. In 1933 Arthur Fredrick Watts and Oswald Birrs owned 197-199 Oxford Street whilst Clive H. Mitchell owned 201 Oxford Street. A.E. Sharpe Chemist ran in the premises of 197-199 Oxford Street from around 1910 until records show in 1933. Alice Wrigley in the meantime operated a wine saloon at 201 Oxford Street from around 1918 until records show in 1933.

SIGNIFICANCE

The block in which197-199 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This late 1920s photo shows 191-195 Oxford Street with its original fabric including the dome roofed corner tower extending above the parapet on its north facing tapered corner. Visible on the photo are first floor and second floor fenestrations that until writing of this report have retained scale and shape. The arch details on the building's parapet have also been retained. (Source: Home and Away, State Library of NSW)



Block 12





ADDRESS	**203 Oxford Street, Darlinghurst**	**Lot B DP9258**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1877	
DESIGNER / BUILDER / MAKER	Thomas Moore	

DESCRIPTION

The building is two-storey brick faced terrace which is part of a four-bay terrace collection with a line of symmetry between 205 & 207 Oxford Street, Darlinghurst. The two ends of the complete terrace at 203 & 209 demonstrates similar facade elements such as the four colonettes framing the windows above the awnings and the four equally spaced sandstone corbels underneath the simple parapet cornice. The middle terraces of the collection, 205 & 207 likewise share identical architectural elements similar to 203 & 209 albeit with a more ornate parapet accented by four larger sandstone corbels spanning the two bays and an arched parapet over the line of symmetry.
There is a potential for archaeological remains from period 1835-1877 coach building workshops.

COMPARATIVE EXAMPLES

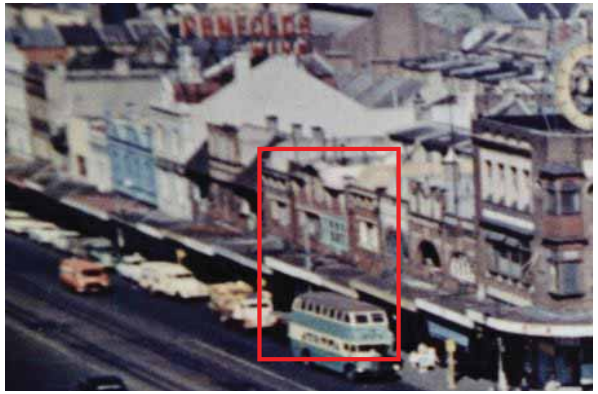
Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 39 Burton Street Darlinghurst, 160 Oxford Street Darlinghurst and an additional 5 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 205 Oxford Street Darlinghurst 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 24 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 205 Oxford Street. The buildings were let to a variety of tenants, and in 1858 were described by police as a being a den of iniquity, with men of the 77th Regiment from the nearby Victoria Barracks visiting it as a bar and brothel. [Bells Life, 13 Feb 1858, p3.]

By 1861 the building was being used by Thomas Moore, coach-builder. Moore had a small factory on the site, taking up 203-207 South Head Road with access to a work yard from a lane running off Flinders Street. In 1877, Moore, who now owned the buildings, demolished the earlier structures and built three separate shop/terraces, moving his coach building business further along the street to No.211. The new development included an awning that ran along the frontage of all three shops, the first one erected in this part of the street. [City of Sydney Archives 26/148/1103] The first tenant of the new shop was Edmund Ewington, fruiterer.



This photo shows the façade of 203, 205, 207, and 209 Oxford Street, Darlinghurst in 1960, highlighted in red. The façade's symmetry is discernible on the photo with embellishments mirrored through its centre. However, the windows on the centre of the first floor level displays an unbalanced expression with the light blue coloured window looking out of place. (Source: Len Stone Photograph Collection, City of Sydney Archives)

SIGNIFICANCE

The building at 203 Oxford Street is significant as one of a collection of mid-nineteenth century commercial terraces erected on Oxford Street. The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. The block in which 203 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. It was once associated to Thomas Moore, coach-builder, who produced carriages for the city's elite.

NSW HERITAGE COUNCIL CRITERIA	A | B| G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

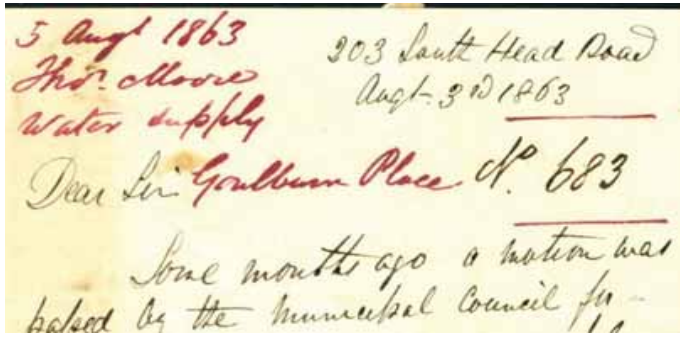


Photo left is a clipping from a letter from Thomas Moore, prolific coach builder, who occupied 203 South Head Road in 1863. The letter was a complaint regarding water pipes for Goulburn Place. (Source: Letters Received, Municipal Council of Sydney, City of Sydney Archives)

Block 12





ADDRESS	**205 Oxford Street, Darlinghurst**	**Lot B2 DP9258**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Temporary Art Gallery	
DATE	1877	
DESIGNER / BUILDER / MAKER	Thomas Moore	

DESCRIPTION

The building is two-storey brick faced terrace which is part of a four-bay terrace collection with a line of symmetry between 205 & 207 Oxford Street, Darlinghurst. The two ends of the complete terrace at 203 & 209 demonstrates similar facade elements such as the four colonettes framing the windows above the awnings and the four equally spaced sandstone corbels underneath the simple parapet cornice. The middle terraces of the collection, 205 & 207 likewise share identical architectural elements similar to 203 & 209 albeit with a more ornate parapet accented by four larger sandstone corbels spanning the two bays and an arched parapet over the line of symmetry.
There is a potential for archaeological remains from period 1835-1877 coach building workshops.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 39 Burton Street Darlinghurst, 160 Oxford Street Darlinghurst and an additional 5 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 209 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an addition 23 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 205 Oxford Street. The buildings were let to a variety of tenants, and in 1858 were described by police as a being a den of iniquity, with men of the 77th Regiment from the nearby Victoria Barracks visiting it as a bar and brothel. [Bells Life, 13 Feb 1858, p3.]

By 1861 the building was being used by Thomas Moore, coach-builder. Moore had a small factory on the site, taking up 203-207 South Head Road with access to a work yard from a lane running off Flinders Street. In 1877, Moore, who now owned the buildings, demolished the earlier structures and built three separate shop/terraces, moving his coach building business further along the street to No.211.

The new development included an awning that ran along the frontage of all three shops, the first one erected in this part of the street. [City of Sydney Archives 26/148/1103] The first tenant of the new shop was Edmund Ewington, fruiterer.

Although a number of retailers occupied the shop at 205 Oxford Street, fruit shops dominated the use of the shop into the 1930s, with Italian families running them. In 1914 A. Locantro & Co, fruiterers and grocers were trading from there, offering discounts to Catholic institutions and convents [The Catholic Press 26/3/1914, p.36]. Joseph Sidoti, an Italian national was living and working there in 1927 when he applied for Australian naturalisation, as was Salvatore Tesoriero in 1940.

SIGNIFICANCE

The building at 205 Oxford Street is significant as one of a collection of mid-nineteenth century commercial terraces erected on Oxford Street. The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. The block in which 205 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. It is associated to Thomas Moore, coach-builder, who produced carriages for the city's elite.

NSW HERITAGE COUNCIL CRITERIA	A | B| G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

In 1971 the building underwent internal development with the construction of a cool room. The shop has most recently been used as a convenience store before conversion into a temporary art gallery space [c2019]. The first floor was used as office space but retains its configuration as a residential terrace.

Historic themes:

Peopling Australia: Ethnic influence & Australia: Migrants
Developing local, regional and national economies: Commerce & Cultural landscape
Building settlements, towns and cities: Towns, suburbs and villages
Building settlements, towns and cities: Accommodation

Block 12





ADDRESS	**207 Oxford Street, Darlinghurst**	**Lot 1 DP174698**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial Bookshop	
DATE	1877	
DESIGNER / BUILDER / MAKER	Thomas Moore	

DESCRIPTION

The building is two-storey brick faced terrace which is part of a four-bay terrace collection with a line of symmetry between 205 & 207 Oxford Street, Darlinghurst. The two ends of the complete terrace at 203 & 209 demonstrates similar facade elements such as the four colonettes framing the windows above the awnings and the four equally spaced sandstone corbels underneath the simple parapet cornice. The middle terraces of the collection, 205 & 207 likewise share identical architectural elements similar to 203 & 209 albeit with a more ornate parapet accented by four larger sandstone corbels spanning the two bays and an arched parapet over the line of symmetry.
There is a potential for archaeological remains from period 1835-1877 coach building workshops.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 39 Burton Street Darlinghurst, 160 Oxford Street Darlinghurst and an additional 5 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 27 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 207 Oxford Street. The buildings were let to a variety of tenants, and in 1858 were described by police as a being a den of iniquity, with men of the 77th Regiment from the nearby Victoria Barracks visiting it as a bar and brothel. [Bells Life, 13 Feb 1858, p3.]

By 1861 the building was being used by Thomas Moore, coach-builder. Moore had a small factory on the site, taking up 203-207 South Head Road with access to a work yard from a lane running off Flinders Street. In 1877, Moore, who now owned the buildings, demolished the earlier structures and built three separate shop/terraces, moving his coach building business further along the street to No.211. The new development included an awning that ran along the frontage of all three shops, the first one erected in this part of the street. [City of Sydney Archives 26/148/1103] The first tenant of the new shop at 207 Oxford Street was Francis Newth, chemist.

A series of small retailers and professionals traded from the shop building through the remainder of the nineteenth and into the twentieth century. These included photographers, framers, drapers, and other services. During the 1960s the site operated as a pawn and second-hand shop, a bookshop in the later 1970s and then a restaurant and refreshment rooms in the mid-1980s.

In 1985, the premises was converted back to being a bookshop, known as The Bookshop. The Bookshop opened to sell gay and lesbian literature and magazines to the increasing gay and lesbian community that was developing around Oxford Street from the mid-1970s. The Bookshop was the best known and most popular store of its kind on the street. It continues to operate from 207 Oxford Street in 2020, making it one of the longest running LGBTIQ businesses on the street.

SIGNIFICANCE

The building at 207 Oxford Street is significant as one of a collection of mid-nineteenth century commercial terraces erected on Oxford Street. The block in which 207 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. Its use since 1985 as the LGBTIQ retailer known as The Bookshop, selling LGBTIQ books, magazines and literature reflects the rise of the gay and lesbian community in and around Oxford Street from the late 1970s and the ongoing community links to the area. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. It was once associated to Thomas Moore, coach-builder, who produced carriages for the city's elite.

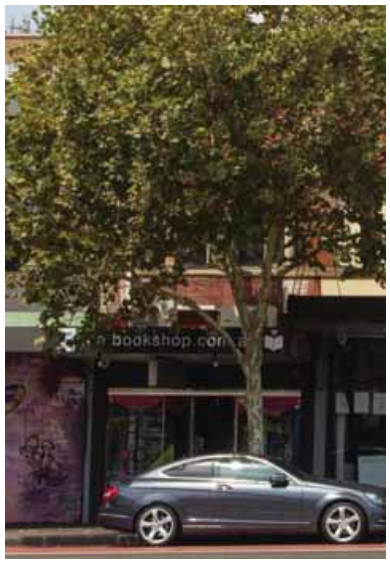
NSW HERITAGE COUNCIL CRITERIA	A | B| G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Historic themes:

Peopling Australia: Ethnic influence & Australia: Migrants
Developing local, regional, and national economies: Commerce & Cultural landscape
Building settlements, towns, and cities: Towns, suburbs, and villages

Block 12





ADDRESS	**209 Oxford Street, Darlinghurst**	**Lot 1 DP110645**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY		
DATE	c1890	
DESIGNER / BUILDER / MAKER	Thomas Moore	

DESCRIPTION

The building is two-storey brick faced terrace which is part of a four-bay terrace collection with a line of symmetry between 205 & 207 Oxford Street, Darlinghurst. The two ends of the complete terrace at 203 & 209 demonstrates similar facade elements such as the four colonettes framing the windows above the awnings and the four equally spaced sandstone corbels underneath the simple parapet cornice. The middle terraces of the collection, 205 & 207 likewise share identical architectural elements similar to 203 & 209 albeit with a more ornate parapet accented by four larger sandstone corbels spanning the two bays and an arched parapet over the line of symmetry.
There is a potential for archaeological remains from period 1835-1877 coach building workshops.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst, 39 Burton Street Darlinghurst, 160 Oxford Street Darlinghurst and an additional 5 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 207 Oxford Street Darlinghurst, 203 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street 49 - 51 Oxford Street Surry Hills and an additional 24 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side, including on the site of 209 Oxford Street. The first building to be erected on the site of 209 Oxford Street was built c1855 for Thomas Moore, coach builder, who had his factory and workshops next door.

Moore built a three storey brick house on the site, with a series of brick and timber outbuildings to the rear. His block at this point ran through to Taylor Street at the rear. In the 1870s the address was 205 South Head Road/205 Oxford Street, with the buildings renumbered in c1896 to their current numbering.

By 1880 Moore's house had been converted on the ground level to be used as a shop and in 1882 was occupied by W.G. Wigzell. Wigzell later moved to 143 Oxford Street, building a large hairdresser and Turkish baths. Between 1884 and 1894 the former house building was removed and replaced with a large two storey terrace style shop and residence, in keeping with developments happening along other sections of Oxford Street at the time. This mirrored the increasing importance of Oxford Street as a commercial shopping precinct in the late nineteenth century. Businesses that occupied the building included tailors, the grocer William Armstrong who traded there from c1893-1909, the leather store of J. Ross from c1910-c1922 and J Sloman, ironmonger and locksmith from the mid-1920s. Later the site traded as a hardware store.

In the 1950s, reflecting the post-war immigration of southern European families to Sydney, the building was purchased by Guiseppe Mantia, being renovated in 1958 to trade as a coffee lounge and gelato bar. In 1966 the building was sold to V & C Petrovic, who opened a restaurant on the site. The Balkan Restaurant traded from this address until the c2011. It was one of the first Adriatic Restaurants to open in Sydney, with this small section of Oxford Street attracting a collection of similar themed establishments through the 1970s to the early 2000s.

SIGNIFICANCE

The building at 209 Oxford Street is significant as one of a collection of late-nineteenth century commercial terraces erected on Oxford Street. The block in which 209 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. Its use from c1964-2011 as the Balkan Restaurant reflected the wave of post-World War II southern European migration to Sydney. The restaurant was an early example of this style of international cuisine in Sydney and a local dining institution. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. It was once associated to Thomas Moore, coach-builder, who produced carriages for the city's elite and W.G. Wizgell owner of the once prominent Wizgell Turkish Baths along Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

Historic themes:

Peopling Australia: Ethnic influence & Australia: Migrants
Developing local, regional, and national economies: Commerce & Cultural landscape
Building settlements, towns, and cities: Towns, suburbs, and villages
Building settlements, towns, and cities: Accommodation

NSW HERITAGE COUNCIL CRITERIA	A | B | D | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**211 Oxford Street, Darlinghurst**	**Lot 1 DP174966**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial / Butchery	
DATE	1907	
DESIGNER / BUILDER / MAKER	William Monie	

DESCRIPTION

The building is one of the bays of the three-storey brick faced terrace that forms 211-215 Oxford Street Darlinghurst. The row is characterized by full arches on each bay with the middle terrace exhibiting a parapet extending higher than its flanking bays. The design and embellishments on the facades follow the same expression as those exhibited by 197-201 Oxford Street. The parapet, likewise, demonstrate the same year, 1907.

Some archaeological potential of c1855 timber building and outbuildings.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 223 - 225 Liverpool Street Darlinghurst, 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 21 Oxford Street Surry Hills, 1 - 37 Greens Road Paddington, 1 - 5 Flinders Street Surry Hills, 304 - 312 Bourke Street Surry Hills and an 20 additional examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 213 Oxford Street Darlinghurst, 197 - 199 Oxford Street Darlinghurst, 215 Oxford Street Darlinghurst, 1 - 11 Oxford Street Paddington, and 11 additional examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site was built on by 1855, with a small timber building near the boundary with South Head Road and a series of outbuilding to the rear. A plan in 1855 appears to show the building facing west, with a veranda along its western side.

By 1888 this earlier building had been removed and replaced by a two-storey brick shop and residence. Like its neighbours, the shop was leased to a series of small businesses including tailors, and oil and colour merchant (artist supply) and butchers. The butcher George Anning traded from the address for twelve years, between 1893 and 1905 until forced out due to bankruptcy.

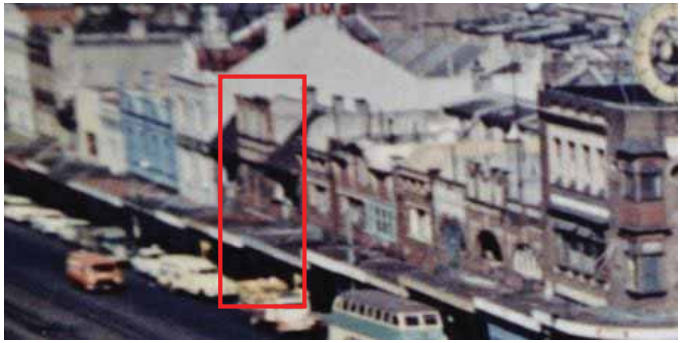
In 1907 the building was demolished and replaced as one of three shop and residences in a commercial group from 211-215 Oxford Street. The group was built by William Monie, a successful railway contractor, who continued to lease each one for shops including tobacconists, pastry shop and cafe. In 1955 the shop front was remodelled, with new brickwork, cool room, plate glass windows and displays for use as a butcher shop. The shop continues to operate as a butcher in 2020.

SIGNIFICANCE

The building at 211 Oxford Street is representative of an early twentieth century commercial terrace erected on Oxford Street. The block in which 211 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the late nineteenth and early century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. Its trading from 1955 until 2020 as a butcher's shop reflects a stability of use that is unusual for the street overall, and reflects the ongoing servicing of a local residential community in the Darlinghurst and Surry Hills area. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. Associated to William Monie, a successful railway contractor.

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



This 1960s photo shows the façade of the group 211, 213, and 215 Oxford Street, Darlinghurst, highlighted in red. The design of the arched fenestrations on the first floor can be discerned and are still evident on the current facade of the group as of writing of this report. However, some modifications such as the bricking off of the lower portion of the arches can be observed. (Source: Len Stone Photograph Collection, City of Sydney Archives)

Block 12





ADDRESS	**213 Oxford Street, Darlinghurst**	**Lot D DP9258**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial / Real Estate Agency	
DATE	1907	
DESIGNER / BUILDER / MAKER	William Monie	

DESCRIPTION

The building is one of the bays of the three-storey brick faced terrace that forms 211-215 Oxford Street Darlinghurst. The row is characterized by full arches on each bay with the middle terrace exhibiting a parapet extending higher than its flanking bays. The design and embellishments on the facades follow the same expression as those exhibited by 197-201 Oxford Street. The parapet, likewise, demonstrate the same year, 1907.

The two-storey brick shop and residential terrace building is the central shop in a group of three built in 1907 with simple Edwardian/Arts and Craft stylistic details, including a decorative pediment with embossed date above the roof parapet. The residential flat on the first floor includes an arched veranda space that has been enclosed in the 1960s.

Some archaeological potential of c1855 timber building and outbuildings.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 223 - 225 Liverpool Street Darlinghurst, 2 - 4 Oxford Street Darlinghurst, 21 Oxford Street Surry Hills, 1 - 5 Flinders Street Surry Hills, 1 - 37 Greens Road Paddington and additional 21 examples in Darlinghurst and 1 in Surry Hills. Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 1 - 11 Oxford Street Paddington and an additional 14 examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 213 Oxford Street remained vacant until c1882. The site was part of Thomas Moore's coachbuilding yards until this time. In 1882 a two-storey shop terrace was erected on site, reflecting the same style of buildings that were being constructed in this section of Oxford Street. For the next eighteen years, until 1900 it was occupied by a draper, and then a confectioner.

In 1907 the building was demolished and replaced as one of three shops and residences in a commercial group from 211-215 Oxford Street. The group was built by William Monie, a successful railway contractor, who continued to lease each one for shops. 213 Oxford Street continued as a confectioner and other small businesses until 1921 when P. Rely opened a pharmacy. Reilly's Pharmacy operated from 213 Oxford Street until the mid-1980s. Its most recent use was as a Flight Centre travel agents (2020).

SIGNIFICANCE

The building at 213 Oxford Street is representative of an early twentieth century commercial terrace erected on Oxford Street. The block in which 213 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the late nineteenth and early century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. Its trading from 1921 until 2020 as a Chemist reflects a stability of use that is unusual for the street overall, and reflects the ongoing servicing of a local residential community in the Darlinghurst and Surry Hills area. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street. Associated to William Monie, a successful railway contractor.

MODIFICATIONS & FURTHER RESEARCH

Historic themes:

Developing local, regional, and national economies: Commerce & Cultural landscape Building settlements, towns, and cities: Towns, suburbs, and villages

Building settlements, towns, and cities: Accommodation

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**215 Oxford Street, Darlinghurst**	**Lot E DP9258**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1907	
DESIGNER / BUILDER / MAKER	William Monie	

DESCRIPTION

The building is one of the bays of the three-storey brick faced terrace that forms 211-215 Oxford Street Darlinghurst. The row is characterized by full arches on each bay with the middle terrace exhibiting a parapet extending higher than its flanking bays. The design and embellishments on the facades follow the same expression as those exhibited by 197-201 Oxford Street. The parapet, likewise, demonstrate the same year, 1907. The street fronting facade comprises the much altered remains of an early 20th century, three storey shop of face brickwork with a recessed porch at first floor level. The original contributory building is still recognizable in the shell that remains.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 223 - 225 Liverpool Street Darlinghurst, 2 - 4 Oxford Street Darlinghurst, 21 Oxford Street Surry Hills, 1 - 5 Flinders Street Surry Hills, 1 - 37 Greens Road Paddington and additional 21 examples in Darlinghurst and 1 in Surry Hills. Similar examples in the Study Area that are not currently listed: 201 Oxford Street Darlinghurst, 149 Oxford Street Darlinghurst, 79 Oxford Street Darlinghurst, 1 - 11 Oxford Street Paddington and an additional 14 examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

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Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore supplied fresh water to the growing population. The bore ran from the swamps, under the former Agricultural Showgrounds (Fox Studios) and the Victoria Barracks before turning west and running parallel to South Head Road on its southern side. The bore ran at between 6 and 8.5 metres below ground level and was accessed via 28 vertical shafts, spaced at intervals along its route. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 215 Oxford Street remained vacant until c1885-88. The site was part of Thomas Moore's coachbuilding yards until this time. In 1885 a two-storey shop terrace was erected on site, reflecting the same style of buildings that were being constructed in this section of Oxford Street. For the next twenty years, until 1905 it was occupied by a series of small shopkeepers including a bootmaker.

In 1907 the building was demolished and replaced as one of three shops and residences in a commercial group from 211-215 Oxford Street. The group was built by William Monie, a successful railway contractor, who continued to lease each one for shops. 215 Oxford Street reopened as refreshment rooms, a bakery, a confectioner. and tea rooms into the 1930s, with restaurants and cafes continuing to occupy the site until the present.

The building is part of the C50 Paddington/Darlinghurst Conservation Area under the City of Sydney Local Environmental Plan (2012).

SIGNIFICANCE

The building at 215 Oxford Street is representative of an early twentieth century commercial terrace erected on Oxford Street. The block in which 215 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the late nineteenth and early century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. Associated to William Monie, a successful railway contractor.

MODIFICATIONS & FURTHER RESEARCH

Historic themes:

Developing local, regional, and national economies: Commerce & Cultural landscape Building settlements, towns, and cities: Towns, suburbs, and villages
Building settlements, towns, and cities: Accommodation

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**217 Oxford Street, Darlinghurst**	**Lot 5, DP745804**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1877	
DESIGNER / BUILDER / MAKER	Henry Zions	

DESCRIPTION

No. 217 Oxford Street is a three storey with attic and part basement, late Victorian period building with parapeted gabled and skillion roof sections clad in corrugated steel. A suspended steel awning separates the ground floor which has a contemporary glass shopfront from the painted rendered facade with is topped by a pedimented parapet. The building is currently occupied by a restaurant which occupies the ground and first floors. A stair extends up the western end wall and connects these levels and extends to the second floor. A separate internal stair provides access to the basement level and an external stair at the rear also provides access and egress from the upper floors and existing attic. The building is also notable for the large billboard sign and structure that has been added to the building. A sign was initially constructed here in the c. 1930s. It was modified and rebuilt in the 1990s.

The site has some archaeological potential at the rear (Taylor Lane) of the block where former outbuildings were located.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and 9 additional properties in Darlinghurst. Similar examples in the Study Area that are not currently listed: 145 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills and 25 additional examples in Darlinghurst and 2 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The 1855-1865 Trigonometrical Survey shows that part of the land had been developed by this time, however, the site of No. 217 which appears to be part of a larger block extending east, was vacant. Only a small structure is evident on the rear boundary. Taylor's block which comprised of over 2 acres appears to have been subdivided and sold off in stages. An undated subdivision plan shows the piecemeal and irregular subdivision of the block about Taylor Lane. The annotations refer to an indenture dated 19th January 1874 whereby the land was sold by Taylor's nephew (and heir) John Taylor to various parties. The site was transferred in early 1875 and in a transfer dated 2nd December 1875 the subject site was transferred to Henry Zions, a tailor. The Rates Assessment Books and Sands Directory indicate that the subject building was constructed by Zions from this time, between 1875 and 1880.

The subject site was constructed in the late 1870s as a three-storey shop terrace with residential living in the upper floors, and a basement by Henry Zions, who lived in the upstairs apartments with his family. Rate and Assessment books for the City of Sydney (Cook Ward) noted the building as being constructed in stone with iron roof and comprising of four floors and eleven rooms. The 1882 Rates Assessment note Zions as the owner and occupier of a "Shop" constructed in stone with iron roof, comprising of three floors and 12 rooms, the difference being the inclusion of the basement in the first assessment. Ownership of the site was transferred in 1884 to Alfred Christian Garrick, a merchant of Sydney, who appears to have continued to lease the building to various tailors and jewellers. The 1888 Rygate and West Plan shows the building under Garrick's ownership constructed to the Oxford Street frontage numbered No. 209. Whilst the street numbering, seems a little confused (there are overlaps and two No. 211 noted) and the building is noted as being two storey, the plan indicates the main wing constructed boundary to boundary in brick or stone with a rear wing setback from the eastern boundary and yard extending to Taylor Lane.

The Sands Directory indicates that the buildings along this section of Oxford Street were occupied by various shops and tenants including a chemist, bootmakers, drapers, tea rooms, confectioners, and grocers. The street numbering appears to have changed sometime between 1908 and 1909 to the present numbering of 217 Oxford Street. By this time, the block to the immediate west of the site had been redeveloped and several groups of Federation period shop buildings replaced the earlier buildings.

The ground floor shop was initially occupied by a tailor, and then used by a variety of small businesses including a jeweller and from 1895 a grocer. The shop remained trading as a grocer under different shopkeepers until the mid-1920s when it was converted for use as a wine saloon. It appears that it was around this time that a large, "Penfolds Wine" sign was erected over the roof. The sign continued to be a feature of this section of the street, highly visible for traffic coming up Oxford Street from the city and reflected the growing use of electric and neon signage in Sydney's main shopping precincts such as Oxford Street, William Street and in the city. The Penfolds sign was one of several similar signs along Oxford Street during the 1950s and 1960s and appears to have been rebuilt with a heavier steel structure in the 1990s. The structural steel frame was extended through the building and it is assumed that changes to the attic and additions to the rear also occurred at this time. A large sign hoarding remains on the roof of 217 Oxford Street, making it a prominent landmark in this part of the street. Major additions appear to have been undertaken in the 1970s and 1980s. The building retains the front wing which was constructed boundary to boundary with parapeted gabled roof, front and rear dormers which were modified to allow the addition of open balcony spaces. The original rear wing was extended out the eastern side boundary at ground and first floor levels with operable pergola added over the first floor.

SIGNIFICANCE

The building at 217 Oxford Street is significant as one of a collection of late-nineteenth century commercial terraces erected on Oxford Street. The block in which 217 Oxford Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. The building reflects the growing importance of Oxford Street in the nineteenth century as a major retail and commercial precinct for the local Darlinghurst/Surry Hills communities as well as the wider eastern Sydney suburbs, who used Oxford Street as a main route into and from the city. The three-storey building flanked on both sides by two storey shops is a prominent structure in the streetscape. The addition of a large neon sign for Penfolds Wines in the 1920s reflected the growing use of electric light signage in Sydney as a modern approach to product advertising.

NSW HERITAGE COUNCIL CRITERIA	A | C | F | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Photo right shows the 1958 façade and scale of 217 Oxford Street, Darlinghurst, boxed in red. The Penfolds Wine rests on top of the building. The external built fabric of the building still demonstrates retention as evidenced on the current state of the building as of writing of this report. The arrow points to a 1920s photo with the chimneys of 217 Oxford in the background which are still evident today. (Source: Len Stone Photograph Collection, City of Sydney Archives)



Block 12





ADDRESS	**219 Oxford Street, Darlinghurst**	**Lot 1, DP742261**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1895	
DESIGNER / BUILDER / MAKER	James Angus	

DESCRIPTION

219 and 221 Oxford Street Darlinghurst are semi-detached shop/residences, each with a commercial space (shop) at Ground Floor and residential flat above. Generally referred to as 'shop top housing'. The stylistic identity of the facade is a vernacular rendition of 'Federation Free Style'. The building is one of two of the pair of two-storey brick faced terrace that forms 219-221 Oxford Street Darlinghurst. The facades of the two buildings are identical with all details symmetrical from the dividing wall between. Each one has two arched windows framed by pilasters on both sides extending all the way up the parapet.

The site has some archaeological potential for its early development as a hotel, with outbuildings. It also sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington and 18 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 101 Oxford Street Darlinghurst and 13 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side. In c1854 a hotel was erected on the site. Known as the Supreme Court Hotel, reflecting its proximity to the court and gaol, the hotel was the first built in this part of South Head Road.

With the city boundary on the corner of what is now Green Street, the Supreme Court Hotel was also the last hotel inside the city area on South Head Road. Between 1865 and c1872, the hotel was closed and instead used by the cordial maker James Arnold, before reopening as the Enterprise Hotel in 1873. A sale notice from 1875 described the hotel as a two-storey brick hotel, on stone foundations, with an awning at the front. On the ground floor was the bar, two parlours and a dining room, with six bedrooms upstairs. A detached kitchen was placed at the rear with other outbuildings. The hotel also had a large cellar below. The sale included four empty building lots adjacent to the hotel (three to the east, one to the west) and another six cottages at the rear facing Taylor Lane. (Sydney Morning Herald, 15 July 1875, p.9). In 1878 the name of the hotel was changed to the Clarendon Hotel and it continued to trade with Frank Lloyd as the publican. In 1880 the license was transferred to John Church, an experienced publican, however the hotel closed in c1881, and the building was converted for use as retail shops on the street level, with accommodation remaining upstairs. In c1895 the old hotel building was demolished and replaced with two smaller, two storey shop and residence buildings at 219-221 Oxford Street owned by James Angus.

The shop at 219 Oxford Street (listed as 211 Oxford in 1895) was leased to George Anning, butcher who traded there until he sold it in 1933. The business was taken on by another butcher, Arthur McGuigan until he went into bankruptcy in 1937, after which the shop was converted into a fish café, continuing in this role into the late 1940s. The building continued to be used as a café and restaurant until closed in c2017 for a major refit. The upstairs accommodation was retained, although used for office space in recent years.

SIGNIFICANCE

The shop at 219 Oxford Street was built as one of a pair with its neighbour, 221 Oxford Street. The development created a unified, mirror image street facade across the two buildings which contributed to the developing Victorian streetscape in this part of Oxford Street. The building at 219 Oxford Street replaced an earlier hotel building that had traded on the site from as early as 1853 as the Supreme Court Hotel. This was the first hotel built in this section of the street and the last hotel inside the city limits during the middle of the nineteenth century. The hotel was one of a collection of public houses on the street that had sprung up to serve the increasingly busy thoroughfare from the middle of the nineteenth century.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**221 Oxford Street, Darlinghurst**	**Lot 1, DP199965**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c1900s	
DESIGNER / BUILDER / MAKER	James Angus	

DESCRIPTION

219 and 221 Oxford Street Darlinghurst are semi-detached shop/residences, each with a commercial space (shop) at Ground Floor and residential flat above. Generally referred to as 'shop top housing'. The stylistic identity of the facade is a vernacular rendition of 'Federation Free Style'. The building is one of two of the pair of two-storey brick faced terrace that forms 219-221 Oxford Street Darlinghurst. The facades of the two buildings are identical with all details symmetrical from the dividing wall between. Each one has two arched windows framed by pilasters on both sides extending all the way up the parapet.

The site has some archaeological potential for its early development as a hotel, with outbuildings. It also sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst 1 - 37 Greens Road Paddington and 18 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst 1 - 11 Oxford Street Paddington and 12 additional examples in Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side. In c1854 a hotel was erected on the site. Known as the Supreme Court Hotel, reflecting its proximity to the court and gaol, the hotel was the first built in this part of South Head Road. With the city boundary on the corner of what is now Green Street, the Supreme Court Hotel was also the last hotel inside the city area on South Head Road. Between 1865 and c1872, the hotel was closed and instead used by the cordial maker James Arnold, before reopening as the Enterprise Hotel in 1873. A sale notice from 1875 described the hotel as a two-storey brick hotel, on stone foundations, with an awning at the front.

On the ground floor was the bar, two parlours and a dining room, with six bedrooms upstairs. A detached kitchen was placed at the rear with other outbuildings. The hotel also had a large cellar below. The sale included four empty building lots adjacent to the hotel (three to the east, one to the west) and another six cottages at the rear facing Taylor Lane. (Sydney Morning Herald, 15 July 1875, p.9). In 1878 the name of the hotel was changed to the Clarendon Hotel and it continued to trade with Frank Lloyd as the publican. In 1880 the license was transferred to John Church, an experienced publican, however the hotel closed in c1881, and the building was converted for use as retail shops on the street level, with accommodation remaining upstairs. In c1895 the old hotel building was demolished and replaced with two smaller, two storey shop and residence buildings at 219-221 Oxford Street owned by James Angus.

221 Oxford Street was initially leased to Miss E Abbott, a milliner, served briefly as refreshment rooms, before being used from c1900 as a florist, before once again being a shop used by the drapers Misses Casey and Hodgson who ran their business from the shop for twenty years. By 1925 Miss E Tail, ladies outfitting was in residence, followed by Mrs Mary Fairlough also a ladies' outfitter until converting back to a café in 1933. In 1928 a new awning was built across both 219-221 Oxford Street. The use of the shop by women for their own businesses, in millinery and fashion reflected the early and growing opportunities for women in business in the years after the First World War.

The café continued at the site until c1936, when the shop became a pawn and loans office which continued to operate from the shop into the later 1950s. In recent years, the building has once again been used as a restaurant with residential apartment on the first floor.

SIGNIFICANCE

The shop at 221 Oxford Street was built as one of a pair with its neighbour, 219 Oxford Street. The development created a unified, mirror image street facade across the two buildings which contributed to the developing Victorian streetscape in this part of Oxford Street. Its use by several female traders in the millinery and ladies. dressmaking trades in the first decades of the twentieth century reflect growing opportunities for women workers in the years after the First World War. The building at 221 Oxford Street replaced an earlier hotel building that had traded on the site from as early as 1853 as the Supreme Court Hotel. This was the first hotel built in this section of the street and the last hotel inside the city limits during the middle of the nineteenth century. The hotel was one of a collection of public houses on the street that had sprung up to serve the increasingly busy thoroughfare from the middle of the nineteenth century.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**223 Oxford Street, Darlinghurst**	**Lot 1 DP70537**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1880	
DESIGNER / BUILDER / MAKER	Owen Carroll	

DESCRIPTION

223 Oxford Street is a two-storey rendered face brick building built with two small arched windows on the first-floor facade. A thin pilaster decorated with a twisty pattern separates the two windows. Its parapet is separated from the first floor by an architrave, an empty frieze, and a simple cornice that tops the parapet.

The site at 223 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst and additional 8 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills with an additional 26 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore supplied fresh water to the growing population. The bore ran from the swamps, under the former Agricultural Showgrounds (Fox Studios) and the Victoria Barracks before turning west and running parallel to South Head Road on its southern side. The bore ran at between 6 and 8.5 metres below ground level and was accessed via 28 vertical shafts, spaced at intervals along its route. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

In c1854 a hotel was erected on the adjoining block. Known as the Supreme Court Hotel, reflecting its proximity to the court and gaol, the hotel was the first built in this part of South Head Road. A sale notice from 1875 described the hotel as a two storey brick hotel and included four empty building lots adjacent to the hotel (three to the east, one to the west) and another six cottages at the rear facing Taylor Lane. The three vacant lots on the east of the hotel site were 223-227 Oxford Street.

The three allotments were purchased by Owen Carroll and in January 1879 tenders were called for the erection of three houses with shops on the vacant lots. Maps and plans of Oxford Street in the 1850s, 1860s and 1880s show that no buildings had been built on these lots prior to Carroll's development. The three shops were completed by late 1880, described in rate assessments as being built of brick with iron roof, two stories and five rooms. 223 Oxford Street (then numbered 213) was taken up by Josiah Cutter, a draper and hosier. Josiah and Mary Cutter occupied the shop until c1905 when it was converted to a confectionary and then tea rooms by 1910. In c1913 William Jones opened a wine bodega/saloon on the premises, which traded under different owners into the late 1920s, when it was operating as a second-hand furniture dealer. In the 1960s the shop was used as a photographer's workshop and printing office, and later a bookshop and art gallery. In the mid-1980s Oxford Art supplies took over the lease, selling art supplies to the students at nearby College of Fine Arts and National Art School. Eckersley art supplies continue to trade from 223-225 Oxford Street (2020).

SIGNIFICANCE

The shop at 223 Oxford Street is significant as one of a group of three shop terraces built in the second half of the nineteenth century as part of Oxford Streets emergence as a dominant shopping and retail precinct in Sydney. The buildings make up part of a unified Victorian street frontage which makes Oxford Street on of Sydney's most distinctive streets. The building has had a continual history of retail and residential occupation since it was built in 1880. Its recent history as an art supply business reflects the growing cultural precinct of artists and galleries in the Darlinghurst and Paddington area, driven by the National Art School and College of Fine Arts located nearby.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**225 Oxford Street, Darlinghurst**	**Lot 1 DP789476**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1880	
DESIGNER / BUILDER / MAKER	Owen Carroll	

DESCRIPTION

225 Oxford Street is a two-storey rendered face brick building expressed in Art Deco. It was in 1933 when the premises was reconstructed with extensive renovations to the interior and it was likely when the art deco styled facade was also added. There is a simple rectangular window void of decorative embellishments on the first floor. The facade is highlighted by what looks like a crucifix within a stepped triangular inset frame that rises until the crucifix's tip pushes above the building's top edge.

225 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street Darlinghurst, 31 - 33 Oxford Street Surry Hills.

Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 23 - 29 Oxford Street Surry Hills, 10 - 24 Flinders Street Darlinghurst, 28 - 30A Flinders Street Darlinghurst, 251 - 255 Palmer Street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington. Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore supplied fresh water to the growing population. The bore ran from the swamps, under the former Agricultural Showgrounds (Fox Studios) and the Victoria Barracks before turning west and running parallel to South Head Road on its southern side. The bore ran at between 6 and 8.5 metres below ground level and was accessed via 28 vertical shafts, spaced at intervals along its route. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

In c.1854 a hotel was erected on the adjoining block. Known as the Supreme Court Hotel, reflecting its proximity to the court and gaol, the hotel was the first built in this part of South Head Road. A sale notice from 1875 described the hotel as a two-storey brick hotel and included four empty building lots adjacent to the hotel (three to the east, one to the west) and another six cottages at the rear facing Taylor Lane. The three vacant lots on the east of the hotel site were 223-227 Oxford Street.

The three allotments were purchased by Owen Carroll and in January 1879 tenders were called for the erection of three houses with shops on the vacant lots. Maps and plans of Oxford Street in the 1850s, 1860s and 1880s show that no buildings had been built on these lots prior to Carroll's development. The three shops were completed by late 1880, described in rate assessments as being built of brick with iron roof, two stories and five rooms. 225 Oxford Street (then numbered 215) was taken up by Patrick Flynn, an Irish migrant and boot maker, who ran his boot making business here until 1903, after which it traded as a luncheon room café and tea merchants' shop. In 1911 the shop was converted to be a ham and beef shop, the forerunner of delicatessens in Sydney. Run by Benjamin Tully, this business operated into the mid-1930s. In 1933 the premises were reconstructed with extensive renovations to the interior and it was likely when the art deco styled facade was also added. It continued to operate as a ham and beef shop until the 1950s. In the mid-1980s 225 Oxford Street along with its neighbour, 223 Oxford Street, was taken over by Oxford Art Supplies, selling art supplies to the students at nearby College of Fine Arts and National Art School. Eckersley art supplies continue to trade from 223-225 Oxford Street (2020).

SIGNIFICANCE

The shop at 225 Oxford Street is significant as one of a group of three shop terraces built in the second half of the nineteenth century as part of Oxford Streets emergence as a dominant shopping and retail precinct in Sydney. The buildings make up part of a unified Victorian street frontage which makes Oxford Street on of Sydney's most distinctive streets. The building has had a continual history of retail and residential occupation since it was built in 1880. Its recent history as an art supply business reflects the growing cultural precinct of artists and galleries in the Darlinghurst and Paddington area, driven by the National Art School and College of Fine Arts located nearby.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**227 Oxford Street, Darlinghurst**	**Lot 1 DP797239**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Retail / Restaurant	
DATE	c.1880	
DESIGNER / BUILDER / MAKER	Owen Carroll	

DESCRIPTION

227 Oxford Street is a two-storey rendered face brick building featuring an uncommon characteristic from among its adjacent neighbours. It has a simple facade unadorned by any embellishments. Its unique feature is the Spanish terracotta roof that can be seen from across the street. The roof projects over the facade giving off a small eave over the first-floor window. The two side columns of the building project up above the terracotta roof and rises to line up with the roof ridge.

227 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, With an additional 6 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 257, 259, 261 and 263 Palmer Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills with an additional 30 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills, and Paddington. Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore supplied fresh water to the growing population. The bore ran from the swamps, under the former Agricultural Showgrounds (Fox Studios) and the Victoria Barracks before turning west and running parallel to South Head Road on its southern side. The bore ran at between 6 and 8.5 metres below ground level and was accessed via 28 vertical shafts, spaced at intervals along its route. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

In c1854 a hotel was erected on the adjoining block. Known as the Supreme Court Hotel, reflecting its proximity to the court and gaol, the hotel was the first built in this part of South Head Road. A sale notice from 1875 described the hotel as a two-storey brick hotel and included four empty building lots adjacent to the hotel (three to the east, one to the west) and another six cottages at the rear facing Taylor Lane. (Sydney Morning Herald, 15 July 1875, p.9). The three vacant lots on the east of the hotel site were 223-227 Oxford Street. The three allotments were purchased by Owen Carroll and in January 1879 tenders were called for the erection of three houses with shops on the vacant lots. Maps and plans of Oxford Street in the 1850s, 1860s and 1880s show that no buildings had been built on these lots prior to Carroll's development. The three shops were completed by late 1880, described in rate assessments as being built of brick with iron roof, two stories and five rooms. 227 Oxford Street (then numbered 217) was taken up by Mrs Jane Green, a milliner and dressmaker, before converting to use as a confectioner's shop and then from c1900 to luncheon rooms and restaurant. In the late 1920s the shop went through a series of use changes including being used by a diamond merchant before becoming a grocer in the early 1930s. By the 1940s the shop was back trading as a café and continued as a small business with a variety of uses including shirt factory and retail shop, before returning to trade as a café and restaurant from the 1960s.

The building is part of the C50 Paddington/Darlinghurst Conservation Area under the City of Sydney Local Environmental Plan (2012).

SIGNIFICANCE

227 Oxford Street is significant as one of a group of three shop terraces built in the second half of the nineteenth century as part of Oxford Streets emergence as a dominant shopping and retail precinct in Sydney. The buildings make up part of a unified Victorian street frontage which makes Oxford Street on of Sydney's most distinctive streets. The building has had a continual history of retail and residential occupation since it was built in 1880, with food related trade dominating its use in history.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Neutral

Block 12





ADDRESS	**229 Oxford Street, Darlinghurst**	**Lot 1, DP59808**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1871-76	
DESIGNER / BUILDER / MAKER	William Cover	

DESCRIPTION

229 Oxford Street forms a consistent design and Victorian inspired architectural expression as 231 Oxford Street. Both are three-storey rendered face brick buildings mirroring all embellishments and décor. Both exhibit three arched windows on the first and second floors. A few minor differences are the presence of four decorative urns on top of the parapet columns on 231 and the decorative stone carved shells within the window arches on 229's first floor windows. Above the second floor, a balustrade serves as parapet on both and an arched pediment rises on the middle third with "W.Cover" and "1881" moulded on it.

229 and 231 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and 8 additional items in Darlington. Similar examples in the Study Area that are not currently listed: 133 Oxford Street, Darlinghurst, 45 Oxford Street Surry Hills and an additional 31 examples in Darlinghurst and 2 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip. The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The future site of 229 Oxford Street remained empty and undeveloped until c1871, when William Cover, a butcher built a small, single storey, one roomed shop on the allotment as a pre-curser to a larger premises. Cover had been in butchering for twenty years in Crown Street, when he took over the business of Henry Hudson, another well-known Sydney butcher and a relative of Cover's. On taking on the business, Cover expanded to the South Head Road, using the small shop as a branch of his main business in Crown Street. Sometime between 1871 and 1876 Cover redeveloped his South Head Road shop and built a large, four storey brick and stone commercial and residential building.

At the time it was a landmark building, towering over its two storey neighbours on both sides. Trading as Cover and Sons butchers, the South Head Road shop was run by Rowley and Albert Cover until c1885 when William took over. William was also prominent in local politics, running as a candidate, although never successfully, in a series of state elections for the area. It appears that Cover undertook extensive work to the building in c1881, as this date and his name appear on a decorative pediment, despite rate assessment books showing an earlier construction date.

William Cover died in 1895 and the building was sold the following year. The building was used by Miss E Abbott, who ran a draper and millinery business from the shop, before being taken over by Louis and John Mooney, booksellers in August 1911. John Mooney senior and family lived in the apartments on the upper floors, although the building was owned by the brothers William and Henry Hale McQuade. Mooney's booksellers had relocated from further west on Oxford Street. Their advertising at the time of the move emphasised the stock of religious books, statuary and prayer related items, as well as general books and games and noted their proximity to Sacred heart Church on Oxford Street. Mooney's booksellers continue to sell from the building until c1930, although they shared the premise with other services, including a tobacconist, a music seller and a tailor. From the early 1930s the shop was operating as a bakery and pastry shop, with two large pastry ovens installed in 1939. Later uses included a small jewellery makers workshop on the first floor in the 1950s, a clothing factory and retail shop and a cake shop from the early 1980s. In recent years the ground floor shop has traded as a restaurant and as a take-away pizza shop, with accommodation remaining in the upstairs apartments. A new awning was erected on the building in 1979. The building is part of the C50 Paddington/Darlinghurst Conservation Area under the City of Sydney Local Environmental Plan (2012).

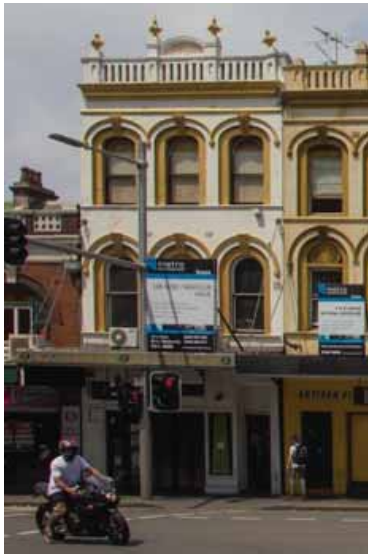
SIGNIFICANCE

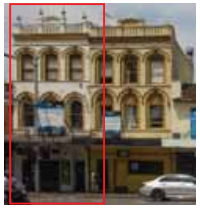
229 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1870s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position opposite the corner with Darlinghurst Road made it a prominent landmark building in this section of Oxford Street. It was associated with local businessmen William Cover, a well-known Sydney butcher and local political candidate. Its use as a restaurant from the late 1990s onwards reflects the emergence of this section of Oxford Street as a restaurant precinct known throughout Sydney.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**231 Oxford Street, Darlinghurst**	**Lot 5, DP59752**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1881	
DESIGNER / BUILDER / MAKER	William Cover	

DESCRIPTION

231 Oxford Street forms a consistent design and Victorian inspired architectural expression as 229 Oxford Street. Both are three-storey rendered face brick buildings mirroring all embellishments and décor. Both exhibit three arched windows on the first and second floors. A few minor differences are the presence of four decorative urns on top of the parapet columns on 231 and the decorative stone carved shells within the window arches on 229's first floor windows. Above the second floor, a balustrade serves as parapet on both and an arched pediment rises on the middle third with "W.Cover" and "1881" moulded on it.

229 and 231 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 21 Oxford Street Surry Hills, 1 - 37 Greens Road Paddington and 32 additional items in Darlington and 1 in Surry Hills

Similar examples in the Study Area that are not currently listed: 97 - 99 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills and 27 additional items in Darlington an 2 in Surry Hills

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. The bore runs directly underneath all the allotments on the south side of Oxford Street between Flinders Street and Dowling Street. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 231 Oxford Street remained empty and undeveloped for much of the nineteenth century. In the 1870s the land was purchased by the butcher William Cover, who in c1876 built a large, four storey shop and residence on the site adjacent, at 229 Oxford Street. In 1882 the site at 231 Oxford Street was assessed as being owned by Cover but described as vacant.

In c1883-84 Cover built a four storey shop and residence on the site of 231 Oxford Street (the street number at the time was 221 Oxford Street), mirroring the building he had erected on the property next door in the mid-1870s. Assessment books for the City of Sydney describe the new building in 1891 as a stone building with iron roof, four floors and nine rooms, with the ground floor being used as a shop. The shop was occupied at this time by John Hunter, a bootmaker, and Albert Tyler, pawnbroker. John Hunter occupied the site until c1903. Hunter's boot factory business was one of Sydney's largest enterprises, having started in the 1870s in George Street. By the time it opened on Oxford Street, the firm had close to fifty outlets in Sydney and across regional New South Wales, with the shoes and boots made at their factory in Redfern. Between the factory which employed close to 400 men and women, and his stores, John hunter employed close to 1000 people. The opening of the store was at a time when Oxford Street was attracting new department stores and larger emporiums especially at the city end of the street, reflecting the streets growing importance as a retail precinct.

In 1904 the shop was taken on by George Goldsmidt, a furniture dealer who had traded on Oxford Street since the 1890s. Goldsmidt sold and repaired furniture and had a furniture leasing business for those customers who could not afford to buy outright. This made his business particularly popular in the working-class neighbourhoods of Darlinghurst, Surry Hills, and Paddington. In mid-1932 Goldsmidt moved his business to George Street, Haymarket. The shop was taken on by the Boomerang Confection Company until c1938 when the Charlton Chocolate company used the building as their shop, offices, and showroom. By 1948 it was the office of the A& S Waste company. In the 1980s the shop was converted for use as a restaurant and from the late 1990s, a cabaret venue was added to the first floor. The property remains in use as a live venue and restaurant combination in 2020.

SIGNIFICANCE

231 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1880s, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position opposite the corner with Darlinghurst Road made it a prominent landmark building in this section of Oxford Street. It was associated with local businessmen William Cover, a well-known Sydney butcher and local political candidate, who built 229 Oxford Street in the mid-1870s and then added 231 Oxford Street in the early-1880s. Its use by John Hunter bootmaker as one of his large city emporiums in the 1880s and 1890s reflected Oxford Streets growing importance as a shopping precinct, at a time when department stores were opening at the city end of the street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**233 Oxford Street, Darlinghurst**	**Lot A DP440596**
BUILDING NAME	233 Oxford Street, Darlinghurst	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1911	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

233-237 Oxford Street is a single building with three bays with each bay corresponding to a different property. The Victorian commercial terrace is two-storey brick faced building. Three arched windows, one on each bay characterizes the facade. A balustraded parapet wall lines the top of the buildings with its middle third arched mirroring the window arches below. The four columns separating each bay protrudes out giving a strong looking facade. An architrave, frieze, and a cornice band the top of the building just below the parapet.

233 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, With an additional 8 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills with an additional 26 example in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 233 Oxford Street remained empty and undeveloped for much of the nineteenth century. In c1875 Sydney publican and property developer George Board erected a two-storey shop and residence on the site. Built of brick with a shingle roof, the building contained five rooms, with a rear extension and toilet at the back of the property boundary. This was the first of a group of three identical shops built by Board between 1875 and 1877 which stood between 233 and 237 Oxford Street [at the time of construction they were numbered 221-225 Oxford Street-street numbering changed to the current numbering in c1909]. Board was a major property owner in the city area, owning 56 properties in the Surry Hills, Darlinghurst and southern end of the city alone.

The first tenants into 233 Oxford St were the upholsterer Richard Stretton although he was declared insolvent in 1876. The shop was then taken on by Annie Jones, a milliner and dressmaker, followed by Albert Taylor a pawnbroker. Gregory Board died in 1897 and the Oxford Street properties were purchased by the Commercial Building and Investment Company, a Sydney based property development and management company which had been trading since 1881. The Company continued to lease the shop to different small businesses.

By 1907 the shop was occupied by Frederick Williams a grocer who was there until 1911. In January 1911, a fire broke out in the picture framing business of Albert Green at 241 Oxford Street, three shops away, and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243 (on the corner of Taylor Lane), 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5) Although not damaged by the fire directly, the Commercial Building and Investment Company decided to rebuild all three of their shop buildings as a group. Completed in 1911, the three new shops were similar in shape and form to the earlier versions, each being two storey shop and residence with six rooms, built in brick, with iron roofs.

In 1929-30, the Commercial Building and Investment Company sold all three shops to the brothers Kosmos Nicholas and Keriakos Nicholas Cassimaty. The Cassimaty brothers had arrived separately in Australia, with Kosmos arriving in 1910 aged 15 and Keriakos in 1912 aged 12. Both were café owners when they applied for naturalisation in 1928. Darlinghurst and Woolloomooloo were two suburbs that had a comparatively large Greek and Maltese population in the first half of the twentieth century. Greeks, Maltese, and later Italians were attracted to the area due to the proximity of the Sydney fish markets at Woolloomooloo and the fishing fleets associated with it, in which many of these families worked. The shop was then leased by the Cassimaty's to Peter Vaneris as a fruit shop from 1930 until 1937 and then to George Catrois who ran a fish café until he died suddenly in 1951. By the 1970s the shop was operating as a menswear, while in more recent years it has operated as a restaurant, common to many of the shops in this section of Oxford Street since the 1980s.

SIGNIFICANCE

233 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street. Built in 1911 to replace an earlier example, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century and early twentieth century. The first building built during the 1870s was erected by Gregory Board, a well-known Sydney publican and major property owner and landlord in the Darlinghurst and Surry Hills area. The ownership of the current shop by the Cassimaty brothers from the 1930s, and their lease to other Greek migrants reflects this growing community in the Darlinghurst and Woolloomooloo area and the increasing multiculturalism of this section of Sydney in the years after World War II.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**235 Oxford Street, Darlinghurst**	**Lot B DP440596**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Retail / Shop-Restaurant	
DATE	1911	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

233-237 Oxford Street is a single building with three bays with each bay corresponding to a different property. The Victorian commercial terrace is two-storey brick faced building. Three arched windows, one on each bay characterizes the facade. A balustraded parapet wall lines the top of the buildings with its middle third arched mirroring the window arches below. The four columns separating each bay protrudes out giving a strong looking facade. An architrave, frieze, and a cornice band the top of the building just below the parapet.

235 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, With an additional 8 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills with an additional 26 example in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 235 Oxford Street remained empty and undeveloped for much of the nineteenth century. In c1875 Sydney publican and property developer George Board erected a two-storey shop and residence on the site. Built of brick with a shingle roof, the building contained five rooms, with a rear extension and toilet at the back of the property boundary. This was part of a group of three identical shops built by Board between 1875 and 1877 which stood between 233 and 237 Oxford Street [at the time of construction they were numbered 221-225 Oxford Street-street numbering changed to the current numbering in c1909]. Board was a major property owner and landlord in the city area, owning 56 properties in the Surry Hills, Darlinghurst and southern end of the city at the time he built the shops on Oxford Street.

One of the first tenants was Joseph Wall ironmonger who traded from the shop from c1878 through until 1887, when it was leased to the book seller Jonathon Williams until 1895 then to H. Mason, undertakers. Gregory Board died in 1897 and the Oxford Street properties were purchased by the Commercial Building and Investment Company, a Sydney based property development and management company which had been trading since 1881. The Company continued to lease the shop to different small businesses. By 1905 the shop was occupied by John Smyth who was running a fish shop from the site.

In January 1911, a fire broke out in the picture framing business of Albert Green at 241 Oxford Street, two shops away, and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243 (on the corner of Taylor Lane), 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5) Although not damaged by the fire directly, the Commercial Building and Investment Company decided to rebuild all three of their shop buildings as a group. Completed in 1911, the three new shops were similar in shape and form to the earlier versions, each being two storey shop and residence with six rooms, built in brick, with iron roofs. 235 Oxford Street and its two neighbouring shops was leased by the CBIC to a variety of small businesses through the 1920s including a tobacconist, a hairdresser and general dealer.

In 1929-30, the Commercial Building and Investment Company sold all three shops to the brothers Kosmos Nicholas and Keriakos Nicholas Cassimaty. The Cassimaty brothers had arrived separately in Australia, with Kosmos arriving in 1910 aged 15 and Keriakos in 1912 aged 12. Both were café owners when they applied for naturalisation in 1928. Darlinghurst and Woolloomooloo were two suburbs that had a comparatively large Greek and Maltese population in the first half of the twentieth century. Greeks, Maltese, and later Italians were attracted to the area due to the proximity of the Sydney fish markets at Woolloomooloo and the fishing fleets associated with it, in which many of these families worked. The shop was leased soon after to Mrs Moyle, a smallgoods or grocery shop and continued to be used for small businesses through until the 1970s. In the early 1970s a cool room was installed when the shop was converted to restaurant use. Restaurants have continued to use the space since then, as this section of Oxford Street consolidated as a food precinct in Sydney.

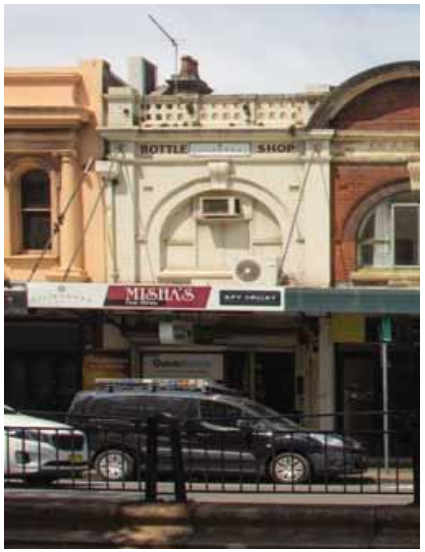
SIGNIFICANCE

235 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street. Built in 1911 to replace an earlier example, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century and early twentieth century. The first building built during the 1870s was erected by Gregory Board, a well-known Sydney publican and major property owner and landlord in the Darlinghurst and Surry Hills area. The ownership of the current shop by the Cassimaty brothers from the 1930s until the 1950s reflects this growing community in the Darlinghurst and Woolloomooloo area and the increasing multiculturalism of this section of Sydney in the years after World War II.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**237 Oxford Street, Darlinghurst**	**Lot C DP440596**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1911	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

233-237 Oxford Street is a single building with three bays with each bay corresponding to a different property. The Victorian commercial terrace is two-storey brick faced building. Three arched windows, one on each bay characterizes the facade. A balustraded parapet wall lines the top of the buildings with its middle third arched mirroring the window arches below. The four columns separating each bay protrudes out giving a strong looking facade. An architrave, frieze, and a cornice band the top of the building just below the parapet.

237 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst and an additional 8 examples in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 135 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and an additional 26 examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 237 Oxford Street remained empty and undeveloped for much of the nineteenth century. In c1875 Sydney publican and property developer George Board erected a two-storey shop and residence on the site. Built of brick with a shingle roof, the building contained five rooms, with a rear extension and toilet at the back of the property boundary. This was part of a group of three identical shops built by Board between 1875 and 1877 which stood between 233 and 237 Oxford Street [at the time of construction they were numbered 221-225 Oxford Street-street numbering changed to the current numbering in c1909]. Board was a major property owner and landlord in the city area, owning 56 properties in the Surry Hills, Darlinghurst, and southern end of the city at the time he built the shops on Oxford Street.

One of the first tenants was Mrs Annie Edwards, a tobacconist, followed by Nathan Johnson in 1884-86 also a tobacconist and then C.W. Ode from 1887, also a tobacconist. Gregory Board died in 1897 and the Oxford Street properties were purchased by the Commercial Building and Investment Company, a Sydney based property management and development company which had been trading since 1881. The Company continued to lease the shop to different tobacconist businesses including Tom South who traded from there until 1910.

In January 1911, a fire broke out in the picture framing business of Albert Green at 241 Oxford Street, two shops away, and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243 (on the corner of Taylor Lane), 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5) Damaged severely by the fire, the Commercial Building and Investment Company decided to rebuild all three of their shop buildings as a group. Completed in 1911, the three new shops were similar in shape and form to the earlier versions, each being two storey shop and residence with six rooms, built in brick, with iron roofs. 237 Oxford Street and its two neighbouring shops were leased by the CBIC to a variety of small businesses through the 1920s including hairdressers, general dealer, and a music shop.

In 1929-30, the Commercial Building and Investment Company sold all three shops to the brothers Kosmos Nicholas and Keriakos Nicholas Cassimaty. The Cassimaty brothers had arrived separately in Australia, with Kosmos arriving in 1910 aged 15 and Keriakos in 1912 aged 12. Both were café owners when they applied for naturalisation in 1928. Darlinghurst and Woolloomooloo were two suburbs that had a comparatively large Greek and Maltese population in the first half of the twentieth century. Greeks, Maltese, and later Italians were attracted to the area due to the proximity of the Sydney fish markets at Woolloomooloo and the fishing fleets associated with it, in which many of these families worked. The shop was leased as a café through the 1930s, as well as being used as a hairdresser and dry cleaners. Since the mid- 1980s the shop has been used by a variety of cafes and restaurants, reflecting the areas development as a food precinct in Sydney.

SIGNIFICANCE

237 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street. Built in 1911 to replace an earlier example, the building represents the growing importance of Oxford Street as a retail precinct for Sydney in the nineteenth century and early twentieth century. The first building built during the 1870s was erected by Gregory Board, a well-known Sydney publican and major property owner and landlord in the Darlinghurst and Surry Hills area. The ownership of the current shop by the Cassimaty brothers from the 1930s until the 1950s reflects this growing community in the Darlinghurst and Woolloomooloo area and the increasing multiculturalism of this section of Sydney in the years after World War II.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**239 Oxford Street, Darlinghurst**	**Lot 101, DP883120**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1911	
DESIGNER / BUILDER / MAKER	Clarence Backhouse, son of prominent architect Benjamin Backhouse	

DESCRIPTION

239 to 243 Oxford Street is a single building expressed in Victorian Classical architecture. Its entire facade is decorated with six strong looking colonettes separating the arched windows in an alternating pattern. Single arched windows alternate with groups of two windows nestled in between the colonettes. A strong looking entablature rests on top of the colonette capitals before the cornice protrudes outward and rests two pediments that looks equally strong. A stepped parapet finishes off the top of the entire building.

239-243 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills and an additional 24 Darlinghurst and 2 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 239 Oxford Street remained empty and undeveloped for much of the nineteenth century. In c1871, William Donnelly, a grocer built two small shops at 239-241 Oxford Street [the numbering at the time was 229-231 South Head Road]. Donnelly lived and traded from 239 Oxford Street site, leasing the shop next door to tenants. Donnelly's two buildings were simple timber and iron shops, of two stories each with five rooms. By 1875 he was occupying and trading from both shops. In c1879 Donnelly redeveloped the two shops, building two storey brick shops with iron roofs on both his properties. Donnelly continued to trade from the site of 239 Oxford until 1884 when he died, and the two shops were sold to J. Kidman. Kidman leased the shop to Benjamin Bryant, a butcher until 1895, then William Merrin, also a butcher until 1899 and then Charles Prince, another butcher from 1900 who remained trading there until 1906 when Kidman sold the two shops to John Comino.

Comino was a restaurateur and leased the shop to Mrs Sarah Fossey who ran a restaurant on the site known as the Manchester Cafe. In January 1911, a fire broke out in the picture framing business of Albert Green next door at 241 Oxford Street and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243 (on the corner of Taylor Lane), 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5) The fire damaged buildings at 239–241 Oxford Street were sold to Maurice Moran. Moran owned several commercial properties in the city, Surry Hills, Glebe and Darlinghurst as well as vacant land for development in Glebe and Surry Hills. He purchased the three lots from 239-243 Oxford Street and redeveloped all three into a single frontage, with three separate shops and residences in a Federation free classical style, with double pediment and classically inspired composite columns on the first-floor facade. The building may have been designed by Sydney architect Clarence Backhouse, son of prominent architect Benjamin Backhouse. (Godden Mackay Logan, 239 Oxford Street, Heritage Impact Assessment prepared for DEVICON, August 2009, p.1).

He continued the lease for Number 239 to Fossey for her restaurant, after which Charles Christie also ran a restaurant from the premises until 1926. Moran died in 1925 and the property was managed by his estate into the 1950s. In 1941 the Oxford Street properties were offered for sale, but not sold at the time. They were then described as being two-storey buildings of brick with iron roofs, with three shops and three dwellings in total and paying £442 per annum in rent. (Sydney Morning Herald, 25 January 1941, p19.)

A new awning was erected across the front of all three shops in 1967. In the early 1970s the shop at 239 Oxford Street was being used as a second-hand furniture shop, as well as having a small workshop for making coffee tables and other furniture pieces. By 1975 the shop had been converted for use as a newsagency, with the residence upstairs still used at this time. In more recent years the shop was used for a restaurant, in keeping with the development of this section of Oxford Street since the 1980s and most recently was one of Sydney's small bars, This Must be the Place, until closed in mid-2019.

SIGNIFICANCE

239 Oxford Street, Darlinghurst is significant for its contribution to the Victorian and early twentieth century streetscape of Oxford Street. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building was constructed as a two-storey building with shopfronts in 1911 and is believed to have been designed by Clarence Backhouse son of prominent architect Benjamin Backhouse. It replaced earlier shops erected in the 1870s and destroyed by fire in 1911. The building was subject to many uses and developments in the period between 1911-1971, and these have involved modifications and alterations to the shop as well as various internal uses, ranging from a knitting factory to a butcher's shop. The building and its uses represent the ongoing retail use of the site and demonstrates the trends in retail and commercial use from small business to food and entertainment along Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 12





ADDRESS	**241 Oxford Street, Darlinghurst**	**Lot 102, DP883120**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1911	
DESIGNER / BUILDER / MAKER	Clarence Backhouse (likely)	

DESCRIPTION

239 to 243 Oxford Street is a single building expressed in Victorian Classical architecture. Its entire facade is decorated with six strong looking colonettes separating the arched windows in an alternating pattern. Single arched windows alternate with groups of two windows nestled in between the colonettes. A strong looking entablature rests on top of the colonette capitals before the cornice protrudes outward and rests two pediments that looks equally strong. A stepped parapet finishes off the top of the entire building.

239-243 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills and an additional 24 Darlinghurst and 2 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 241 Oxford Street remained empty and undeveloped for much of the nineteenth century. In c1871, William Donnelly, a grocer built two small shops at 239-241 Oxford Street [the numbering at the time was 229-231 South Head Road]. Donnelly lived and traded from 239 Oxford Street site, leasing Number 241 to William Winkworth a brickmaker. Donnelly's two buildings were simple timber and iron shops, of two stories each with five rooms. By 1875 he was occupying and trading from both shops. In c1879 Donnelly redeveloped the two shops, building two storey brick shops with iron roofs on both his properties. Donnelly continued to trade from the site of 239 Oxford and leased 241 to Andrew Winter, who ran a fruit shop. l Donnelly died in 1884 and the two shops were sold to J. Kidman. Kidman leased 241 Oxford Street to Nathan Cohen, an oil and paint merchant and then Andrew Flower, a jeweller from 1887, followed by Jacob Morris, an ironmonger. The shop changed uses regularly through the 1890s and the first decade of the 1900s, with a variety of businesses trading from there.

In 1906 Kidman sold the two shops to John Comino. Comino leased Number 241 to Kathleen and Albert green who ran a picture framing business. In January 1911, a fire broke out in Green's picture framing business and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243 (on the corner of Taylor Lane), 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5).

The fire damaged buildings at 239–241 Oxford Street were sold to Maurice Moran. Moran owned several commercial properties in the city, Surry Hills, Glebe and Darlinghurst as well as vacant land for development in Glebe and Surry Hills. He purchased the three lots from 239-243 Oxford Street and redeveloped all three into a single frontage, with three separate shops and residences in a Federation free classical style, with double pediment and classically inspired composite columns on the first-floor facade. The building may have been designed by Sydney architect Clarence Backhouse, son of prominent architect Benjamin Backhouse. (Godden Mackay Logan, 239 Oxford Street, Heritage Impact Assessment prepared for DEVICON, August 2009, p.1)

After the fire, Moran continued to lease each of the shops, with the Green's framing business resuming at No. 241 Oxford Street and trading until 1915 when the shop was trading as Hop Sing & Co, grocers and then William Tooley & Co, also grocers who traded from the address into the late-1930s, followed by Stanley Hack, also a grocer who traded on into the 1950s. Moran had died in 1925 and the property was managed by his estate into the 1950s. In 1941 the Oxford Street properties were offered for sale, but not sold at the time. They were then described as being two storey buildings of brick with iron roofs, with three shops and three dwellings in total and paying £442 per annum in rent. (Sydney Morning Herald, 25 January 1941, p19.)

A new awning was erected across the front of all three shops 239-243 Oxford Street in 1967. The most recent use of the shop (c2019) was as a second hand and vintage clothing store, with the upstairs residences being utilised as office space.

SIGNIFICANCE

241 Oxford Street, Darlinghurst is significant for its contribution to the Victorian and early twentieth century streetscape of Oxford Street. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building was constructed as a two-storey building with shopfronts in 1911 and is believed to have been designed by Clarence Backhouse son of prominent architect Benjamin Backhouse. It replaced earlier shops erected in the 1870s and destroyed by fire in 1911. The building was subject to many uses and developments in the period between 1911-1971, and these have involved modifications and alterations to the shop as well as various internal uses. The building and its uses represent the ongoing retail use of the site and demonstrates the trends in retail and commercial use from small business to food and entertainment that have characterised this section of Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 12





ADDRESS	**243 Oxford Street, Darlinghurst**	**Lot 1, DP51145**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	1911	
DESIGNER / BUILDER / MAKER	Clarence Backhouse (likely)	

DESCRIPTION

239 to 243 Oxford Street is a single building expressed in Victorian Classical architecture. Its entire facade is decorated with six strong looking colonettes separating the arched windows in an alternating pattern. Single arched windows alternate with groups of two windows nestled in between the colonettes. A strong looking entablature rests on top of the colonette capitals before the cornice protrudes outward and rests two pediments that looks equally strong. A stepped parapet finishes off the top of the entire building.

239-243 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley Street Darlinghurst. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills and an additional 24 Darlinghurst and 2 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The site of 243 Oxford Street remained empty and undeveloped for much of the nineteenth century. In 1868 a man named Seymour built a two storey, six-room brick hotel with shingled roof. Named the Shakespeare Hotel, its publican was Edward Hardy. In 1873 the license was transferred to Francis Irwin and the name changed to Irwin's Hotel. Between 1873 and 1877 an extra floor was added to the building, taking it to three storeys and eight rooms. Assessment books indicate the hotel was extended again between 1877 and 1880, when it was described as four storeys, a combination of brick and stone with nine rooms. It was also the final year of its operation as a hotel, with the building converted to trade as a retail shop and residence the same year. Operating as a confectionary shop, and a general dealer, in 1891 Thomas Tuck leased the shop for his plumbing business, remaining there until 1911.

In January 1911, a fire broke out in the picture framing business of Albert Green next door at 241 Oxford Street and quickly spread through the adjoining buildings. By the time the local fire brigades arrived, number 241 was lost, with fire already beyond control in Numbers 243, 239 and 237 Oxford Street. (Daily Telegraph, 16 January 1911, p.5) The fire damaged buildings at 239–241 Oxford Street were sold to Maurice Moran. Moran owned several commercial properties in the city, Surry Hills, Glebe and Darlinghurst as well as vacant land for development in Glebe and Surry Hills.

He purchased the three lots from 239-243 Oxford Street and redeveloped all three into a single frontage, with three separate shops and residences in a Federation free classical style, with double pediment and classically inspired composite columns on the first-floor facade. The building may have been designed by Sydney architect Clarence Backhouse, son of prominent architect Benjamin Backhouse. (Godden Mackay Logan, 239 Oxford Street, Heritage Impact Assessment prepared for DEVICON, August 2009, p.1)

The newly rebuilt 243 Oxford Street shop was leased to Kate O'Connell, a milliner and dressmaker. O'Connell traded from the shop at 243 Oxford Street until 1936. In 1933 the building was divided to form two shops at 243 and 243a Oxford Street, although both appear to have served as a single tenancy for much of their history. After O'Connell the building was leased by Kate Wallace who ran a cake making business and shop. Moran died in 1925 and the property was managed by his estate into the 1950s. In 1941 the Oxford Street properties were offered for sale, but not sold at the time. They were then described as being two-storey buildings of brick with iron roofs, with three shops and three dwellings in total and paying £442 per annum in rent. (Sydney Morning Herald, 25 January 1941, p19.)

A new awning was erected across the front of all three shops in 1967. In 1971 the shop was refitted to trade as a restaurant and has continued in this use until the present day. The opening of a restaurant reflected the growing food culture in Sydney in the early 1970s and this section of Oxford Street as a place of that was developing as a food precinct. In 1986 the Thai restaurant Thai Nesia began trading and continues to do so for the site in 2020.

SIGNIFICANCE

243 Oxford Street, Darlinghurst is significant for its contribution to the Victorian and early twentieth century streetscape of Oxford Street. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building was constructed as a two-storey building with shopfronts in 1911 and is believed to have been designed by Clarence Backhouse son of prominent architect Benjamin Backhouse. It replaced earlier shops erected in the 1870s and destroyed by fire in 1911. The building was subject to many uses and developments in the period from 1911-1971 reflected the changing retail and commercial prospects of the area. In 1971 it began trading as a restaurant reflecting this part of Oxford Street's development as a food precinct in Sydney.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**245 Oxford Street, Darlinghurst**	**Lot A DP434226**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.

Similar examples in the Study Area that are not currently listed: 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The current properties on 245 to 261 Oxford Street, a total of 9 lot divisions were part of the land parcel John Taylor owned in the southern end of South Head Road. As far back 1858 John Taylor owned the row of properties then numbered as 207 to 253. A row of single-storey brick houses occupied the entire row. In 1863 ownership of 237 to 251 was conveyed to John Robertson. Mostly houses with some described as unfit for occupation, commercial activity on the row still was not evident, records show. The transfer of ownership came in lots or sets and in 1867, 235 to 247 plus three more properties described as 'miserable' in the assessment books came into the ownership of John Robinson. At this point a carpenter, a mason and a boot maker started occupying some of the premises. By 1871, commercial activity increased with millers and fruiterers moving in. However, it was in 1887 when commercialization on the row started picking up. The properties were conveyed to Ben James who undertook a massive upgrade to all the terraces. By this time 235 to 251 were all three-storey brick buildings with slated roofs. A pub house owned by W. Hinton opened at the end of the row at 253.

From 1887 to 1913 the row of three-storey buildings continued to be occupied by various business. Fruiterer Joe Bongirno started his business at 239 Oxford Street which was later ran by various operators until 1906. Charles M. Christie ran a hairdresser at 241 Oxford Street until 1910 and Antonio Debetonto, a fishmonger, ran a steady business at 253 Oxford Street from 1887 to 1902 before handing it over to Aubrey E. Soper. A mix of other business continually operated from the row of terraces. Bootmakers, paint stores, crockery, ironmongers, confectioners, stationers, grocers, milliners, musical instrument makers, boot importers, ham and beef shops, and laundry shops completed the mix of business. In 1913, Mrs. E. Magnus opened the first restaurant in the area at 249 Oxford Street.

Between 1911 to 1914 under the new numbering system and with the concerted effort of the new owners of the properties, 245 to 249 owned by Jemima Mack, 251-255 owned by Mary Maynard, and 257 to 261 Oxford Street owned by Margaret James, the entire row of terraces was reduced to what now exists on site. The new row of two-storey terraces with iron roof generated a strong steady tenancy of businesses. A restaurant was at 249 Oxford Street from 1910 to 1918 and a fish shop was always at 247 Oxford Street from 1910 to 1920. The longest running businesses at the time, as shown on records from 1910 to 1933 were the fruit shop at 251, the hairdresser at 253, Miss Hall's milliner at 255, Ebenezer Williams ironmonger at 257, the tailor at 259, and the ham and beef shop at 261.

SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



Photo right shows row of commercial terraces that once occupied 32 to 38 Oxford Street prior to the road widening. The scale and form are similar to those of 245 to 261 Oxford Street. (Source: Demolition Books, City of Sydney Archives)

Block 12





ADDRESS	**247 Oxford Street, Darlinghurst**	**Lot B DP434226**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The current properties on 245 to 261 Oxford Street, a total of 9 lot divisions were part of the land parcel John Taylor owned in the southern end of South Head Road. As far back 1858 John Taylor owned the row of properties then numbered as 207 to 253. A row of single-storey brick houses occupied the entire row. In 1863 ownership of 237 to 251 was conveyed to John Robertson. Mostly houses with some described as unfit for occupation, commercial activity on the row still was not evident, records show. The transfer of ownership came in lots or sets and in 1867, 235 to 247 plus three more properties described as 'miserable' in the assessment books came into the ownership of John Robinson. At this point a carpenter, a mason and a boot maker started occupying some of the premises. By 1871, commercial activity increased with millers and fruiterers moving in. However, it was in 1887 when commercialization on the row started picking up. The properties were conveyed to Ben James who undertook a massive upgrade to all the terraces. By this time 235 to 251 were all three-storey brick buildings with slated roofs. A pub house owned by W. Hinton opened at the end of the row at 253.

From 1887 to 1913 the row of three-storey buildings continued to be occupied by various business. Fruiterer Joe Bongirno started his business at 239 Oxford Street which was later ran by various operators until 1906. Charles M. Christie ran a hairdresser at 241 Oxford Street until 1910 and Antonio Debetonto, a fishmonger, ran a steady business at 253 Oxford Street from 1887 to 1902 before handing it over to Aubrey E. Soper. A mix of other business continually operated from the row of terraces. Bootmakers, paint stores, crockery, ironmongers, confectioners, stationers, grocers, milliners, musical instrument makers, boot importers, ham and beef shops, and laundry shops completed the mix of business. In 1913, Mrs. E. Magnus opened the first restaurant in the area at 249 Oxford Street.

Between 1911 to 1914 under the new numbering system and with the concerted effort of the new owners of the properties, 245 to 249 owned by Jemima Mack, 251-255 owned by Mary Maynard, and 257 to 261 Oxford Street owned by Margaret James, the entire row of terraces was reduced to what now exists on site. The new row of two-storey terraces with iron roof generated a strong steady tenancy of businesses. A restaurant was at 249 Oxford Street from 1910 to 1918 and a fish shop was always at 247 Oxford Street from 1910 to 1920. The longest running businesses at the time, as shown on records from 1910 to 1933 were the fruit shop at 251, the hairdresser at 253, Miss Hall's milliner at 255, Ebenezer Williams ironmonger at 257, the tailor at 259, and the ham and beef shop at 261.

SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

MODIFICATIONS & FURTHER RESEARCH



Photo right shows row of commercial terraces that once occupied 24 to 30 Oxford Street prior to the road widening. The scale and form are similar to those of 245 to 261 Oxford Street. (Source: Demolition Books, City of Sydney Archives)

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**249 Oxford Street, Darlinghurst**	**Lot C DP434226**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The current properties on 245 to 261 Oxford Street, a total of 9 lot divisions were part of the land parcel John Taylor owned in the southern end of South Head Road. As far back 1858 John Taylor owned the row of properties then numbered as 207 to 253. A row of single-storey brick houses occupied the entire row. In 1863 ownership of 237 to 251 was conveyed to John Robertson. Mostly houses with some described as unfit for occupation, commercial activity on the row still was not evident, records show. The transfer of ownership came in lots or sets and in 1867, 235 to 247 plus three more properties described as 'miserable' in the assessment books came into the ownership of John Robinson. At this point a carpenter, a mason and a boot maker started occupying some of the premises. By 1871, commercial activity increased with millers and fruiterers moving in. However, it was in 1887 when commercialization on the row started picking up. The properties were conveyed to Ben James who undertook a massive upgrade to all the terraces. By this time 235 to 251 were all three-storey brick buildings with slated roofs. A pub house owned by W. Hinton opened at the end of the row at 253.

From 1887 to 1913 the row of three-storey buildings continued to be occupied by various business. Fruiterer Joe Bongirno started his business at 239 Oxford Street which was later ran by various operators until 1906. Charles M. Christie ran a hairdresser at 241 Oxford Street until 1910 and Antonio Debetonto, a fishmonger, ran a steady business at 253 Oxford Street from 1887 to 1902 before handing it over to Aubrey E. Soper. A mix of other business continually operated from the row of terraces. Bootmakers, paint stores, crockery, ironmongers, confectioners, stationers, grocers, milliners, musical instrument makers, boot importers, ham and beef shops, and laundry shops completed the mix of business. In 1913, Mrs. E. Magnus opened the first restaurant in the area at 249 Oxford Street.

Between 1911 to 1914 under the new numbering system and with the concerted effort of the new owners of the properties, 245 to 249 owned by Jemima Mack, 251-255 owned by Mary Maynard, and 257 to 261 Oxford Street owned by Margaret James, the entire row of terraces was reduced to what now exists on site. The new row of two-storey terraces with iron roof generated a strong steady tenancy of businesses. A restaurant was at 249 Oxford Street from 1910 to 1918 and a fish shop was always at 247 Oxford Street from 1910 to 1920. The longest running businesses at the time, as shown on records from 1910 to 1933 were the fruit shop at 251, the hairdresser at 253, Miss Hall's milliner at 255, Ebenezer Williams ironmonger at 257, the tailor at 259, and the ham and beef shop at 261.

SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

1958 photo right shows entire row of 245 to 261 Oxford Street, Darlinghurst. The scale, form, and character has been retained since. The photo also demonstrates the intact row as a complete set with repetitive rooftop chimneys. (Source: Len Stone Photograph Collection, City of Sydney Archives)



Block 12





ADDRESS	**251 Oxford Street, Darlinghurst**	**Lot D DP33410**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The current properties on 245 to 261 Oxford Street, a total of 9 lot divisions were part of the land parcel John Taylor owned in the southern end of South Head Road. As far back 1858 John Taylor owned the row of properties then numbered as 207 to 253. A row of single-storey brick houses occupied the entire row. In 1863 ownership of 237 to 251 was conveyed to John Robertson. Mostly houses with some described as unfit for occupation, commercial activity on the row still was not evident, records show. The transfer of ownership came in lots or sets and in 1867, 235 to 247 plus three more properties described as 'miserable' in the assessment books came into the ownership of John Robinson. At this point a carpenter, a mason and a boot maker started occupying some of the premises. By 1871, commercial activity increased with millers and fruiterers moving in. However, it was in 1887 when commercialization on the row started picking up. The properties were conveyed to Ben James who undertook a massive upgrade to all the terraces. By this time 235 to 251 were all three-storey brick buildings with slated roofs. A pub house owned by W. Hinton opened at the end of the row at 253.

From 1887 to 1913 the row of three-storey buildings continued to be occupied by various business. Fruiterer Joe Bongirno started his business at 239 Oxford Street which was later ran by various operators until 1906. Charles M. Christie ran a hairdresser at 241 Oxford Street until 1910 and Antonio Debetonto, a fishmonger, ran a steady business at 253 Oxford Street from 1887 to 1902 before handing it over to Aubrey E. Soper. A mix of other business continually operated from the row of terraces. Bootmakers, paint stores, crockery, ironmongers, confectioners, stationers, grocers, milliners, musical instrument makers, boot importers, ham and beef shops, and laundry shops completed the mix of business. In 1913, Mrs. E. Magnus opened the first restaurant in the area at 249 Oxford Street.

Between 1911 to 1914 under the new numbering system and with the concerted effort of the new owners of the properties, 245 to 249 owned by Jemima Mack, 251-255 owned by Mary Maynard, and 257 to 261 Oxford Street owned by Margaret James, the entire row of terraces was reduced to what now exists on site. The new row of two-storey terraces with iron roof generated a strong steady tenancy of businesses. A restaurant was at 249 Oxford Street from 1910 to 1918 and a fish shop was always at 247 Oxford Street from 1910 to 1920. The longest running businesses at the time, as shown on records from 1910 to 1933 were the fruit shop at 251, the hairdresser at 253, Miss Hall's milliner at 255, Ebenezer Williams ironmonger at 257, the tailor at 259, and the ham and beef shop at 261.

SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**253 Oxford Street, Darlinghurst**	**Lot E DP33410**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.
Similar examples in the Study Area that are not currently listed: 247 Oxford Street Darlinghurst, 249 Oxford Street Darlinghurst, 251 Oxford Street Darlinghurst, 253 Oxford Street Darlinghurst, 255 - 259 Oxford Street Darlinghurst, 261 Oxford Street Darlinghurst, 381 Bourke Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

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From 1887 to 1913 the row of three-storey buildings continued to be occupied by various business. Fruiterer Joe Bongirno started his business at 239 Oxford Street which was later ran by various operators until 1906. Charles M. Christie ran a hairdresser at 241 Oxford Street until 1910 and Antonio Debetonto, a fishmonger, ran a steady business at 253 Oxford Street from 1887 to 1902 before handing it over to Aubrey E. Soper. A mix of other business continually operated from the row of terraces. Bootmakers, paint stores, crockery, ironmongers, confectioners, stationers, grocers, milliners, musical instrument makers, boot importers, ham and beef shops, and laundry shops completed the mix of business. In 1913, Mrs. E. Magnus opened the first restaurant in the area at 249 Oxford Street.

Between 1911 to 1914 under the new numbering system and with the concerted effort of the new owners of the properties, 245 to 249 owned by Jemima Mack, 251-255 owned by Mary Maynard, and 257 to 261 Oxford Street owned by Margaret James, the entire row of terraces was reduced to what now exists on site. The new row of two-storey terraces with iron roof generated a strong steady tenancy of businesses. A restaurant was at 249 Oxford Street from 1910 to 1918 and a fish shop was always at 247 Oxford Street from 1910 to 1920. The longest running businesses at the time, as shown on records from 1910 to 1933 were the fruit shop at 251, the hairdresser at 253, Miss Hall's milliner at 255, Ebenezer Williams ironmonger at 257, the tailor at 259, and the ham and beef shop at 261.

SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



1930s photo showing 253 to 261 Oxford Street, Darlinghurst, highlighted in red. The scale, design, and form of the terraces have been retained together with the distinctive chimneys that have always been a salient defining feature of early two-storey commercial terraces along Oxford Street since the mid- 1800s. (Source: ANU Archives)

Block 12





ADDRESS	**255-259 Oxford Street, Darlinghurst**	**Lot 1 DP1111581**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 301 Forbes Street Darlinghurst and 1 example in Darlinghurst.
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OUTLINE HISTORY

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SIGNIFICANCE

245-261 Oxford Street, Darlinghurst is significant for its contribution to the early Edwardian and early twentieth century streetscape of the southern section Oxford Street that is closer to Paddington. The site is within the land granted to the convict brickmaker Robert Taylor who developed part of his land as early as 1839. The existing building, a row of two-storey Edwardian commercial terraces, is testament to the increasing role of women in Oxford Street's development as a commercial destination. The building was subject to many uses and reflects the changing retail and commercial prospects of the area.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12





ADDRESS	**261 Oxford Street, Darlinghurst**	**Lot J DP33411**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1912-1913	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

A row of two-storey Edwardian commercial terraces completes 245 to 261 Oxford Street. The line of symmetry is at 253 Oxford Street and is marked by a parapet that is bookended by parapet columns marking the extent of its bay. The first-floor facade of each bay features two arched windows bordered with moulded arches. However, modifications and alterations to some of the windows can be observed at 251, 249, ad 245 Oxford Street. Running the top of the building is a simple cornice along the entire length of the row terrace. Decorative urns sit atop the cornice marking the extent of each of the bays, however, some of these decorative features are seen missing. On the roof level, a series of chimneys still are visible specially from across the street. The gabled roof remains consistent all throughout the entire row. The ground floor shopfronts have all been altered throughout the years.

245-261 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568). There is also some potential for remains of the earlier phase of development from the 1870s.

COMPARATIVE EXAMPLES

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SIGNIFICANCE

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MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**263 Oxford Street, Darlinghurst**	**Lot 1 DP446553**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	William Cover	

DESCRIPTION

263 Oxford Street forms a consistent design and Victorian inspired architectural expression as 229 & 231 Oxford Street. The three-storey rendered face brick buildings exhibits the same embellishments and décor at 229. B & 231 Oxford Street. However, there are only two arched windows on the first and second floors instead of three. A few alterations are noticeable. The windows on the first-floor windows have arches decorated with a slightly different moulded shell sculpture. Above the second floor, a balustrade serves as parapet. A slightly arched pediment rises at the middle third of the parapet and exhibits "Cover" and "1880" moulded on it.

263 Oxford Street sits above the convict-built Busby's Bore which is listed on the NSW State Heritage Register (#00568).

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst plus 9 additional examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills with 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

263 Oxford Street was part of the Belmont Villa. The property was then listed as 251 South Head Road. Thomas Lovett, a grocery occupied the premises. The grocer continued to operate until around 1873 albeit the business was conveyed to several different operators. In 1875, the property appeared vacant in the records only to be listed again in 1877 with Mrs. Wishart operating a grocer and the property under the ownership of Rowland Cover, a relative of William Cover, who at the time already owned 229 South Head Road. R. Cover's building towered at three storeys and had shingled roof.

William Cover was a well-known Sydney butcher. Cover had been in butchering for twenty years in Crown Street, when he took over the business of Henry Hudson, another well-known Sydney butcher and a relative of Cover's. Rowland Cover conveyed ownership of the property to William Cover in 1880 and Antonio Debetonto started an oyster and fishmonger business in the premises until around 1902.

William Cover was also prominent in local politics, running as a candidate, although never successfully, in a series of state elections for the area. It appears that W. Cover undertook extensive work to the building in c1880, as this date and his name appears on a decorative pediment, despite rate assessment books showing an earlier construction date.

From 1910 onwards it has serviced multiple business among which were Bur & McPherson's restaurant which ran around 1916, Jacob Kisselhof's tea rooms and restaurant from around 1918 to 1923, and Sydney Smith's restaurant around the 1930's. Other pastry cooks, refreshers, and other restaurants filled in the years in between.



Photo taken in 2000, right, shows 263 Oxford Street, Darlinghurst (highlighted in red). The building features similar ornamentation as 229 and 231 Oxford Street, Darlinghurst also owned by William Cover at the time. (Source: Mark Stevens Photograph Collection, City of Sydney Archives)

SIGNIFICANCE

263 Oxford Street is significant as one of a collection of combined retail/residential terraces constructed on Oxford Street in the second half of the nineteenth century. Built during the 1870s, the building represents the growing importance of Oxford Street as a commercial and retail precinct for Sydney in the nineteenth century. Its location near the intersection with South Dowling Street at the southern end of Oxford Street near Paddington where majority of built from is no higher than two-storeys made it a prominent landmark building in that section of Oxford Street. It was associated with local businessmen William Cover, a well-known Sydney butcher and local political candidate. Its use as a restaurant from the late 1990s onwards reflects the emergence of this section of Oxford Street as a restaurant precinct known throughout Sydney.

NSW HERITAGE COUNCIL CRITERIA	A | B |C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



1930s photo 263 Oxford Street, Darlinghurst, highlighted in red. The scale, form, and design of the building has been retained and can still be observed on the current building on site. (Source: ANU Archives)

Block 12



ADDRESS	**319-321 South Dowling St, Darlinghurst Lot 1, DP446553**
BUILDING NAME	-
OTHER NAME	-
TYPOLOGY	Commercial
DATE	c.1876
DESIGNER / BUILDER / MAKER	

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst,
131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.



Photo taken in 2000, right, shows 319 South Dowling Street, Darlinghurst (highlighted in red) behind the Beauchamp Hotel along Oxford Street. The row from 319 to 333 South Dowling Street can clearly be seen from the opposite side of Oxford Street and contributes highly to the Heritage Streetscape. (Source: Mark Stevens Photograph Collection, City of Sydney Archives)

SIGNIFICANCE

319-321 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**323 South Dowling St, Darlinghurst**	**Lot 1, DP170063**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER		

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.

SIGNIFICANCE

323 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**325 South Dowling St, Darlinghurst**	**Lot 14, DP707600**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.

SIGNIFICANCE

325 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 12



ADDRESS	**327 South Dowling St., Darlinghurst**	**Lot 15, DP707600**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst,
131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.

SIGNIFICANCE

327 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**329 South Dowling St., Darlinghurst**	**Lot 1, DP220819**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.

SIGNIFICANCE

329 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**331 South Dowling St., Darlinghurst**	**Lot 2, DP220819**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

The entire row from 319-333 South Dowling Street is a collection of quaint Victorian terraces. They are all two-storeys high made of brick and corrugated steel roof. The chimneys prevalent in old Victorian terraces are still visible. The facades have all been extensively modified, however, the granularity and the scale of the terrace houses remain the same as it was in the 1920s. The corner at 333 South Dowling Street exhibits a splayed corner and a first-floor balcony decorated by wrought iron railings. The only other terrace exhibiting a balcony are 331 and 327 South Dowling Street. However, the one at 327 is made of wood.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 171 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 10 Darlinghurst examples. Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.



Photo taken in 2010, right, the north side of the Phelps Street between Bourke and South Dowling Street, Surry Hills. This row of terrace houses show similar scale and character as those from 319 to 331 South Dowing Street, Darlinghurst. (Source: Mark Stevens Photograph Collection, City of Sydney Archives)

SIGNIFICANCE

329 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**333 South Dowling St., Darlinghurst**	**SP94849**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1876	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

333 South Dowling Street is a two-storey Victorian terrace building with a splayed corner with street access, and a cantilevered balcony above with cast-iron balustrade. The building differs in form to its adjoining properties, which are typical gabled terrace houses. It presents stylistic features of the Victorian Regency and Victorian Filigree styles.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 159 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst and additional 7 Darlinghurst examples.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst,
131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills plus 27 additional examples in Darlinghurst and 1 in Surry Hills.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

The properties from 319-333 South Dowling Street came into the ownership of J. Owens as early as 1877. The numbering then started at 1 and ended at 15 with the Ancient Briton Hotel occupying the end of the row. At this time, the hotel was assessed at three storeys and was made of brick and a shingled roof whilst the rest were all two-storey brick terraces also with shingled roofs. Around the 1880s the numbering system started reflecting the current numbering.

The gap in the assessment books makes it difficult to ascertain exactly when Owens conveyed ownership of the entire row but in 1907 the group of properties came into the ownership of Hepzibah E. Bartlett. Under the new ownership the entire row of houses was upgraded to 3 floors of brick and iron roof. From J. Owens ownership to Bartlett's, the entire row largely remained as residences. The only exception was at the end of the row where previous Ancient Briton Hotel once operated. After the hotel ceased operations, grocers took up the corner as the sole business running on the row. Later around 1921, Bartlett reduced all buildings to just two storeys. The following years, the row started having different owners. 319-323 was owned by George Henry Stevens, 323-327 was owned by Giovanni Lopez, and 329 to 333 came under Philip Ronan's ownership. In the same year, the row took on a different character as businesses started operating within the premises. Confectioners, small goods dealers, tailors, dressmakers, business agents and grocers. It has since then remained as a row of small and quaint shop terraces.

SIGNIFICANCE

333 South Dowling Street is significant as one of a collection of combined retail/residential terraces constructed along South Dowling Street in the second half of the nineteenth century. Built during the 1870s, the building represents the response of inner streets branching from Oxford Street because of the growth of Oxford Street as a retail precinct for Sydney in the nineteenth century. The building does not form part of a row of terraces, but rather is representative of a typical corner pub within a Victorian suburb. Its position at the southern end of the Oxford Street near the historical toll gate that bounded the district in the 1950s gives it a distinct character, one that is associated with development within the Sydney Commons. It also represents the growing role of women in the commercial development in and around Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 12



ADDRESS	**4-6 Flinders Street, Darlinghurst**	**Lot 100, DP746537**
BUILDING NAME	-	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1880s (possibly)	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

4-6 Flinders Street is a two-storey rendered face brick building with two bays demonstrating Victorian Freestyle Architecture. Each bay of the first-floor facade exhibits three equally spaced arched windows embellished with moulded arched frames connected by a lateral band of the same manner of moulding. A combination of architrave, frieze, and cornice adorns the top of the building before a parapet whose middle third rises like a triangular pediment. Moulded circular patterns also similar to those found on the frieze adorns the parapet. The ground floor has had various modifications, but the external fabric of the building remains highly intact.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 173 - 175 Oxford Street Darlinghurst, 10 - 20 Oxford Street Darlinghurst, 159 Oxford Street Darlinghurst, 163 - 169 Oxford Street Darlinghurst, 165 - 167 Riley StreetDarlinghurst.
Similar examples in the Study Area that are not currently listed: 133 Oxford Street Darlinghurst, 131 Oxford Street Darlinghurst, 45 Oxford Street Surry Hills, 47 Oxford Street Surry Hills, 49 - 51 Oxford Street Surry Hills and 43 additional examples in Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The block of Oxford Street [south side] bounded by Flinders Street in the west and Dowling Street in the east, is the earliest block to have been developed for commercial use on any scale. Early plans of the street show buildings erected in this portion of Oxford Street as early as 1843. Former convict Robert Taylor, a brickmaker, had a brick field on the northern side of the street, and by 1843 had erected a series of buildings on the southern side.

4-6 Flinders Street is located within the boundaries of Woolloomooloo Farm, excluded from the Riley Estate as exhibited by the Riley Estate map of 1844. The street at the time was named Botany Street. The property appears to have been under the ownership of William Wagg in 1861 until it was conveyed to Michael Dawson around 1867. The building on the property was upgraded in the same year to a two-storey structure of brick with slate roof from a singled single-storey brick. Though the coming years have brought in a series of ownership conveyances, the form of the building stayed the same. Around 1871, 4-6 Botany Street was under the ownership of Mrs. Coutin, in 1877 it belonged to Cath Darcy, in 1880 it was under Charles Darcy, and in 1882 it came under the ownership of John Weston (Western in later entries).

The premises at 4 Botany Street largely remained as a residence. However, in 1869-1875, it was occupied by pawnbroker Clement Peat whilst 6 Botany Street functioned as a school ran by Mrs. Butler in 1869 and later occupied by Catherine Higgins, a music teacher in 1875. In later years, around 1884, Benjamin Davis started occupying both properties and ran a pawn brokerage within the premises under the ownership of John Weston. The pawn brokerage ran until around 1933, and possibly further on, despite John Weston's passing around 1914.



This photo shows the built fabric along Flinders Street in 1916 and 4-6 Flinders Street, highlighted in red. The façade detail remains similar to what is seen currently as of writing this report. (Source: Demolition Books, City of Sydney Archives)

SIGNIFICANCE

4-6 Flinders Street is significant as one of a collection of combined retail/residential terraces constructed in the second half of the nineteenth century. Built during the 1880s, the building represents the effects of commercial growth of Oxford Street on branching streets such as Flinders Street. The block in 4-6 Flinders Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. It remains an important component in the Victorian streetscape that characterises the south side of Oxford Street.

MODIFICATIONS & FURTHER RESEARCH

NSW HERITAGE COUNCIL CRITERIA	A | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**10-24 Flinders Street, Darlinghurst**	**Lot 1 DP9347 & Lot 2 DP9347**
BUILDING NAME	**Albion House**	
OTHER NAME	-	
TYPOLOGY	Mixed-Use Commercial/residential	
DATE	c.1910 & c.1927	
DESIGNER / BUILDER / MAKER	Flinders Building Limited	

DESCRIPTION

10-24 Flinders Street is composed of two separate buildings as evidenced by the abrupt change in architectural features on their facades. Both are face brick, however, 10-16 Flinders Street is three storeys high with a rendered facade whilst 12-24 is at two storeys, also of brick but with no rendering on some of its faces.

The three-storey structure is expressed with a restrained Art Deco fashion. The facade is divided into four sections marked by five equally spaced pilasters with the far ends decorated by simple horizontal grooves. Apart from the middle pilaster that only reaches to above the second-floor windows, the remaining extends to the top cornice of the building. The building's name, "Albion House," is moulded above the middle second floor windows. The two-storey building's most prominent feature are the two bay windows fronting Flinders Street from the first-floor facade. There are also two chimneys above the building's coping visible from across the street. Records suggest 12-24 could potentially be older compared to the adjacent three-storey building comprising 10-16 Flinders Street.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills
Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 225 Oxford Street Darlinghurst, 23 - 29 Oxford Street Surry Hills, 28 - 30A Flinders Street Darlinghurst
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

10-24 Flinders Street was part of the Woolloomooloo Farm as evidenced by the Riley Estate map of 1844. Flinders Street was known as Botany Street at the time. In 1867 William Wagg owned an expansive amount of land covering 8-20 Botany Street and occupied it by a long row of two-storey brick terraces with shingled roofs. However, in 1871 the properties were conveyed to E. French. A few shops opened along the row. Charles Pope, bootmaker, Simpson Henry, miller, and Mrs. Breeze, greengrocer, occupied 8, 10, and 18 Botany Street respectively. The rest were resided in by engineer David Morrine at 14, carpenter Joseph Wilby at 16 and plumber James Kerr at 20.

Around 1877 the properties came under the ownership of Thomas Moore, coach builder. Moore expanded and owned 6-26 Botany Street until around 1907. The row of terraces was recorded as being pulled down in 1882 and by 1891 all were made of brick and stone with iron roofs, however the middle row at 16-18 was converted to a factory three-storeys high with the rest still at two storeys. The gap in the assessment books between 1882 and 1891 makes it difficult to exact the year of the modification however it was around 1886 when Moore himself occupied 8-16 Botany Street with his own carriage building business under Thomas and Son. This leads to believe that the upgrade might have occurred around 1885-1886. Moore leased out the rest of the two-storey premises to different businesses. News agent, confectioner, bootmaker, dressmaker, and tailor occupied the rest of the row.

Around 1896 Botany Street was renamed Flinders Street and by 1907 Moore's properties were owned by the York Buildings Company Limited. Under their ownership modifications were made and 12-16 Flinders were reduced to single-storey brick structures with iron roofs but 8 Flinders Street remained as a three-storey building with slate roof. In 1918 Flinders Buildings Limited gained ownership of 18-24 Flinders Street and by 1927 have gained full ownership of 12-24 Flinders Street. It is important to note that 8-10 Flinders Street references buildings off of the street and while for an intermittent number of years wasn't registered in the books, it could be inferred that 12-24 Flinders Street included 8-10 in the assessment books. It was also in 1927 that 12-16 Flinders Street was registered as a three-storey brick building with iron roof and recorded as the "Albion House" in the Sands Directory.

From 1918 onwards several businesses have been occupying 12-24 Flinders Street. Decorators, soft drink distributors, hairdressers, tailors, ham and beef shops, a library, bootmakers, newsagents, a boxing gym, a motor agency, tobacconists, an estate agency, confectioners, blouse specialists, a billiard saloon, a motor trimmer, and a vulcanizing shop have all occupied the premises for business.

SIGNIFICANCE

10-24 Flinders Street is significant as one of a collection of combined retail/residential terraces constructed in the early 1900s. The block in 10-24 Flinders Street stands was the first block on Oxford Street to be developed, with commercial buildings from as early as 1843, built in response to the opening of the gaol and courthouse opposite. Evidence of its different architectural style, massing, location relative to Oxford Street demonstrates the effects of a later commercial growth in branching streets such as Flinders Street. It is associated to Thomas Moore, coach builder, during the 1880s a prolific businessman well known for coach building who also occupied shops and workshops along Oxford Street.

NSW HERITAGE COUNCIL CRITERIA	A | B | G
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

This photo shows the built fabric along Flinders Street in 1916 and 10-24 Flinders Street, highlighted in red. The three-storey building right of 4-6 Flinders features a more embellished façade in the photo compared to the current building on site today as of writing of this report. However, it can be observed that the two-storey portion immediately right has retained its modestly decorated façade. (Source: Demolition Books, City of Sydney Archives)



Block 12



ADDRESS	**28-30A Flinders Street, Darlinghurst**	**Lot 303, DP1111765**
BUILDING NAME	**Claridge Apartments**	
OTHER NAME	-	
TYPOLOGY	Mixed-use commercial and residential apartments	
DATE	1948	
DESIGNER / BUILDER / MAKER	Gainsborough Construction Pty Ltd	

DESCRIPTION

The Claridge Apartments is a nine-storey apartment building occupying a triangular shaped lot combination of 28-30A Flinders Street. Its tapered and rounded corner faces on-coming traffic from Oxford Street and is a prominent feature visible all the way from Taylors Square. The bricks of its facade are in a combination of red and brown similar to those seen on the Belgenny Flats along Bourke Street. It's Finders street facing facade features five pilasters all rising from the first floor to the building's parapet where they appear to gradually step up with the middle pilaster rising higher than the rest and it topped with a flagpole. The ground floor shopfronts feature red tile work with shop windows showing rounded corners. The window on the building's rounded corner curves with the facade completing an Art Deco expression of the building together with an old awning still showing an Art Deco motif ceiling.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills. Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 225 Oxford Street Darlinghurst, 23 - 29 Oxford Street Surry Hills, 10 - 24 Flinders Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

28-30A Flinders Street remained vacant until around 1871. At the time Flinders Street was known as Botany Street. Around 1871 Clem Peat acquired 30-32 Botany Street and around 1875 Mrs. Grace owned 26-28 Botany Street. The entire row was comprised by two-storey terraces made of brick. Around 1880 a numbering change occurred, and it was made apparent in the assessment books. Mrs. Grace was registered owning 28-30 and H. Peat owned 32-34. In 1925 Mrs. Grace conveyed ownership of 28-30A to Catherine Tippler who initiated a massive renovation reducing structures to single storey brick construction. Tippler started rebuilding the structures until in 1930, all buildings were registered as again two-storeys high. There were four shops on ground floor and three flats on the first floor until 1945. In the following years, Catherine Tippler conveyed ownership of the entire row to Gainsborough Construction Pty Ltd and in 1948, 28-30A Flinders Street, renamed from Botany Street around 1896, was registered as a nine-storey brick building with sixty four flats and 4 shops and was given the name "Claridge Apartments."

From 1890 to 1900 Mrs. Dower, dressmaker, occupied 30 Flinders Street. For a time, the ground floor shops were also occupied by tobacconists, estate agents, confectioners, furniture dealers, and herbalists. A men's swimwear specialist dealer and a laundry and dry cleaners now occupy two shops at the ground floor.



This 1961 photo shows the built fabric around the vicinity of Taylor Square. The Claridge House is shown towering behind Albion House along Flinders Street and the Commonwealth Bank of Australia is in the foreground. (Source: City Engineer's Photographic Negatives. City of Sydney Archives)

SIGNIFICANCE

28-30A Flinders Street is significant as one of a collection of combined retail/residential terraces constructed in the mid-1900s. It demonstrates the effects of intensification of commercial growth in the early twentieth century along Oxford Street on branching streets such as Flinders Street. Evidence of its different architectural style, massing, location relative to Oxford Street demonstrates the effects of a later commercial growth in branching streets such as Flinders Street. It is one of a few buildings within its context to reach a height as much as nine-storeys during its time. It is similar in construction to the neighbouring building the Belgenny Flats along nearby Bourke Street also exhibiting Art Deco architecture.

MODIFICATIONS & FURTHER RESEARCH



This 1930s photo shows the built fabric around the vicinity of Taylor Square. The Claridge House has not been built at the time. Shown on the left is a portion of the Albion House without an awning. (Source: City of Sydney Archives)

NSW HERITAGE COUNCIL CRITERIA	A | C | G
RECOMMENDATIONS	Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 12



ADDRESS	**4-6 & 8-10 Taylor Street, Darlinghurst**	**Lot 3, DP9347 and Lot 4, DP9347**
BUILDING NAME	**-**	
OTHER NAME	-	
TYPOLOGY	Commercial	
DATE	c.1920s	
DESIGNER / BUILDER / MAKER	Unknown	

DESCRIPTION

4-6 and 8-10 Taylor Street are both two-storey buildings and appear to have a continuous facade that is shared by both properties. They share a similar facade finish with relatively similar window proportions. However, closer inspection will reveal that they are different buildings as evidenced by the parapet cornice on 8-10 Taylor Street. The windows on 8-10 Taylor Steet are also also designed differently with an almost unnoticable segmental arch over each window. All of the fenestrations on 4-6 have perfect 90 degree corners.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills. Similar examples in the Study Area that are not currently listed: 27 - 33 Oxford Street Paddington, 225 Oxford Street Darlinghurst, 23 - 29 Oxford Street Surry Hills, 10 - 24 Flinders Street Darlinghurst. Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

OUTLINE HISTORY

The 1855 trigonometrical survey of Sydney shows two buildings evident on the site. By 1888, the properties from the corner of Flinders Street to the interior of Taylor Street were owned by Thomas Moore. At the time, the properties were recorded on the 1888 Rygate and West maps as two, two-storey brick buildings. However, all properties appear to be 2 storey residential terraces with 6, 8, and 10 Taylor Street featuring verandahs. In 1914 the properties were still recorded as houses. 4 Taylor Street was occupied by a two storey house made of brick, 6 Taylor Street was a vacant lot and 8-10 Taylor Street was recorded as a three-storey brick house in the Assessment Books. By 1925, the building form for both properties was recorded as two storey, made of brick and ruberoid, suggesting a c.1920s construction date for the present buildings. The form remained the same, the 1948 Assessment Books retains the listing of the properties as two-storey buildings built of brick. At the time, 4-6 Taylor Street functioned as a workshop whilst 8-10 was listed as a factory and office. They have retained their form since then. The buildings presently operate as a mixed-use commercial venue.

SIGNIFICANCE

Both 4-6 and 8-10 Taylor Street, Darlinghurst reflect the changing use of the built forms on and around Oxford Street in the 1920s. The change from residential houses to workshops and factories reflects the change in attitude towards commercialisation and industrialisation along both the narrow backlanes and the corners where they connect with the main streets such as Flinders and Oxford Streets.

NSW HERITAGE COUNCIL CRITERIA	A
RECOMMENDATIONS	Not recommended for Local Heritage Listing
CURRENT GRADE	Neutral
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH

Block 14



ADDRESS	**1-11 Oxford Street, Paddington**	**Lot 2 DP 130269**
BUILDING NAME	**Former West Olympia Theatre**	
OTHER NAME	-	
TYPOLOGY	Commercial Cinema	
DATE	1911	
DESIGNER / BUILDER / MAKER	John Kirkpatrick, Senior	

DESCRIPTION

The three-storey Federation Free Classical Style built for purpose cinema is a rendered face brick building painted in cream. It has a stepped parapet at the splayed corner facing north west that exhibits an arched cornice. Recurring regularly spaced rectangular sash windows line its first and second floor facades and three-bay half-circle casement windows at its corners mirror the prominent arched cornice on its splayed side. On the ground floor, altered shopfronts face Oxford Street with highlight windows. The splayed corner is the main entrance and is accessed via steps reflecting the curved awning cantilever above it that continues to wrap around the building. A set of sidelighted timber framed doors greets visitors within the half circle framed opening.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 21 Oxford Street Surry Hills, 52 - 54 Oxford Street Darlinghurst 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington, 1 - 5 Flinders Street Surry Hills and an additional 17 examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 134 Oxford Street Darlinghurst, 256 Crown Street Darlinghurst, 107 - 111 Oxford Street Darlinghurst, 130 - 132 Oxford Street Darlinghurst, 183 Oxford Street Darlinghurst, 191 - 195 Oxford Street Darlinghurst, 219 Oxford Street Darlinghurst, 221 Oxford Street Darlinghurst
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.
It is also worth mentioning the following properties: Albury Regent Theatre, 456 Dean Street, Albury, Randwick Ritz Theatre, 39-47 St Pauls Street, Randwick, Cremorne Orpheum Theatre, 380 Military Road, Cremorne, Minerva/Metro Theatre Kings Cross 28-30 Orwell Street, Potts Point (not in the Appendix table).

OUTLINE 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.

In 1857, Joseph Marshall senior established a brewery in South Head Road (now Oxford Street). Between the 1860s and 1880s, Marshall progressively acquired property in Oxford Street including a subdivision of Maria Zouch's land grant, and Block L of the Sydney Commons. 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.

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. Demolition of the brewery took place in the first half of 1911. The building contract was awarded in early July to J Earnshaw.
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. 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. Olympia Limited, the owner of the property, in 1925, consolidated its landholdings on a single certificate of title. 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.

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 City of Sydney Council approved plans in September 1953 by Guy Crick & Associates for alterations and additions. The theatre reopened the following year as the "Odeon". In a 1956 photograph of Oxford Street, a neon sign for Odeon is clearly visible on the outside of the building. The theatre closed in 1960.

Six years later, 1-11 Oxford Street was sold to The Greek Orthodox Community of New South Wales. They lodged a successful development application in 1966 for alterations to the building for use as theatre, shops and committee rooms Greek community. At this date, the building was described as a part three-storey, part single storey picture theatre with mezzanine floor 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, it reopened as the "Mandala Cinema", the home of cult and rock films. 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. Extensive alterations within the existing premises included conversion to a twin cinema complex.

SIGNIFICANCE

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'. The facade retains historical Federation Free Classical style construction and contributes to the historical layering, and variety of uses of properties along the Oxford Street. It reflects the lower-scale traditional character of built form along Oxford Street and contributes to the character of the Paddington Urban Heritage Conservation Area.
Associated with John Kirkpatrick, Senior. Kirkpatrick's work includes design for The Thomas Walker Hospital, The Australia Club in Macquarie Street, and Kenmore Asylum. He was commissioned for the Mutual Life Insurance Co of New York building in Martin Place, Sydney, constructed in the early 1890s. Kirkpatrick also designed the Sydney Hospital, with Thomas Rowe. 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.

MODIFICATIONS & FURTHER RESEARCH

May 1919 - closed for a brief period for extensive alterations
1930s - maintenance including a new proscenium, wall decorations and auditorium light fittings, and reduced seating capacity
September 1953 - alterations and additions by Guy Crick & Associates
1966 - alterations to the building for use as theatre, shops, and committee rooms for the Greek community
22 August 1969 - reopened as the "Mandala Cinema" rebuilt into shops, offices, apartments, restaurant, and a community centre for the Greek Orthodox community, with twin auditoriums located on the ground floor level and a new entrance from Oxford Street
August 1971 - extensive alterations within the existing premises to convert it to a twin cinema complex
September 1974 - Bistro was separately operated as a combined restaurant-nightclub under a separate lease from Academy Theatres Pty Ltd.

NSW HERITAGE COUNCIL CRITERIA	A | B | C | F
RECOMMENDATIONS	Not Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

Block 14



ADDRESS	**1-11 Oxford Street, Paddington**	**Lot 2 DP 130269**
BUILDING NAME	**Former West Olympia Theatre**	
OTHER NAME	-	
TYPOLOGY	Commercial Cinema	
DATE	1911	
DESIGNER / BUILDER / MAKER	John Kirkpatrick, Senior	

DESCRIPTION

The three-storey Federation Free Classical Style built for purpose cinema is a rendered face brick building painted in cream. It has a stepped parapet at the splayed corner facing north west that exhibits an arched cornice. Recurring regularly spaced rectangular sash windows line its first and second floor facades and three-bay half-circle casement windows at its corners mirror the prominent arched cornice on its splayed side. On the ground floor, altered shopfronts face Oxford Street with highlight windows. The splayed corner is the main entrance and is accessed via steps reflecting the curved awning cantilever above it that continues to wrap around the building. A set of sidelighted timber framed doors greets visitors within the half circle framed opening.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 56 Oxford Street Darlinghurst, 21 Oxford Street Surry Hills, 52 - 54 Oxford Street Darlinghurst 68 - 70 Oxford Street Darlinghurst, 1 - 37 Greens Road Paddington, 1 - 5 Flinders Street Surry Hills and an additional 17 examples in Darlinghurst. Similar examples in the Study Area that are not currently listed: 134 Oxford Street Darlinghurst, 256 Crown Street Darlinghurst, 107 - 111 Oxford Street Darlinghurst, 130 - 132 Oxford Street Darlinghurst, 183 Oxford Street Darlinghurst, 191 - 195 Oxford Street Darlinghurst, 219 Oxford Street Darlinghurst, 221 Oxford Street Darlinghurst

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

It is also worth mentioning the following properties: Albury Regent Theatre, 456 Dean Street, Albury, Randwick Ritz Theatre, 39-47 St Pauls Street, Randwick, Cremorne Orpheum Theatre, 380 Military Road, Cremorne, Minerva/Metro Theatre Kings Cross 28-30 Orwell Street, Potts Point (not in the Appendix table).



Photo taken in 1938 showing the original fabric of Wests New Olympia Theatre at the corner of Oxford and South Dowling Streets. (Source: State Library of NSW)



Photo taken in 1956 showing the state of the former Wests New Olympia Theatre after extensive renovation. It was later renamed as Odeon Theatre. (Source: Len Stone Photograph Collection, City of Sydney Archives)

Block 14



ADDRESS	**27-33 Oxford Street, Paddington**	**Lot 1 DP 1045284**
BUILDING NAME	**Rose Shamrock & Thistle**	
OTHER NAME	-	
TYPOLOGY	Hotel	
DATE	1939	
DESIGNER / BUILDER / MAKER	Prevost & Anchor Architects	

DESCRIPTION

The subject building is a three-storey face brick corner building exhibiting Art Deco Architecture. The name of the building is embossed clearly in white Art Deco style lettering on its Oxford Street facing side. It features a curved corner with a splayed ground floor that serves as one of three recessed and stepped entrances to the premises. The ground floor facade exhibits full tile work from sidewalk level up to awning that wraps around the building at its corner.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills.
Similar examples in the Study Area that are not currently listed: 225 Oxford Street Darlinghurst, 10 - 24 Flinders StreetDarlinghurst, 28 - 30A Flinders Street Darlinghurst, 251 - 255 Palmer street Darlinghurst.
Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.
It is also worth mentioning the following properties: Unicorn Hotel, Oxford Street, Paddington | Prevost House, 65 Kambala Road, Bellevue Hill (https://docomomoaustralia.com.au/dcmm/prevost-house-1937-nsw/) (not in the Appendix table).

OUTLINE HISTORY

Oxford Street runs east from the city of Sydney through Gadigal Country. The road follows earlier paths and trackways made by Gadigal people who traversed the area, walking along the ridgeline between the modern suburbs of Darlinghurst, Surry Hills and Paddington.

Oxford Street is one of the earliest major streets constructed in the greater Sydney area, developing first as a foot track leading to South Head by c1794. In 1811, the route of Oxford Street was surveyed and built by soldiers of the 73rd Regiment under the direction from the newly arrived Governor Lachlan Macquarie. The road ran to the lighthouse at South Head and was christened the South Head Road. Between 1827 and 1837 an underground bore, known as Busby's Bore after the engineer in charge of the project, John Busby, was built using convict labour connecting the Lachlan Swamps, now Centennial Park, to the city. In 1835, work to complete the gaol on South Head Road, first started in the 1820s, saw new interest in the road for development, with one of the first buildings being constructed opposite the gaol-the house of former convict Robert Taylor. In 1875 the street name was changed to Oxford Street, to avoid confusion with New South Head Road and to reflect the streets growing importance as a shopping and commercial strip.

The Rose Shamrock and Thistle Hotel ran by John Donnelly shows up in the Sands Directories in 1880. At the time, properties were not recorded being numbered along that section of Old South Head Road in Paddington. However, the Rygate and West Map indicates it occupying 57 Oxford Street in 1888. This was confirmed in later editions of the Sands Directories. It was located adjacent a long row of terraces known as the Rosebud Terrace. Of note was the simultaneous opening of the Paddington Brewery ran by J. Marshall in the same year on the opposite corner of the block.

Records show it has occupied the same property from 1880 to 1933 under different operators but it's was P.J. O'Rourke who ran it the longest from 1910 to 1927 and prior to that, the original operators, John & Esther Donnelly from 1880 to 1990. The new hotel was erected on the opposite corner to the former hotel along the same side of Oxford Street around 1938-1939. (Plan: Oxford St. Paddington. Rose Shamrock and Thistle Hotel. Rebuilding. Source System ID: 2264/39. CSA051197)

Sydney Ancher had a significant impact on the establishment of modern domestic architecture in Australia. Ancher was born in Sydney and studied architecture at Sydney Technical College. He travelled extensively in Europe as a young architect, and was significantly influenced by the work of Ludwig Mies Van der Rohe and Le Corbusier.

In his early career, Ancher worked for established architects, such as Emil Sodersten and Reginald A. de T. Prevost, on residential projects. Ancher had his own private practice in the 1940s, before creating the partnership of Ancher, Mortlock and Murray in 1952, joined later by Ken Wooley in 1964. (http://modernheritage.com.au/mhm/architect/sydney-ancher-1904-1979/)

SIGNIFICANCE

27-33 Oxford St Paddington (the Rose Shamrock Thistle Hotel) is significant as the last hotel building to be erected on Oxford Street whilst retaining one of the earliest trading names for the street. The art deco hotel has aesthetic significance for its reflection of the 1920s and 30s modernisation of hotels in Sydney. It clearly displays the changing attitudes to hotel buildings and commercial architecture during this period. Constructed by the Sydney brewing company Tooth & Co, the Rose Shamrock and Thistle replaced the original 1880 hotel which stood on the opposite corner. The art deco design makes this hotel a distinctive architectural addition to the Oxford Street commercial strip and one of the few buildings of its type in the precinct. The building has associative significance to Sydney Ancher, who had significant impact on the establishment of modern domestic architecture in Australia. The Rose, Shamrock and Thistle Hotel was one of Ancher's earliest works with Reginald A. de T. Prevost.

NSW HERITAGE	A | B | C | F
COUNCIL CRITERIA	
RECOMMENDATIONS	Not Recommended for Local Heritage Listing
CURRENT GRADE	Contributory
PROPOSED GRADE	Contributory

MODIFICATIONS & FURTHER RESEARCH



Photo taken between 1939 to 1955 showing the Rose Shamrock and Thistle Hotel in its current location. On its right then was an empty lot. (Source: Hood Collection Part II, State Library of NSW)

Block 14



ADDRESS	**27-33 Oxford Street, Paddington**	**Lot 1 DP 1045284**
BUILDING NAME	**Rose Shamrock & Thistle**	
OTHER NAME	-	
TYPOLOGY	Hotel	
DATE	1939	
DESIGNER / BUILDER / MAKER	Prevost & Ancher Architects	

DESCRIPTION

The subject building is a three-storey face brick corner building exhibiting Art Deco Architecture. The name of the building is clearly embossed in white Art Deco style lettering on its Oxford Street side. It features a curved corner with a splayed ground floor that serves as one of three recessed and stepped entrances to the premises. The ground floor facade exhibits full tile work from sidewalk level up to awning that wraps around the building at its corner.

COMPARATIVE EXAMPLES

Similar examples Listed in the Study Area: 2 - 4 Oxford Street Darlinghurst, 383 - 387 Bourke Street Darlinghurst, 37 - 41 Oxford Street Surry Hills, 117 - 123 Oxford Street Darlinghurst, 31 - 33 Oxford Street Surry Hills.

Similar examples in the Study Area that are not currently listed: 225 Oxford Street Darlinghurst, 10 - 24 Flinders StreetDarlinghurst, 28 - 30A Flinders Street Darlinghurst, 251 - 255 Palmer street Darlinghurst.

Heritage Listed Building examples outside the study area in Oxford St (Paddington), William St (Darlinghurst), Crown St (Surry Hills), and King St (Newtown) were also analysed. See Appendix for additional details. This comparison is not intended to be exhaustive.

It is also worth mentioning the following properties: Unicorn Hotel, Oxford Street, Paddington | Prevost House, 65 Kambala Road, Bellevue Hill (https://docomomoaustralia.com.au/dcmm/prevost-house-1937-nsw/) (not in the Appendix table).



1936 photo of the old Rose, Shamrock and Thistle Hotel that used to be on the south eastern corner of Oxford and Rosebud Lane, opposite the current site. The old site was converted into a car sales yard and later on to the service station. (Source: ANU Archives)

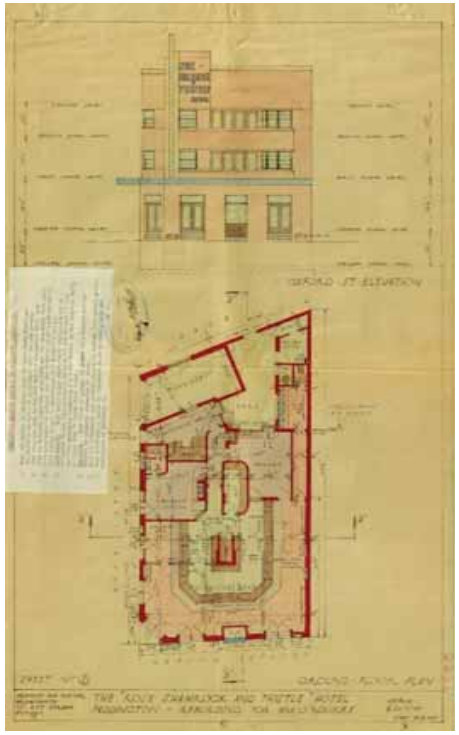

Photo of 1938 front elevation and ground floor plan for the rebuilding of the Rose Shamrock and Thistle Hotel. (Source: Paddington Building Plans, City of Sydney Archives)



Photo taken 1939, after the rebuilding of the Rose Shamrock and Thistle Hotel on its current location. (Source: ANU Archives)