

Attachment A5.1

Heritage Impact Statement



SBW Stables Theatre

10 & 12 Nimrod
Street, Darlinghurst

Statement of Heritage Impact

Prepared for
Griffin Theatre Company
by Tonkin Zulaikha Greer Heritage

April 2022

tonkinzulaikhagreer HERITAGE

200

Figure 1: FRONT COVER 1993, Cate Blanchett performing in Kafka Dances.

Source: Courtesy of Griffin Theatre Company.

Acknowledgement of Country

Tonkin Zulaikha Greer Architects would like to acknowledge the Traditional Owners of the places where we work and build, and their Elders past and present.

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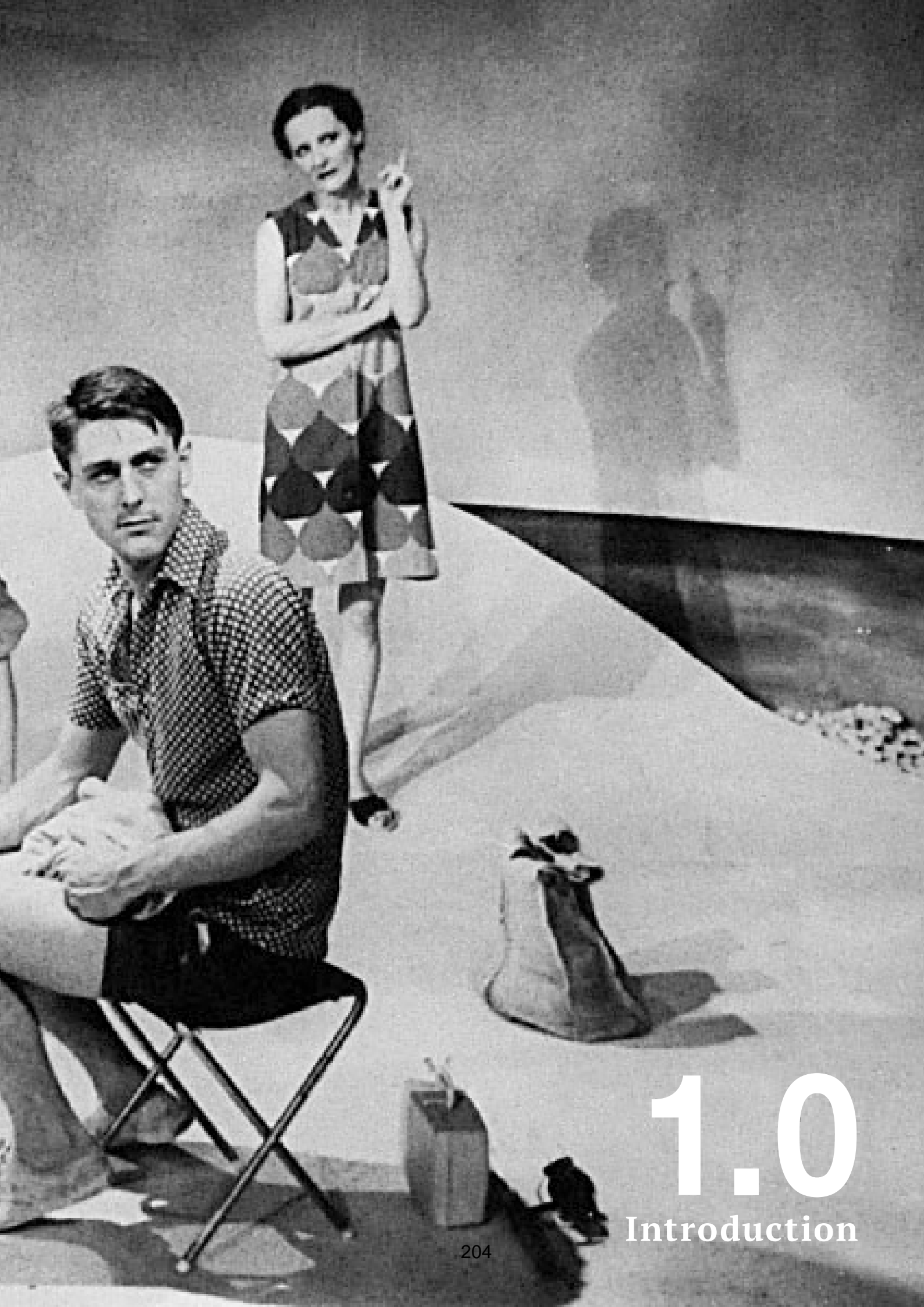
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Figure 2: Away, Griffin Theatre Company.
Source: <https://www.sbwfoundation.com/sbwfoundation-archives/>



1.0

Introduction

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1.1 Background

This Statement of Heritage Impact has been prepared to support the Planning Proposal to accommodate an additional permitted use of land and alter the development standards for height of buildings and floor space ratio, for the site located at 10-12 Nimrod Street, Darlinghurst. This will enable the continued use of 10 Nimrod Street, which currently benefits from existing use rights, and 12 Nimrod Street to be used for the purpose of an entertainment facility, specifically as a theatre. The report includes a review of the history and significance of the existing buildings located on the site in the context of the Barcom Avenue Heritage Conservation Area and assesses the heritage impact of the concept proposal, which would involve the demolition of existing buildings and construction of a new infill building for the Griffin Theatre Company, on this subject to a separate development application process.

Address:

10 and 12 Nimrod Street, Darlinghurst, NSW 2010

Real Property Description:

Lots 27, 28 + 29 DP81 Darlinghurst, 2010

Current Zoning:

Residential

Proposed Planning Changes:

Site Specific Planning Proposal to include 'entertainment facility' as an additional permitted use for the sites at 10 and 12 Nimrod Street, ease the permitted height of the building to 11m and the permitted floor space ratio to 2:1.

Heritage Listings:

Sydney LEP 2012

- CA11 - Located within the Barcom Avenue Heritage Conservation Area

Non-Statutory Heritage Listings:

National Trust of Australia (NSW) #s8305

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(unless noted otherwise)

For:

Griffin Theatre Company

1.2 Limitations

Assessments of cultural significance made by others have been adopted for this report. In the opinion of the author, the recommendations in this report would not be materially altered by any further primary research.

1.3 Terminology

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved, a standardised terminology for conservation processes and related actions should be adopted. The terminology in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter) is a suitable basis for this.

The following terms apply to the historic fabric of the site and are included here to assist in understanding the intent of the conservation terminology in this report.

- *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- *Fabric* means all the physical material of the place including components, fixtures, contents, and objects.
- Conservation means all the processes of looking after a place so as to retain its cultural significance.
- *Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.
- *Repair* involves restoration or reconstruction.
- *Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.
- *Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- *Reconstruction* means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- *Adaptation* means modifying a place to suit the existing use or a proposed use.
- *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- *Compatible use* means a use, which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- *Setting* means the area around a place, which may include the visual catchment.
- *Related place* means a place that contributes to the cultural significance of another place.
- *Interpretation* means all the ways of presenting the cultural significance of a place.

1.4 Location

The subject site is located on the eastern side of Nimrod Street, north of Caldwell Street, in the suburb of Darlinghurst, approximately 1.5km from the Sydney CBD.



Figure 3: Location.
Source: Google Maps 2021.

1.5 The Site

The site comprises of Lots 27, 28 and 29 of DP 81. It is triangular in shape and is bounded by Nimrod Street to the west and a narrow right of way to the east.

The total area of the site is 238m², with frontages as follows:

- 31.525m to Nimrod Street (western frontage)
- 22.82m to right of way (eastern frontage)

A two storey brick building occupies the corner of the site on Lots 27 and 28 at 10 Nimrod Street, whilst a two storey brick terrace house occupies Lot 29 at 12 Nimrod Street.

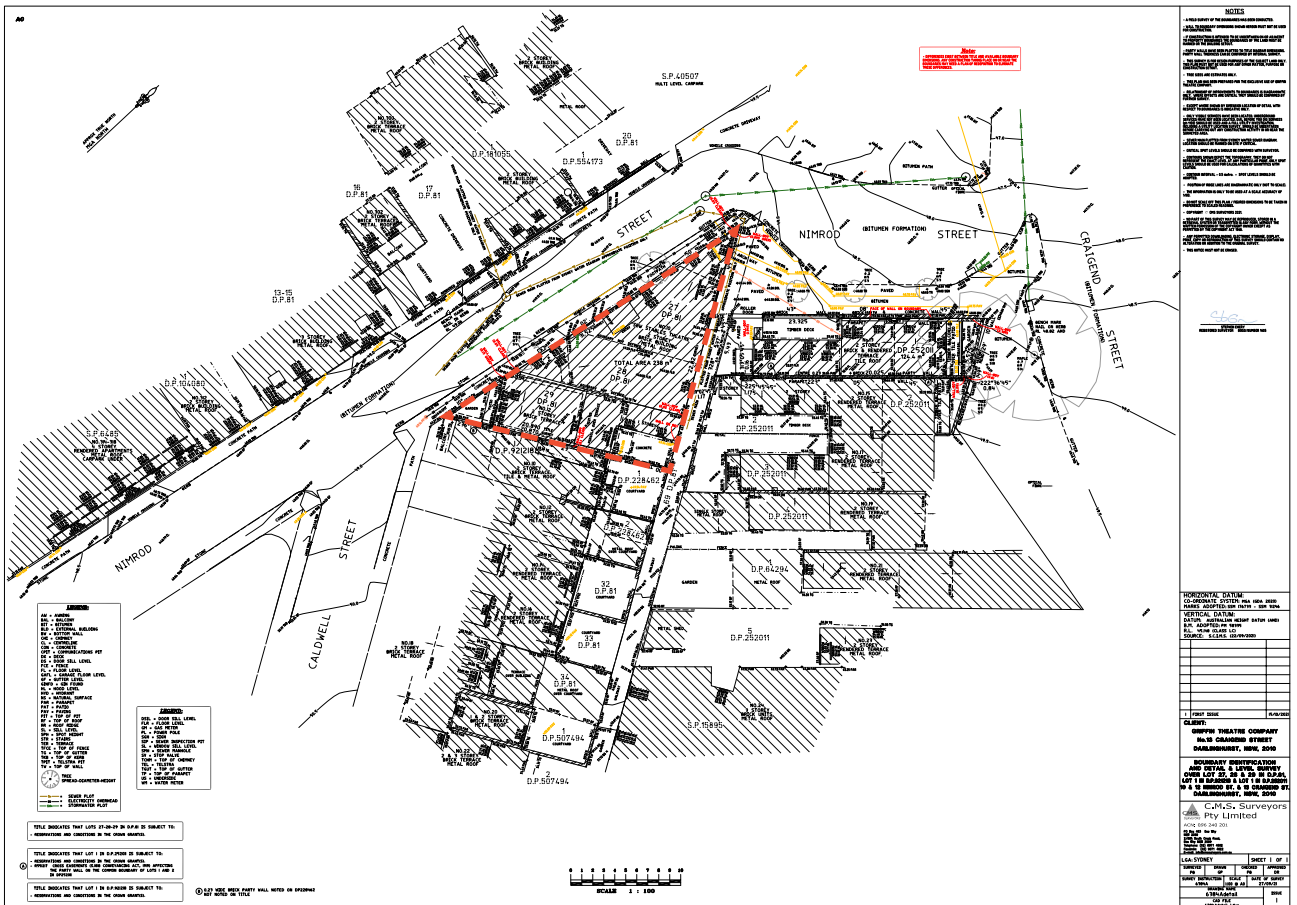
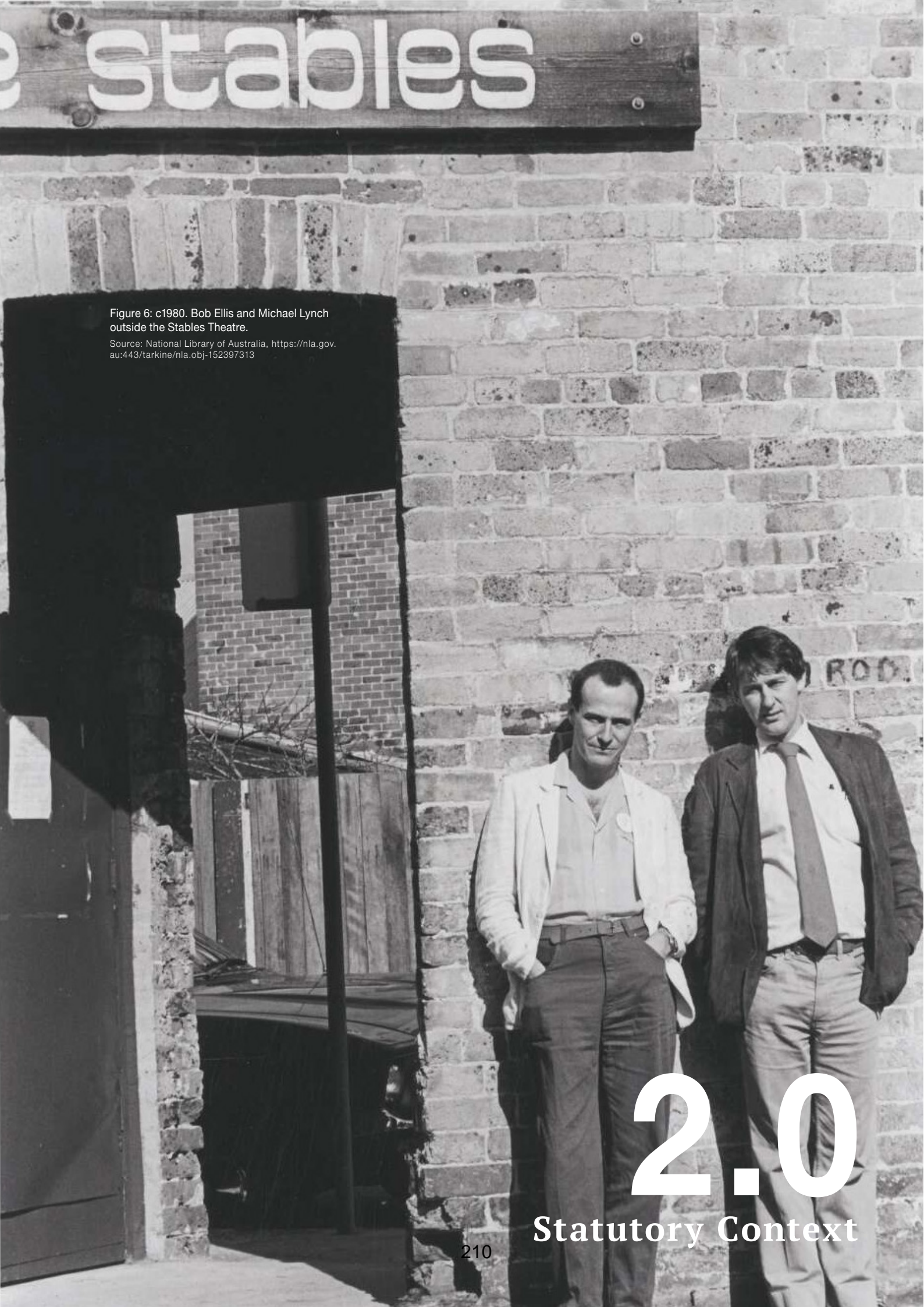


Figure 4: Site Survey showing subject site dashed orange.
Source: CMS Surveyors 2022.



Figure 5: Cadastral plan showing subject site location.
Source: Land Registry Services, 2022.





Stables

Figure 6: c1980. Bob Ellis and Michael Lynch outside the Stables Theatre.

Source: National Library of Australia, <https://nla.gov.au/443/tarkine/nla.obj-152397313>

2.0

Statutory Context

2.1 The Heritage Act 1977

The *NSW Heritage Act 1977 (the Heritage Act)* provides protection to items of environmental heritage in NSW. Under the *Heritage Act*, ‘items of environmental heritage’ include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

Works

The *Heritage Act* identified ‘works’ as being in a separate category to archaeological ‘relics.’ ‘Works’ refer to infrastructure. ‘Works’ may be buried, and therefore archaeological in nature, however, exposure of a ‘work’ does not generally trigger reporting obligations under the *Heritage Act*. ‘Works’, as items of environmental heritage, have the potential to provide information that contributes to our knowledge of past practices, and good environmental practice recognises this.

2.1.1 The State Heritage Register

The *State Heritage Register (SHR)* was established under Section 22 of the *NSW Heritage Act 1977* and is a list of places and objects that are considered important to the people of NSW. The SHR is administered by the Heritage Branch of the NSW Office of Environment & Heritage and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Sites or relics that are listed on the SHR (or are the subject of an Interim Conservation Order) are provided statutory protection under the Heritage Act. A Section 60 application can be determined by the Heritage Council of NSW, or in some cases the Heritage Division under delegation.

There are no heritage items listed on the SHR in the vicinity of the site.

2.1.2 Archaeology

Part 6 Division 9 of the *Heritage Act* protects archaeological ‘relics’ from being exposed, moved, damaged or destroyed. This protection extends to situations where a person has reasonable cause to suspect that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR.

The *Heritage Act* also protects ‘relics’, which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines ‘relic’ as follows:

“relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of state or local heritage significance.”¹

Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit.

Excavation permits are issued under Section 140 of the Heritage Act, or Section 60 for sites listed on the SHR. Some minor works such as test excavations or archaeological monitoring may be suitable for a Section 60 (Fast Track) application. Excavation Permit Applications must be supported by an Archaeological Research Design and Excavation Methodology as well as an Archaeological Assessment. Section 146 of the Heritage Act requires that any discovery or location of a ‘relic’ is reported to the Heritage Council.

1: http://www6.austlii.edu.au/cgi-bin/viewdb/au/legis/nsw/consol_act/ha197786/

2.2 The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments, such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs), in accordance with the Act to provide guidance on the level of environmental assessment required.

The current study area falls within the boundaries of City of Sydney Local Government Area.

2.2.1 Sydney Local Environmental Plan 2012

The site is not identified as a heritage item however is located within the Barcom Avenue Heritage Conservation area (C11) which is listed on Schedule 5 of Sydney LEP 2012 as a Heritage Conservation Area of local significance.

- C11 - Barcom Avenue Heritage Conservation Area. (Local)

Other LEP heritage listed items in Darlinghurst in the vicinity of the site, all of Local significance, include:

- #I233 Beare's Stairs, Caldwell Street
- #I234 Terrace group including interiors, 20-22 Caldwell Street
- #I235 Terrace group including interiors, 24-26 Caldwell Street
- #I372 Terrace house including interiors, 16 Nimrod Street
- #I373 Terrace group including interiors, 18-20 Nimrod Street
- #I374 Terrace house including interiors, 22 Nimrod Street
- #I375 Terrace house including interiors, 24 Nimrod Street
- #I463 Terrace group including interiors, 75-79 Surrey Street
- #I465 Terrace house including interiors, 85 Surrey Street
- #I465 Terrace group including interiors, 87-99 Surrey Street

Part 5.10 of the LEP sets out controls related to Heritage Conservation.²

2: Sydney LEP 2012, <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0628>

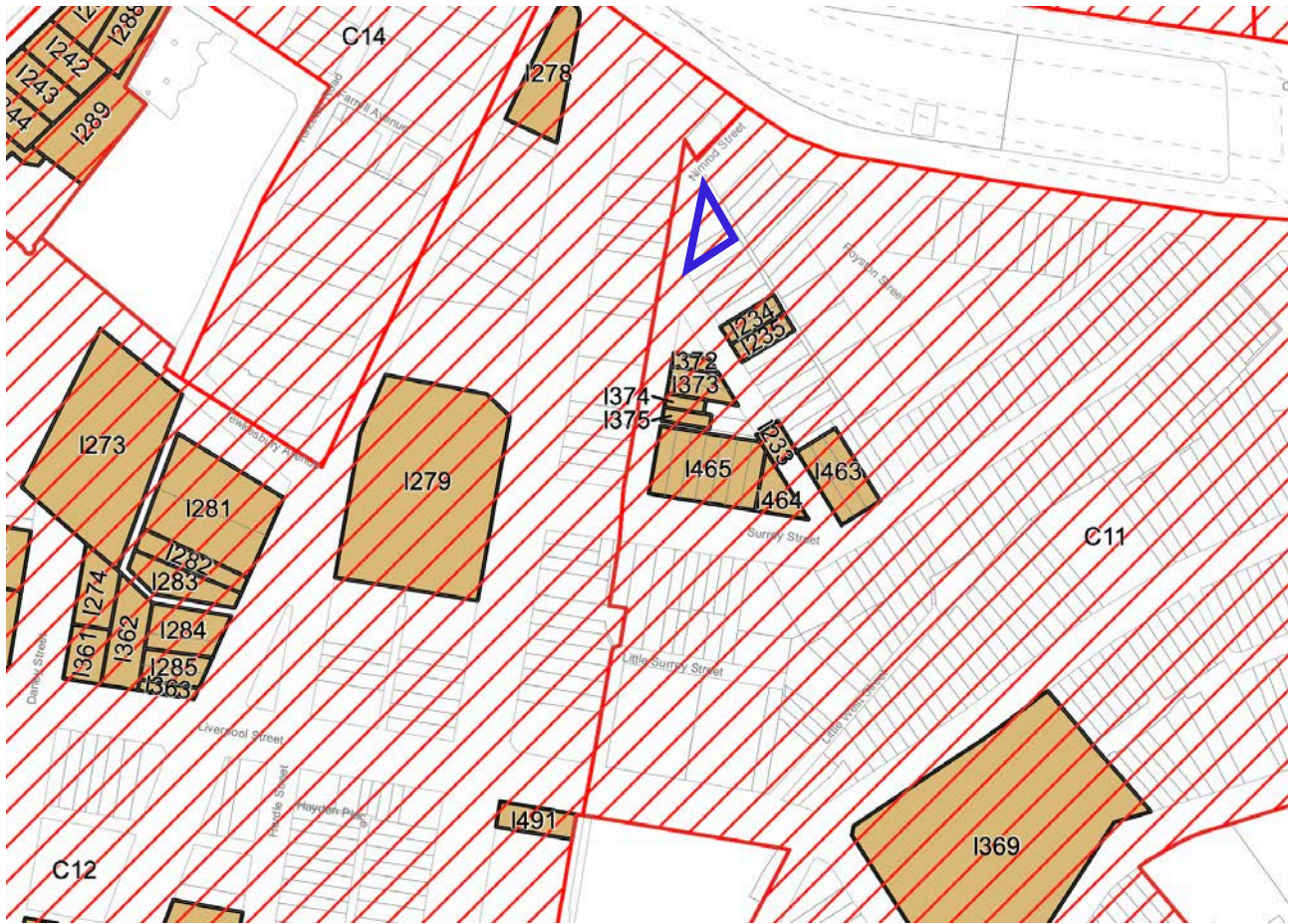





Figure 7: SLEP Heritage Map 022.



-  Subject site, 10-12 Nimrod Street
-  City of Sydney Heritage Item
-  City of Sydney Heritage Conservation Area

2.3 Environment Protection & Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Australian Government's key piece of environmental legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance.³ Under the EPBC Act 1999, nationally significant heritage items are protected through their listing on the Commonwealth Heritage List or the National Heritage List.

The site is not listed on the Commonwealth Heritage List or the National Heritage List.⁴

2.4 National Parks & Wildlife ACT 1974

Aboriginal objects (including archaeological sites) are protected under the National Parks and Wildlife Act 1974 (NSW), (as amended) (NPW Act).

The NPW Act is administered by the Office of Environment and Heritage (OEH), formerly the National Parks and Wildlife Service (NPWS). The Chief Executive of the OEH is the authority responsible for the protection of all Aboriginal objects and place in NSW, whether they are on national park estate or not.

Under Section 90 of the NPW Act it is an offence to harm, deface, damage, remove or desecrate, an Aboriginal object or place without prior written consent of the Chief Executive of OEH. It is also an offence, under Section 86 of NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal object, or disturb or move an Aboriginal object on any land, without first obtaining a permit (preliminary research permit, excavation permit, collection permit or rock art recording permit) under Section 87 of the NPW Act. Under Section 91 of the NPW Act, it is also a requirement to notify the Chief Executive of the OEH of the location of an Aboriginal object identified during any phase of works.

2.5 Non Statutory Listings

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, however demonstrates their recognised heritage value.

2.5.1 Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia. Following its survey and assessment of the natural and cultural environment, the National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.⁵

Currently, there are some 12,000 items listed on the Trust's Register.

The terrace house located at 12 Nimrod Street is recorded on the Register of the National Trust as Item #s8305, however, given the degree to which the building has been changed, it is questionable as to whether this is still applicable.

2.5.2 Register of the National Estate

The Register of the National Estate is a list of some 13,000 places of natural, Indigenous and historic significance throughout Australia that was originally established under the Australian Heritage Commission Act 1975. The Register of the National Estate ceased to be a statutory register in 2012 and is now maintained on a non-statutory basis as a publicly available archive and educational resource.⁶

The site is not included on this register.

2.5.3 Australian Institute of Architects Register

The Register of Significant Buildings in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter.

The site is not listed on this register.

3: <http://www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

4: <http://www.environment.gov.au/heritage/places/national-heritage-list>

5: <http://www.nationaltrust.org.au/nsw/heritage-register>

6: <http://www.environment.gov.au/topics/heritage/heritage-places/register-national-estate>

Figure 8: 1856. 34 allotments of land at Yaranabee or Darling Point for sale by Bowden and Threlkeld 14th August.

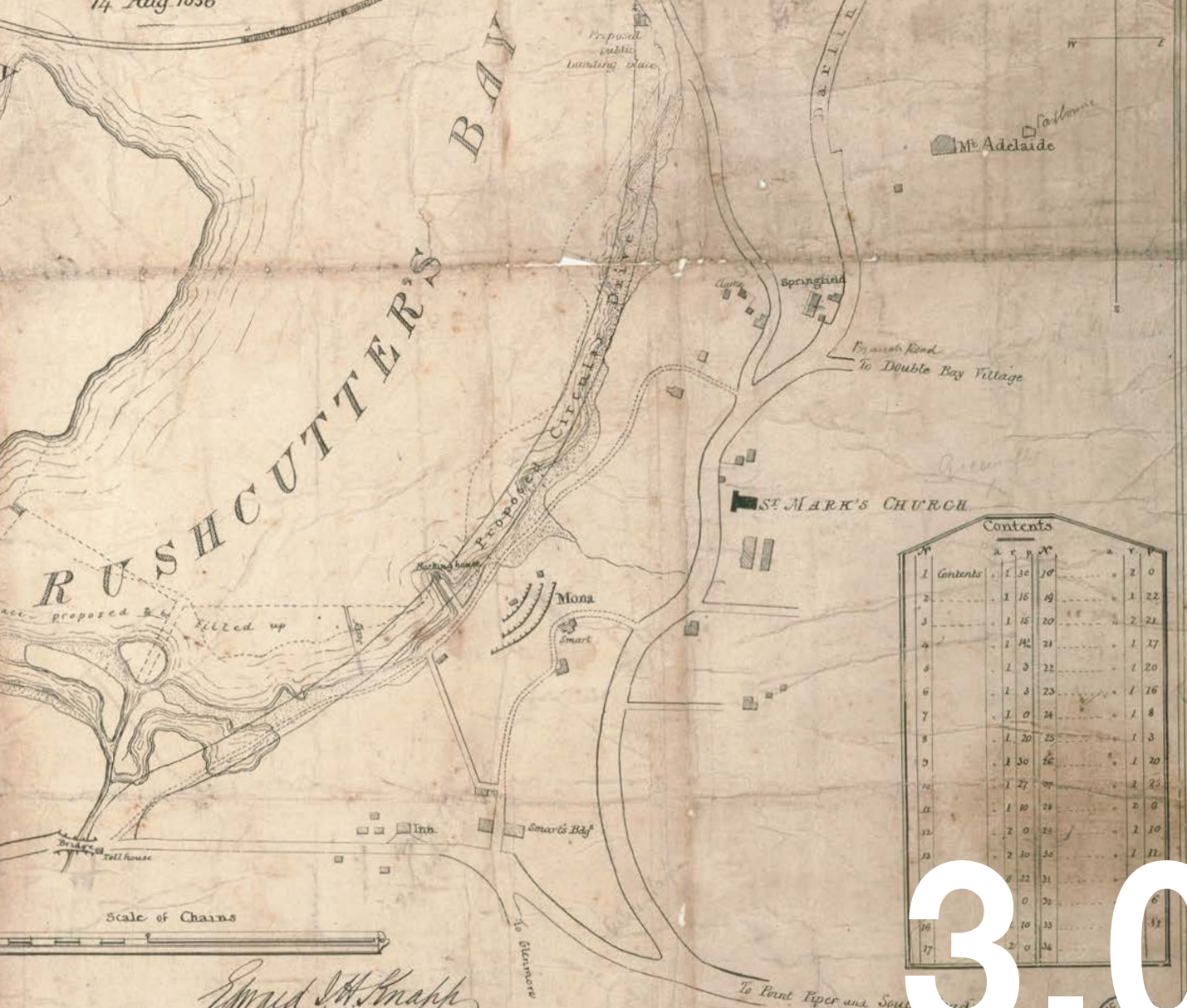
Source: State Library of NSW, M Z / M2 811.1811/1856/1, File no: FL3702131



DARLING POINT

34
 ALLOTMENTS of land
 at
DARLANABEE
 or
DARLING POINT

for sale by
 Widen and Threlkeld
 14th Aug^r 1856



Contents

No.	Contents	A.	R.	P.	No.	A.	R.	P.
1	Contents	1	36	10				2 0
2		1	18	19				1 22
3		1	18	20				2 21
4		1	14	21				1 17
5		1	3	22				1 20
6		1	3	23				1 16
7		1	0	24				1 8
8		1	20	25				1 3
9		1	30	26				1 20
10		1	27	27				2 25
11		1	10	28				2 0
12		2	0	29				2 10
13		2	10	30				1 11
				31				
				32				6
16				33				37
17		2	0	34				

Ernest W. Knapp
 Surveyor
 July 1856.

3.0

Historical Context



Figure 9: Elizabeth Bay Sydney with the bark huts for the Natives.
Source: Edward Mason , State Library of NSW, Natives, in Views of Sydney and Surrounding District, file no: FL1131004.

3.1 Aboriginal History of Darlinghurst

Pre 1788

The Sydney region had been occupied by Aboriginal people for more than one thousand generations.⁷ The subject site is located on land whose traditional owners are the Gadigal people of the Eora Nation. The Eora lands stretched from the Hawkesbury River in the north to George's River in the south and west towards the Nepean River.⁸ The Aboriginal people of Sydney flourished through social and economic structures that sustained networks across tribal lands. The coastal environment, inland rivers and fresh water streams around Sydney provided an abundant food supply. The Gadigal people were one of twenty-nine clans, or bands, living in the coastal Sydney area and were the first to encounter the colonial settlers who arrived aboard the First Fleet in 1788.⁹

The presence of Aboriginal people in Australia over such a vast amount of time meant that they not only had to evolve and adapt to the changing environment that included cooler temperatures 20,000 years ago and rising sea levels 18,000 years ago, but also evolved by adopting new technologies to cultivate the land, waterways and oceans.¹⁰

The Aboriginal people of Sydney were the first to face the devastating human impact of introduced diseases where many hundreds perished within months of the First Fleet arriving in Sydney Cove, before quickly spreading across the continent. The swift destruction of their aquacultural systems, agricultural farms and villages led to the collapse of social and economic structures that once stretched across the different bands and tribes in Sydney and further along the coast and inland towards the Blue Mountains. Today, the presence of descendants of the Gadigal people speaks to the spiritual and physical connection to the land that indigenous Aboriginal people have had with Country for millennia.

Post Contact - Derawun and Carraginn

Soon after the arrival of the First Fleet, British officers were tasked with learning the language of the local indigenous people so that communication between the two peoples could be established. During this time, the officers recorded the names of objects and places around Potts Point. Derawun was the local name for Potts Point; Woolloomooloo Bay was Walla-mool or Wallamoula; Garden Island was Ba-ing-hoe and Elizabeth Bay was Carraginn.¹¹ Rushcutters Bay was also visited regularly by convicts instructed to collect rushes used for thatching huts, basket-making and covering earthen floors before floor boards and carpets were used.

Under the Governorship of Lachlan Macquarie, Aboriginal people continued to live around the coastal shores of Port Jackson and were encouraged to continue a central facet of their lives - fishing. One of Macquarie's initiatives in the 1820s was a fishing village set up for several dozen Aboriginal people with a settlement at Carraginn (also Gurrain), located approximately around present day Beare Park. Land was cleared for a garden and fishing canoes were provided while a number of bark huts were built to accommodate them.¹² Fishing tackle, salt and casks to slat fish in were also provided. Two convicts were instructed to watch over the Aboriginal settlement which came to be known as 'Elizabeth Town' after Macquarie named the area Elizabeth Bay in honour of his wife in 1816. Around two hundred Aboriginal people lived around Elizabeth Bay, Potts Point and Woolloomooloo at this time.¹³ A land grant awarded to Colonial Secretary Alexander Macleay in 1826 by Governor Sir Ralph Darling, resumed the land on which the Aboriginal village had been built, though abandoned at the time. Macleay's grand residence known as Elizabeth Bay House was constructed on this land. No Aboriginal settlements were seen around Elizabeth Bay after the 1830s although they continued to frequent the area.¹⁴

7: Paul Irish, *Hidden in Plain View, The Aboriginal People of Coastal Sydney* (Newsouth Publishing: University of New South Wales Press Ltd, 2017), p.13.

8: Norman B Tindale, *Eora, Aboriginal Tribes of Australia: Their Terrain, Environmental Controls, Distributions, Limits and Proper Names* (Australian National University, 1974), p.193.

9: Barani, *Sydney's Aboriginal History*, <http://www.sydneybarani.com.au>.

10: *Hidden in Plain View, Chapter 1*.

11: Anne-Maree Whitaker, *Pictorial History of Kings Cross* (Kingsclear Books, Alexandria, NSW, 2012), p.2.

12: *Hidden in Plain View*, p.21.

13: Barani, *Sydney's Aboriginal History*.

14: *Hidden in Plain View*, p.21 and *Pictorial History of Kings Cross*, p.3.



Figure 10: 1835. View from Darlinghurst.

Source: Dictionary of Sydney, by Frederick Garling. From the collections of the State Library of New South Wales [a128250 / DL Pd 257].



Figure 11: 1845. View north from Craigend looking over Woolloomooloo and Port Jackson.

Source: Dictionary of Sydney, by George Edwards Peacock. From the collections of the State Library of New South Wales [a140025 / DL 15].

3.2 European History of Darlinghurst

The following table provides a historical overview of Darlinghurst in the vicinity of the site post 1788.

YEAR	EVENTS
1810	Governor Lachlan Macquarie granted some 40 acres to the west of the creek that fed into Rushcutters Bay to former convict Thomas West which he named Barcom Glen.
1811	West erected the colony's first water powered mill on his land off Boundary Street in Lindsay Lane, downstream from a dam he built near Liverpool Street. The windmill was operational by 1812.
1819	Thomas Clarkson, a merchant, erected the first windmill in Darlinghurst near what is now the intersection of Liverpool and Darley Streets. Two post mills were erected along with a fourth mill built by Thomas Hyndes on his allotment close to Caldwell Street. The windmills, built along the ridge, were a prominent feature of the landscape.
1828-1831	Governor Sir Ralph Darling issued 17 land grants to powerful civil servants to build their homes in Potts Point and Darlinghurst. All plans had to be approved by Darling prior to construction, all houses had to be to a value of £1000 or more, and allotments could contain only a single residence with no other buildings, set within a landscaped garden and where possible, facing the town. The area, previously known as Woolloomooloo Hill, became known as Darlinghurst after his wife, Eliza Darling.
1828-1831	'Craigend,' was constructed for Sir Thomas Mitchell, New South Wales Surveyor General, on about 4 acres of land in the area bound by Victoria Street, Surry Street and Kings Cross Road. Caldwell Street, Darlinghurst. Other large Darlinghurst Villas were set in extensive grounds and set back from the Darlinghurst Road and Macleay Street, with each villa having its own carriage drive and rear stables.
1844	Riley Estate Partition Commission proposed subdivision of streets in Woolloomooloo, Darlinghurst and Surry Hills. The earliest subdivisions and development occurred in the vicinity of Craigend along Surrey Street by the 1850s.

Table 1: European History of Darlinghurst 1788-present.

Sources: The table contains a summarised history of Darlinghurst obtained from various sources including the heritage inventory listing for the Barcom Avenue Heritage Conservation Area, Pictorial History of Kings Cross by Anne-Maree Whitaker and the Dictionary of Sydney.



Figure 12: c.1836. Panorama of Darlinghurst, watercolour by unknown artist. The villas depicted, from left to right, are: Rosebank, possibly Adelaide Cottage, Rockwall, Brougham Lodge with Tusculum behind (Tusculum is under construction and without a roof), Orwell, Springfield, the windmills on the hill above Roslyn Hall, Kellett House (called Darlinghurst House at the time), Goderich and Craigend.

Source: Mitchell Library, State Library of NSW. <http://archival.sl.nsw.gov.au/Details/archive/110318468>, available online.



YEAR	EVENTS
1873	<p>The last of the mills to be demolished was the Craigend mill, built close to Thomas Mitchell's Craigend villa. The mill stood on the highest point of the ridge and was clearly visible from Sydney. Its position is reported to have been at the top of Beare's Stairs in Caldwell Street, east of Victoria Street.</p>  <p>Figure 13: 1838. Woolloomooloo from Domain Road, showing the windmills on the ridge at Darlinghurst.</p>
1880-1881	The Barcom Glen Estate was subdivided for Auction Sales.
1891	Municipal Council of Sydney commemorated the Diamond Jubilee of Queen Victoria by naming the intersection of Victoria Street and Darlinghurst Street as Queens Cross.
1889	Construction of large mansions commenced in the Challis Estate. This came to represent the earliest layer of intensive residential development.
1894	Cable trams ran through the district on a single track competing with horse omnibuses.
1898	Building modifications to some single-family houses in the area began to adapt the houses to accommodate wealthy single people and couples choosing to live out of the city centre. This later ushered in the era of boarding houses and residential chambers to the area, leading to it becoming the most densely populated in Sydney supported by the cable tram network.
1905	Queens Cross renamed to Kings Cross after King Edward VII and to end long standing confusion with Queens Square in Macquarie Street. Electrification of tram network.
1907 - c.1925	More young singles and couples took advantage of the boarding houses and residential chambers available in Potts Point and moved into the area, encouraged by the popularity of motor cars and the tram network.
1920s	A quarter of the flats built in Sydney during the 1920s were built in Kings Cross. Sydney experienced a six-fold increase in the number of flats between 1921-1947.
1921	Second electric tram track added to network leading to an increase of tram services to Potts Point.
1922	Craigend was demolished.
1928	The Kings Cross Theatre opened at the corner of Victoria Street and Darlinghurst Road. The theatre was converted to a 5,000 capacity venue in the early 1960s. It was demolished in 1998.

YEAR	EVENTS
1929	Kings Cross became known for its bohemian character attracting many young singles, couples, spinsters, artists and those wanting to live outside the rules of society, causing the area to become the most densely populated in Sydney. Many of the existing villas and terrace mansions had by now been modified into flats with new blocks of luxury flats being constructed.
1936 - 1946	The naval installation at Garden Island was enlarged during WWII and the construction of the Captain Cook Graving Dock allowed for a number of ships to dock at Woolloomooloo. As a result, Potts Point and Kings Cross became a mecca for servicemen on leave.
	The Minerva Theatre (later The Metro cinemas) opened. The theatre was built on the site of the former Orwell House and designed by Bruce Dellit who also designed the Hyde Park War Memorial. The Roosevelt Nighclub opened on Orwell Street. It would later become popular with American servicemen.
1950	The Minerva Theatre converted to Metro cinemas.
1959-61	Construction of the El Alamein Memorial Fountain, commemorating soldiers who died in two battles at El Alamein, Egypt during WWII.
1972	First Green Bans imposed and battle for Victoria Street began.
1975	Journalists and local resident, Juanita Nielson, vanished on July 4th. Nielson was heavily involved in the campaign to save Victoria Street from over development. The City Council's Juanita Nielson Community Centre in Woolloomooloo is named in her honour.
	Kings Cross tunnel opened on September 15th.
	Elizabeth Bay Road closed to traffic and row of Italianate houses removed to allow for extension of Fitzroy Gardens.
1979	Eastern Suburbs railway line opened with a station at Kings Cross.
1987	Kings Cross Police Station opened.
1994 - 1997	Wood Royal Commission started investigation into corruption of NSW Police, including Kings Cross Police officers.
2002	Eastern Distributor opened.
2012	Barcom Avenue Heritage Conservation Area gazetted as an area of local heritage significance (LEP #C11), December 14th.

3.3 History of the Barcom Avenue Heritage Conservation Area

The history of the Barcom Avenue Heritage Conservation Area is described in the Inventory Listing as follows:

The “Eora people” was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as “Eora Country”. Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language “Eora” or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the European invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, “Aboriginal People and Place”, Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>) The Conservation Area incorporates much of a 71 acre parcel of land granted to Thomas West in two parts in 1812/1844.

West, an Essex millwright, was transported to New South Wales in 1801 as a convict. Governor Macquarie granted West some 40 acres to the west of the creek that fed into Rushcutters Bay. The Estate was known as Barcom Glen. West erected Sydney’s first water powered mill on his land in 1812. The mill was located off Boundary Street in Lindsay

Lane, downstream from a dam he built near Liverpool Street. He built a house and established an orchard by the mill just north of Liverpool Street. Three generations lived at Barcom Homestead until the house was acquired by St Vincents Hospital in 1863. West also ran cattle on his property and operated a dairy, Macquarie donating a cow from the Government herds in appreciation of West’s milling operations which continued into the 1890s.

In the 1820s, Governor Darling made 15 small grants at Darlinghurst and Potts Point to powerful civil servants to build homes. One of the earliest residences in the precinct, Craigend, was one of these homes. Craigend, fine house built by New South Wales Surveyor-General, Sir Thomas Mitchell in 1828-31, stood on about 4 hectares in the area bound by Victoria Street, Surrey Street and Kings Cross Road.

Land around Rushcutters Bay Creek was swampy and consequently West’s Estate was one of the last estates to be subdivided in close proximity to the City. The good water supply coupled with the undesirability of much of the area for residential development saw development of industry. Produce such as fruit, meat and butter were refrigerated in Barcom Street near the back of St. Vincents Hospital on the premises of T.S. Mort, where ice was made, hence Ice Street. The Conservation Area also incorporates part of the Riley Estate, the eastern boundary of which runs long the alignment of Little West Street. The Riley Estate was subdivided from the 1840s. The earliest residential subdivisions and development occurred in the vicinity of Craigend, along Surrey Street by the 1850s.

Improvements in William Street in the 1850s coupled with the gold rushes encouraged development in the area. St Vincents Hospital moved from Potts Point to Darlinghurst in 1870. Barcom Avenue was surveyed in the 1880s.

Early plans show the Barcom Glen divided into large allotments either side of Barcom Street. The Barcom Glen Estate was subdivided for Auction Sales from 1880 - 1881.

The south western section of the area was subdivided for sale in 1883 including allotments fronting Leichhardt Street (formerly Campbell Street). At this time a weatherboard building is indicated at Barcom Street.

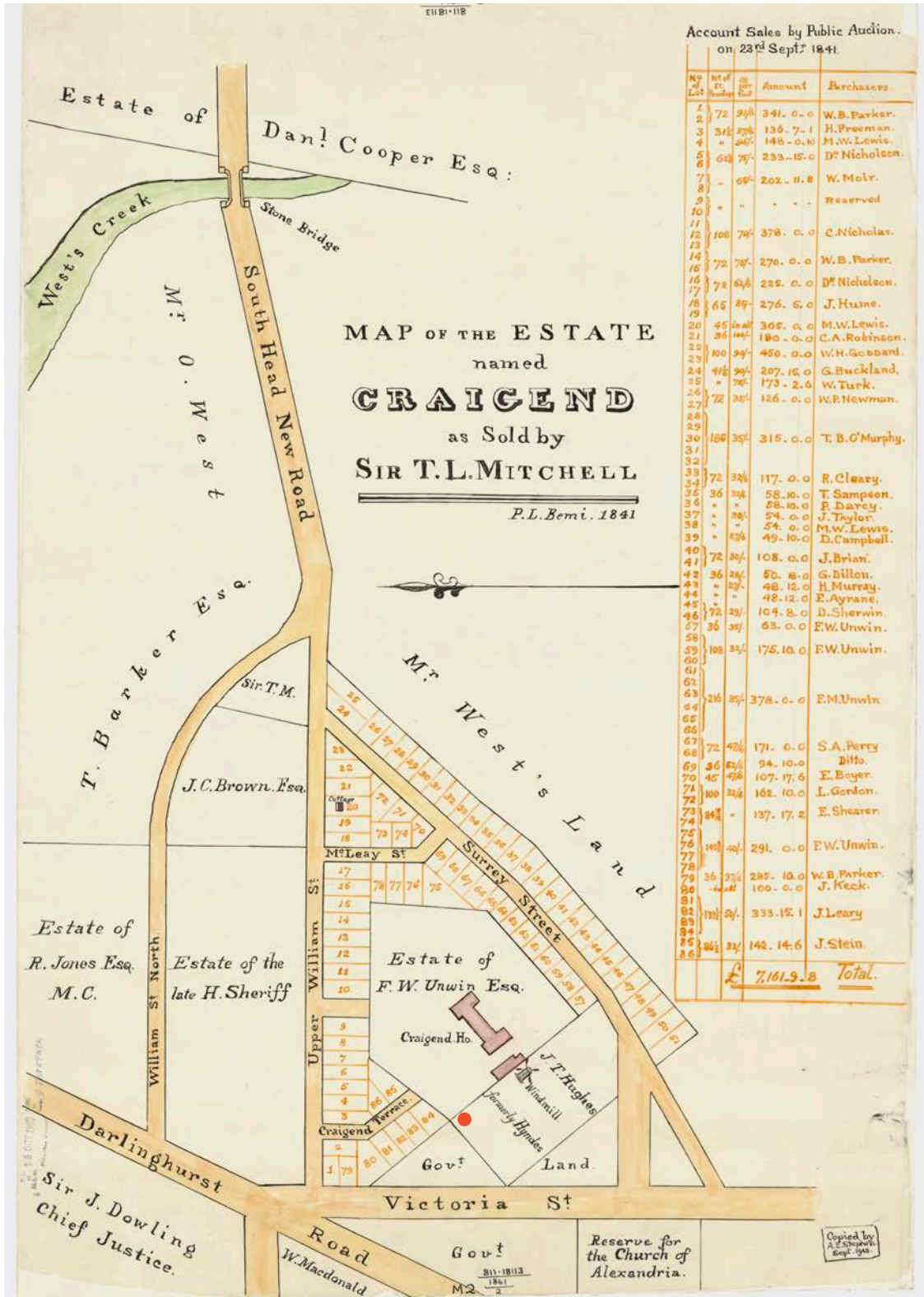
Rushcutters Creek ran along the south eastern edge of the area, later resumed for road purposes, and Boundary Street was formed.

The Darling Heights Estate, bounded by Victoria, Surrey and Caldwell Streets, was subdivided in the late nineteenth century.

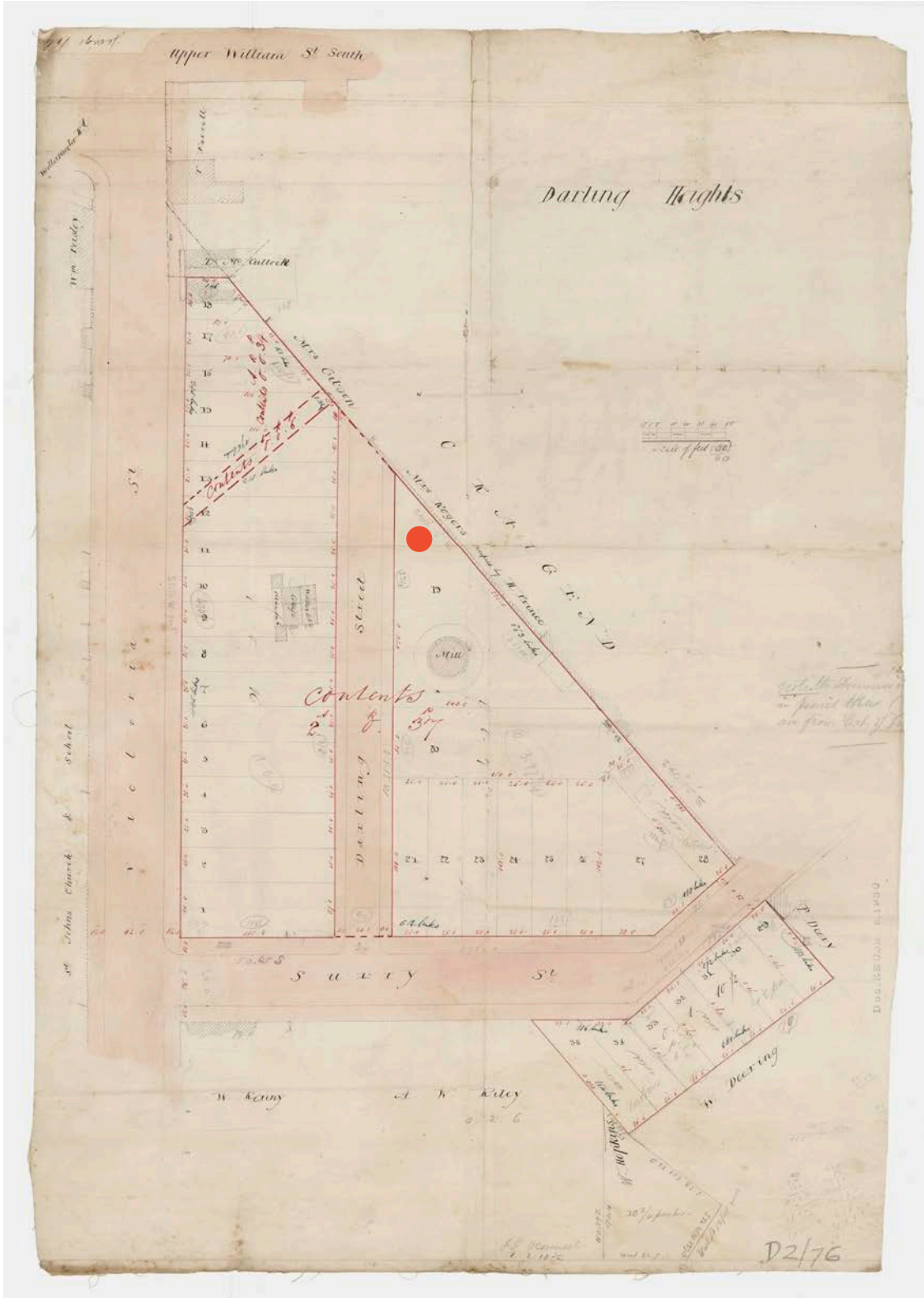
The area surrounding Lindsay Lane was subdivided with allotments south of Boundary Street in 1913 as the Barcom Homestead Estate.

Royston Street was a later overlay, subdivided from the Craigend Estate after the demolition of ‘Craigend’ in 1921, and sold in 1923 and originally called Mitchell Court.¹⁵

15: Heritage NSW, State Heritage Inventory, Barcom Avenue Heritage Conservation Area, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2421458>



1843 Figure 14: Map of Craigend Estate as sold by Sir T.L. Mitchell.
Source: State Library of NSW, Mitchell Collection, M2 811.18113/1841/2, File no: FL9149371.



c1850s

Figure 15: Darling Heights - Surry St, Craigend St, Darling St, Victoria St.

Source: State Library of NSW, Mitchell Collection, 069 - Z/SP/D2/76 - Darling Heights, <https://collection.sl.nsw.gov.au/record/74VM43BjrXqQ/wed8byzDdVJbR>



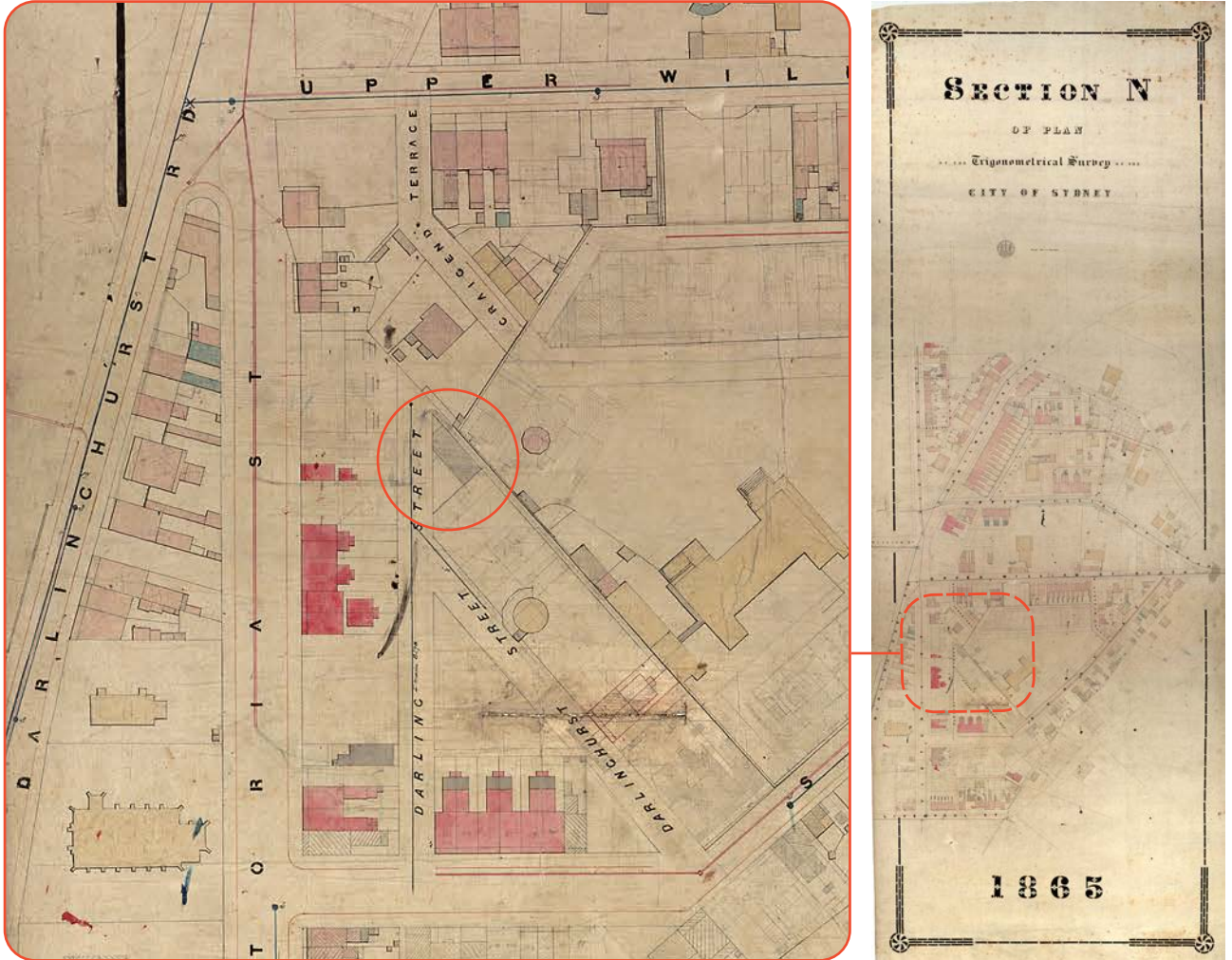
1854 Figure 16: Map of Sydney. Subject site (circled) shown property of W Manning.

Source: City of Sydney Map Atlas available online.



1855 Figure 17: Detail of Map of Smith and Gardeners Map of Sydney and suburbs. Subject site circled.

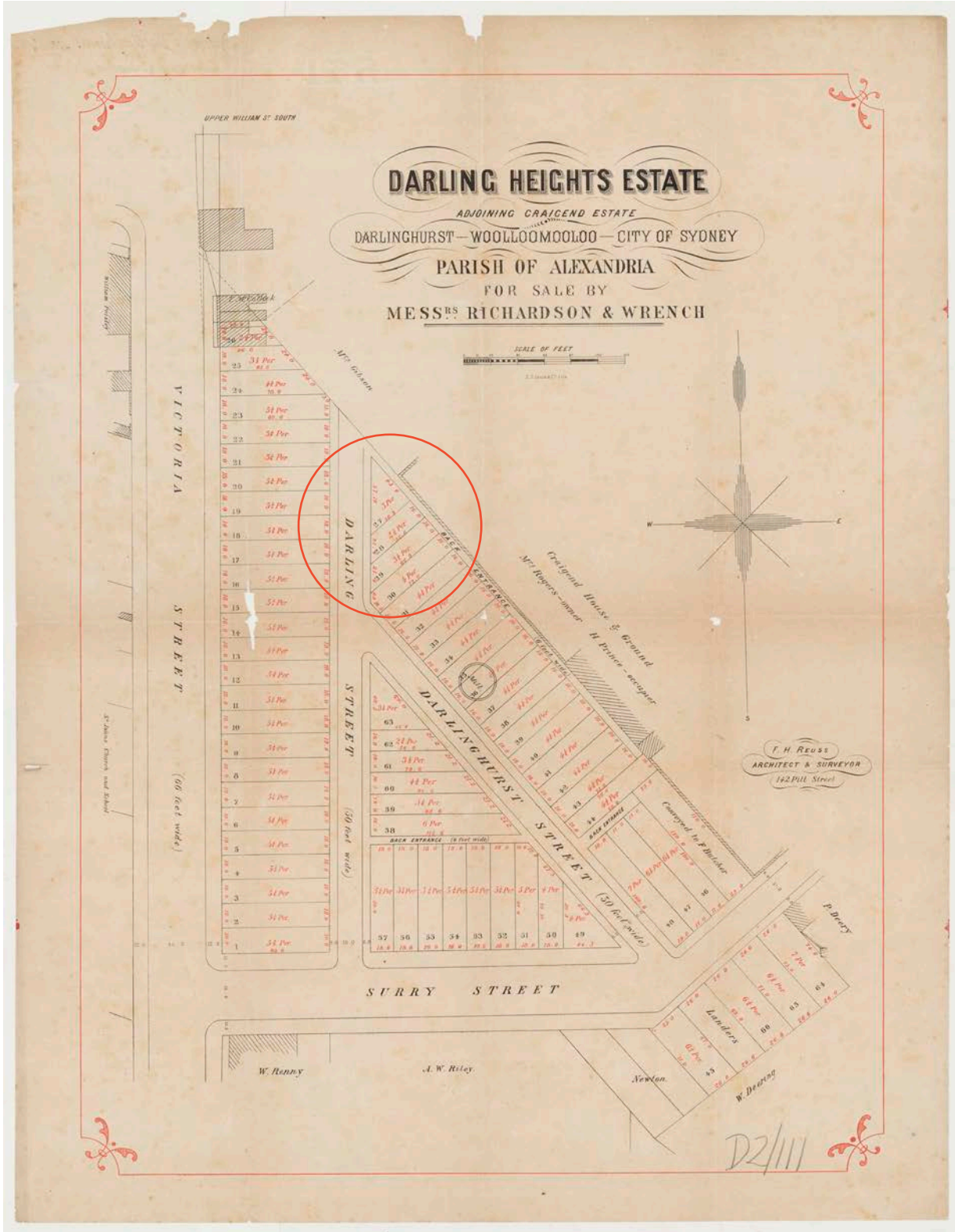
Source: City of Sydney Map Atlas available online.



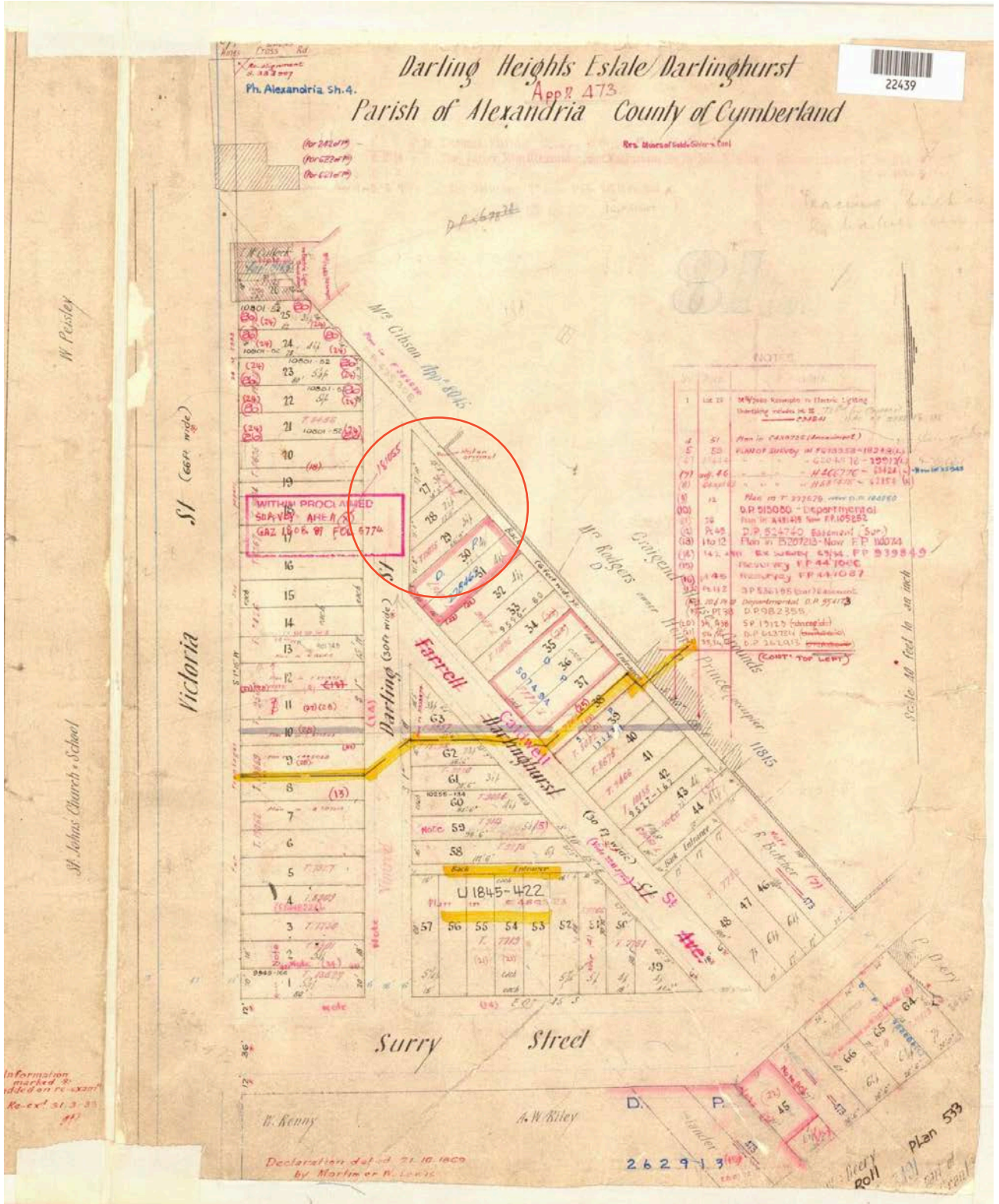
1865

Figure 18: Detail of City of Sydney Trigonometric Survey, Section N. Subject site circled and shows a building of timber construction on 10 Nimrod Street.

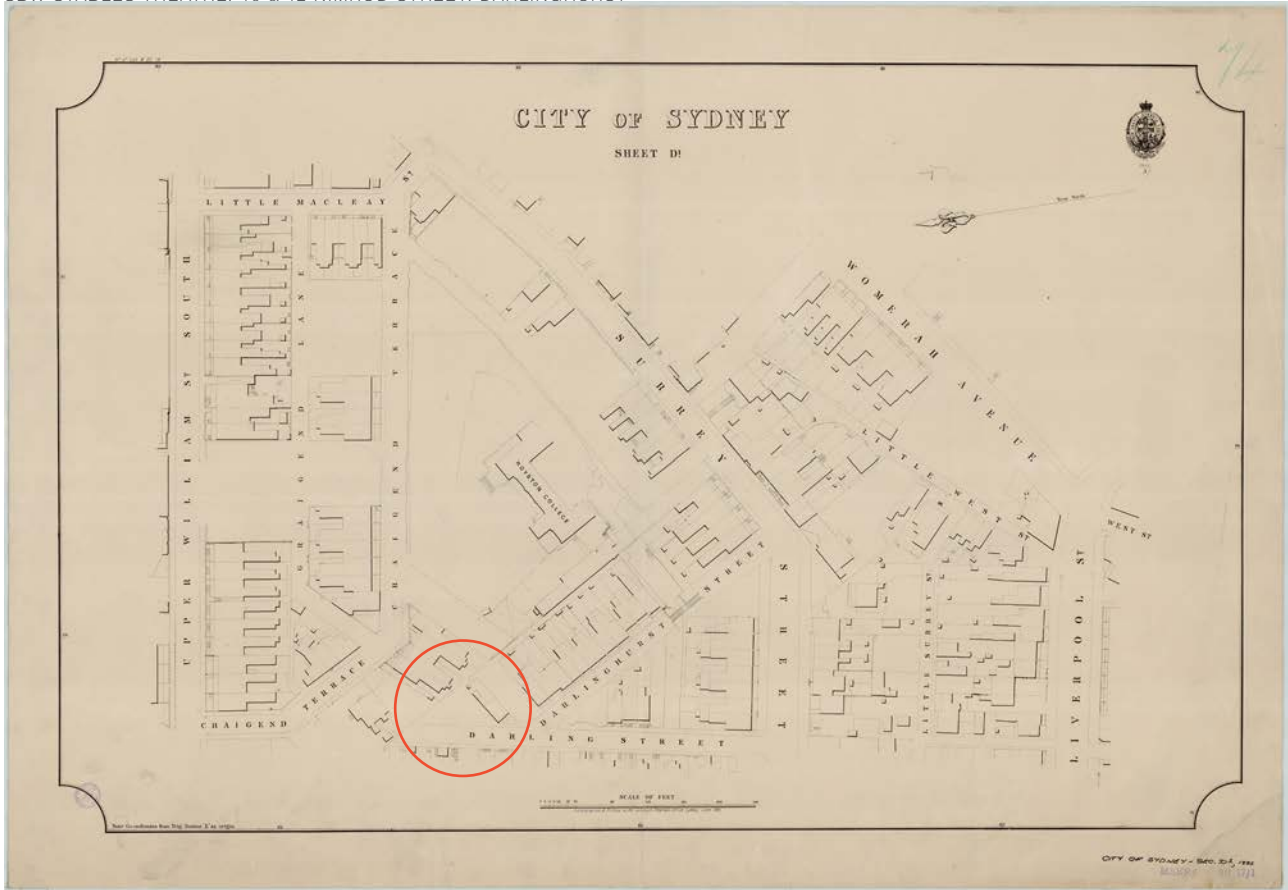
Source: City of Sydney Map Atlas, A-00880395 & A-00880396, available online.



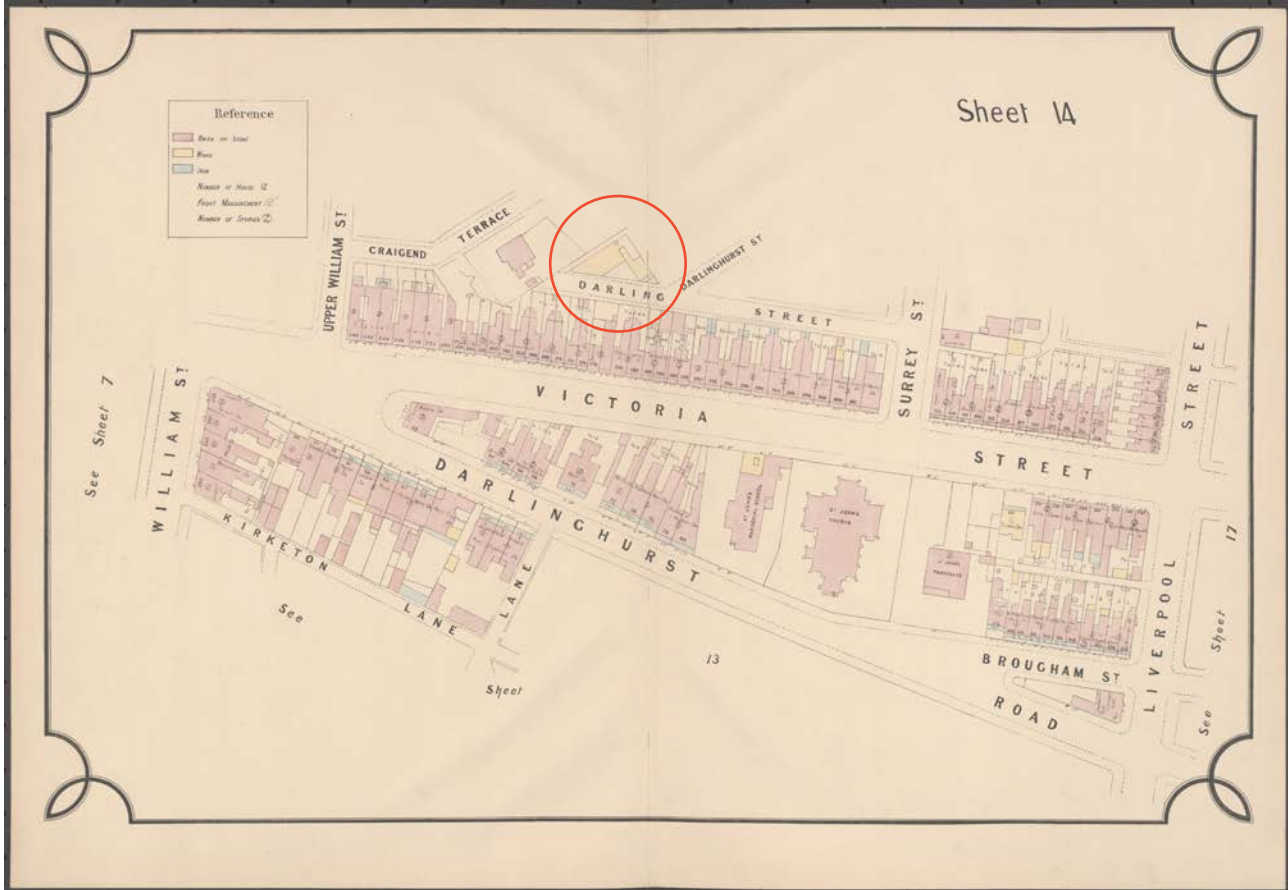
c1876 Figure 19: Darling Heights Estate - Darling St, Darlinghurst St, Victoria St, Surry St.
Source: State Library of NSW, Mitchell Library, 099 - Z/SP/D2/111, <https://collection.sl.nsw.gov.au/record/74VM43BjrXqQ/PMwlyrrR2Wb2>



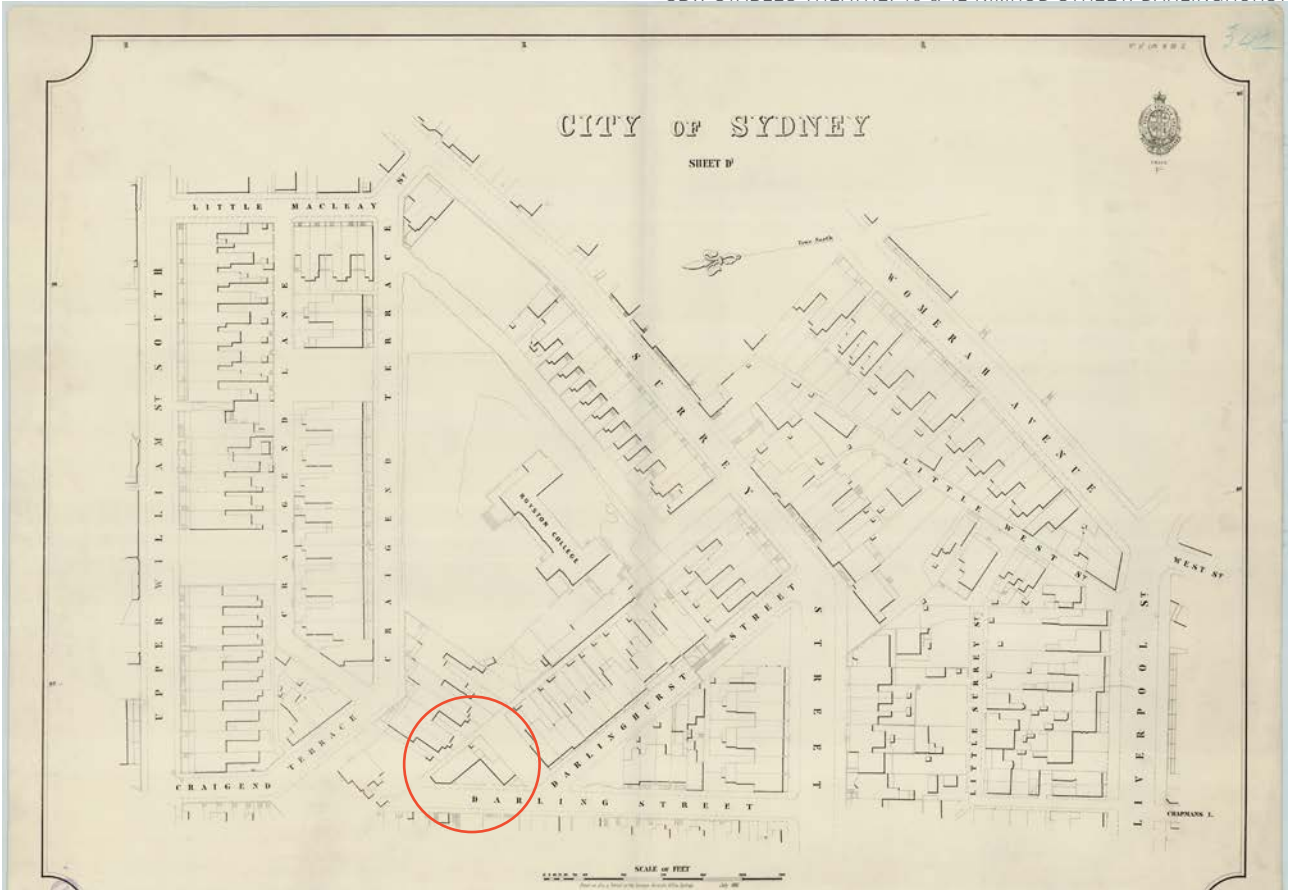
1876 Figure 20: DP81. Darling Heights Estate, Darlinghurst.
 Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



1885 Figure 21: 1885. Sheet D1. Sydney metropolitan detail series. / lithographed & printed at the Surveyor General's Office Sydney N.S.W.
 Source: State Library of NSW, Mitchell Library, <https://collection.sl.nsw.gov.au/record/74VKq5pXe4b/BDXIOPAIPARxL>



1888 Figure 22: [Street map of part of the suburb of Darlinghurst bounded by William Street in the north, Nimrod Street in the east, Liverpool Street in the south, and Kirkton Lane and Darlinghurst Road in the west, c.1888.
 Source: National Library of Australia, <https://nla.gov.au:443/tarkine/nla.obj-231085138>



1890 Figure 24: Sheet D1. Sydney metropolitan detail series / lithographed & printed at the Surveyor General's Office Sydney N.S.W.
 Source: State Library of NSW, Mitchell Library, <https://collection.sl.nsw.gov.au/record/74VKqv5pXe4b/A7D7VZGEyN2WJ>



1903 Figure 23: Detail of Map of Sydney, with inset.
 Source: City of Sydney Map Atlas available online.