Attachment C: Site analysis (PP-2023-2604)

Site identification	
Site 1 – North Annandale Hotel	
Address	105 Johnston Street, Annandale
Description	*North Annandale Hotel, including interiors.* The hotel forms part of the Annandale Heritage Conservation Area (C1) and has local heritage significance as an example of an interwar art deco hotel building. The hotel was designed by architects Provost and Ancher in 1935-38 and consists of a two story building with distinctive red face brick facade, moulded plaster details and an art deco interior.
Site Context	The Hotel is located in a prominent position on the main commercial corner, facing Johnston Street to the West and Both Street to the North. The closest strategic centre is Redfern Station (2.7km) and the closest local centre is Leichhardt (1.3km).
Existing Controls	The site is zoned E1 Local Centre, has no Height of Building (HOB) control, and the Floor Space Ratio (FSR) is 1:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 2 – Annandale Hotel

Address	17-19 Parramatta Road Annandale
Description	*Annandale Hotel, including interiors.* The hotel forms part of the Annandale Conservation Area (C1) and has local heritage significance as an example of a Free Classical Hotel building. The hotel was designed by architects Rudder & Grout in 1931 and consists of a two story building with distinctive free classic parapets, face brick facades awnings and interiors.
Site Context	The Hotel is located in a prominent position on the intersection of Parramatta Road and Nelson Street. The closest strategic centre is Redfern Station (2.5km) and the closest local centre is Leichhardt (1.4km).
Existing Controls	MU1 Mixed Use, HOB 22m and FSR 1:65:1
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 3 – Dick's Hotel

Address	89 Beattie Street, Balmain
Description	*Dick's Hotel, including interiors.* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of a Victorian era Hotel building. The hotel was by publican John Dick in 1865 and consists of a two story building containing Victorian regency style exterior tiling, suspended awnings and original fabrics retained in the interior.
Site Context	The Hotel is located in a prominent landmark location on the intersection of Montague Street and Beattie Street. The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (1km).
Existing Controls	R1 General Residential, no current HOB controls and an FSR of 0:5:1.
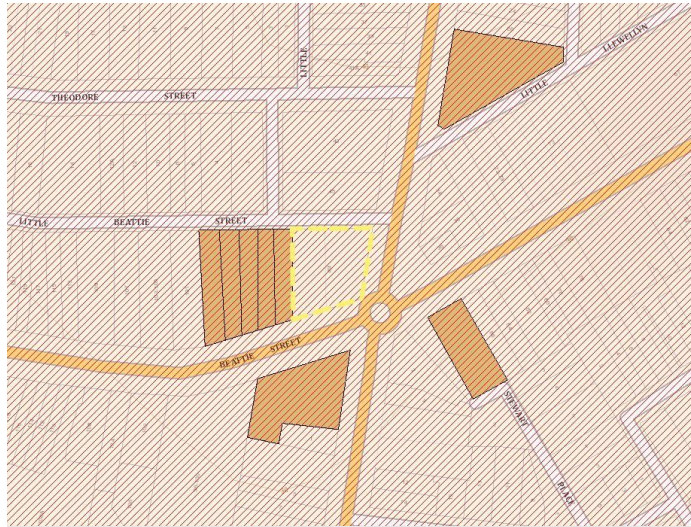
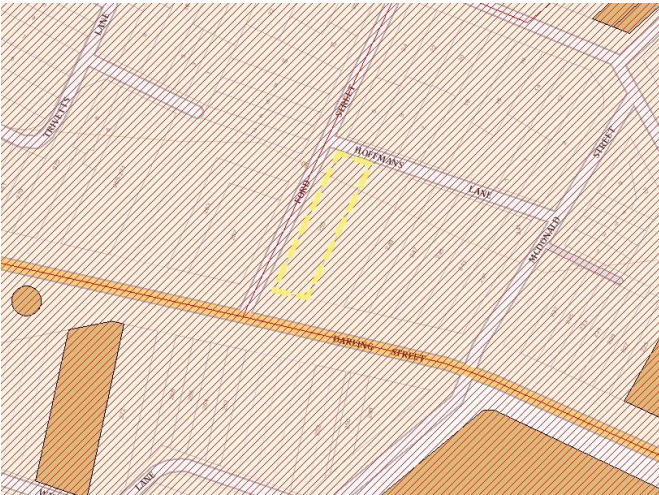| Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	

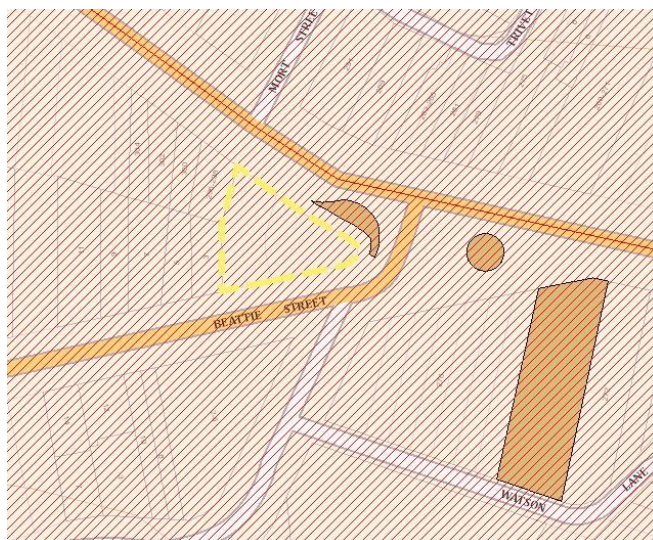| Site 4 – Cricketers Arms Hotel	
Address	255 Darling Street, Balmain

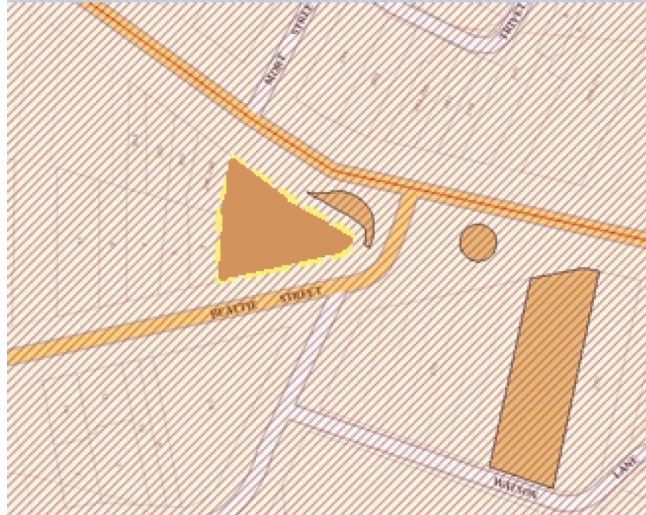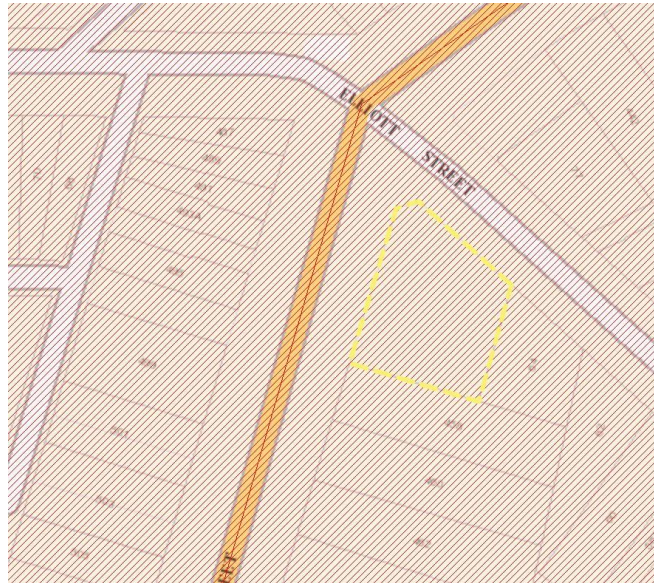| Site identification	
Description	*Cricketers Arms Hotel* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of a Victorian era Hotel building. The hotel was constructed by publican Charles Armit in 1872 and consists of a two story building with two distinctive chimneys, ornate curved parapets, suspended awning, corner parapets and timber framed windows.
Site Context	The Hotel is located in a prominent landmark location on the intersection of Darling Street and Ford Street. The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (1.3km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 5 – Unity Hall Hotel	
Address	292-294 Darling Street, Balmain
Description	*Unity Hall Hotel and interiors* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of an interwar free classical style Hotel building. The hotel was designed by William Henry Cavil in 1846 and has particular historical significance as the location of the founding of the Labour Electoral League which later became the Labor Party. Prominent features of the Hotel include the terracotta style hipped roof tiles, facete parapets and timber framed sash windows and wraparound metal awnings.
Site Context	The Hotel is located in a prominent landmark corner location of Darling Street and Beattie Street. The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (1.2km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 6 – Town Hall Hotel

Address	366 Darling Street, Balmain
Description	*Town Hall Hotel and interiors* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of a free classical style Hotel building. The hotel was designed by Sidney Warden in 1930 and consists of a two story building with prominent terracotta roof tiling, pointed face brick façade, moulded plaster elements and timber framed sash windows.
Site Context	The Hotel is situated in a prominent landmark location on the intersection of Darling Street and Montague Street. The closest strategic centre is Central Station (4km) and the closest local centre is Rozelle (1km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.

Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	
Site 7 – Cat & Fiddle Hotel	
Address	456 Darling Street

Site identification	
Description	*Cat & Fiddle Hotel and interiors* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of a free classical style Hotel building. The hotel was designed by Provost and Ruwald in 1930 and consists of a two story building with prominent terracotta roof tiling, wrap around metal awnings, face brick walls and timber framed sash windows.
Site Context	The Hotel is situated in a prominent landmark location on the corner of Darling Street and Elliott Street. The closest strategic centre is Central Station (4.2km) and the closest local centre is Rozelle (0.8km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 8 – The Balmain Hotel

Address	72-74 Mullens Street, Balmain
Description	*The Balmain Hotel and interiors* The hotel forms part of the Valley Conservation Area (C7) and has local heritage significance as an example of a Victorian brick Hotel building. The hotel was built by publican Timothy Tierney in 1869 and consists of a two story building with a corrugated metal roof, brick parapets and three original painted brick chimneys.
Site Context	The Hotel is situated in a prominent landmark location on the corner of Darling Street and Elliott Street. The closest strategic centre is Central Station (4.2km) and the closest local centre is Rozelle (0.8km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 9 – East Village Hotel

Address	82-84 Darling Street, Balmain East
Description	*East Village Hotel and interiors* The hotel forms part of the East Balmain Heritage Conservation Area (C3) and has local heritage significance as an example of a Georgian-style masonry Hotel building. The hotel was built by publican Frederick Leach in 1875 and consists of a two-story building with a corrugated metal roof, brick parapets and three original painted brick chimneys.
Site Context	The Hotel is located on the main commercial corner, facing darling Street to the North and Union Street to the East. The closest strategic centre is Central Station (5.2km) and the closest local centre is Rozelle (2.2km).
Existing Controls	E1 Local Centre, no current HOB controls and an FSR of 1:1.

Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	

Site 10 – Duke of Enmore Hotel	
Address	148 Enmore Road, Enmore

Site identification	
Description	*Duke of Hotel and interiors* The hotel forms part of the King Street and Enmore Road Heritage Conservation Area (C2) and has local heritage significance as an example of an inter war Victorian era Hotel building. The hotel was built by John Henry Smith in 1880 and consists of a two story building with suspended awning, multi pane windows and tiling.
Site Context	The Hotel is located on the main commercial corner, facing darling Street to the North and Union Street to the East. The closest strategic centre is Redfern Station (2.4km) and the closest local centre is Newtown station (0.5km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 11 – Queens Hotel

Address	167 Enmore Road, Enmore
Description	*Queens Hotel* The hotel forms part of the King Street and Enmore Road Heritage Conservation Area (C2) and has local heritage significance as an example of a Federation era Hotel brick building. The hotel was built by Martin Danaher in 1905 and consists of a two story building with an ornate parapet with floral motifs framing a statue of queen Victoria.
Site Context	The Hotel is located on the main commercial core of Redfern, facing Enmore Road to the North and Belmore Lane to the rear. The closest strategic centre is Redfern Station (2.5km) and the closest local centre is Newtown station (0.6km).
Existing Controls	The land is zoned E1 Local Centre, no current HOB controls and an FSR of 1.5:1.
Existing Heritage Map	
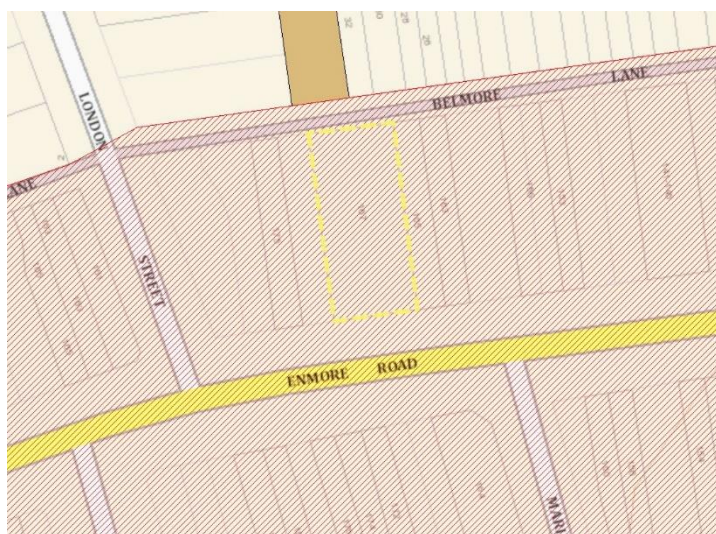
Site identification	
Proposed Heritage Map	
Site photos	

Site 12 – Warren View Hotel

Address	2 Stanmore Road, Enmore
Description	*Warren View and interiors* The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of a Victorian era Hotel building. The hotel was built by Patrick Boland in 1870 and consists of a two story building with a medium pitched roof, timber sash windows, suspended awnings and 1930's exterior tiles.
Site Context	The Hotel is located on the main commercial corner, facing Stanmore Road to the North and Enmore Road to the East. The closest strategic centre is Redfern Station (2.7km) and the closest local centre is Newtown station (0.7km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.

Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	

Site 13 – The Milestone Hotel

Site identification	
Address	140 Marion Street, Leichhardt
Description	*The Milestone Hotel and interiors*
	The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of an interwar free classical style Hotel building. The hotel was built by Patrick Boland in 1926 and consists of a two story building with a terracotta roof, parapeted gables and a bay window.
Site Context	The Hotel is located on the main commercial core of Redfern, facing Enmore Road to the North and Belmore Lane to the rear.
	The closest strategic centre is Redfern Station (2.7km) and the closest local centre is Newtown station (0.7km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 14 – Vic on the Park Hotel

Address	2 Addison Road, Marrickville
Description	*The Vic on the Park and interiors* The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of an interwar free classical style Hotel building. The hotel was built by RG Simpson in 1925 and consists of a bell roofed clocktower, interwar period tiles and architecture within the interior.
Site Context	The Hotel is located in a prominent position on the intersection of Enmore Road and Addison Road. The closest strategic centre is Redfern Station (3.1km) and the closest local centre is Newtown station (1.2km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	
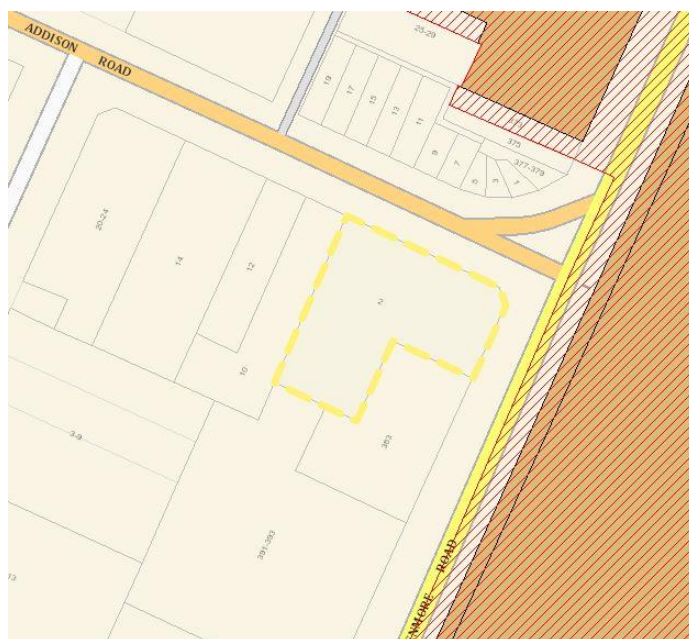
Site identification	
Proposed Heritage Map	
Site photos	

Site 15 – The Royal Exchange Hotel

Address	203 Marrickville Road, Marrickville
Description	*The Royal Exchange Hotel and interiors* The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of an interwar art deco Hotel building. The hotel was built by William and Lina Lpkendanz in 1888 with distinctive art deco features including the vertical fin detailing, stylised lettering, rendered façade and horizontal banding.
Site Context	The Hotel is located in a prominent position on the intersection of Marrickville Road and Garners Avenue. The closest strategic centre is Sydenham Station (1.0km) and the closest local centre is Marrickville (0.5km).

Site identification	
Existing Controls	The land is zoned E1 Local Centre and adjoins a road zoned SP2 - Infrastructure, with a HOB of 20m and an FSR of 2.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 16 – Carlisle Castle Hotel

Address	17 Albermarle Street, Newtown
Description	*Carlisle Castle Hotel and interiors* The hotel forms part of the North Kingston Estate Heritage Conservation Area (C11) and has local heritage significance as an example of a Victorian era Hotel building. The hotel was designed by Ernest Lindsay Thompson in 1877 and consists of a two-story building with panelled parapet, double hung timber windows and plaster hood moulds.
Site Context	The Hotel is located in a prominent position on the intersection of Albemarle Street and Probert Street. The closest strategic centre is Redfern Station (2.1km) and the closest local centre is Newtown station (0.3km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 9.5m and an FSR of 0.85:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 17 – Kelly's on King

Address	283-285 King Street, Newtown
Description	*Kelly's on King and interiors* The hotel forms part of the King Street and Enmore Road Conservation Area (C2) and has local heritage significance as an example of a Victorian era Hotel building. The hotel was designed by Thomas Smith in 1867 with a distinctive central bay window façade, moulded plaster spandrels and decorative stepped parapets.
Site Context	The Hotel is located in a prominent position on the intersection of King Street and Mery Street. The closest strategic centre is Redfern Station (1.8m) and the closest local centre is Newtown station (0.1km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.

Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	
Site 18 – Websters Bar	

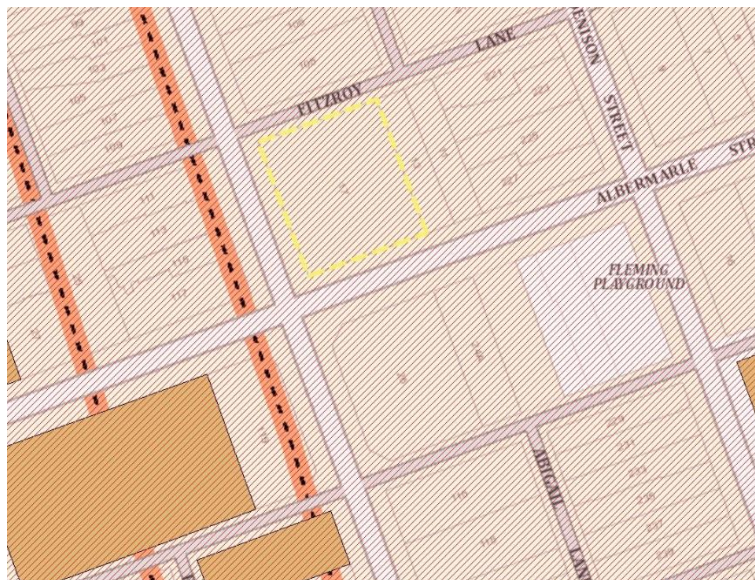| Site identification	
Address	323 King Street, Newtown
Description	*Websters Bar and interiors* The hotel forms part of the King Street and Enmore Road Conservation Area (C2) and has local heritage significance as an example of an interwar Art Deco Hotel building. The hotel was constructed by John Webster in 1861 with art deco motifs, large arched windows, and stepped parapets.
Site Context	The Hotel is located in a prominent position on the intersection of King Street and Mery Street. The closest strategic centre is Redfern Station (1.8m) and the closest local centre is Newtown station (0.1km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 19 – Sandringham Hotel

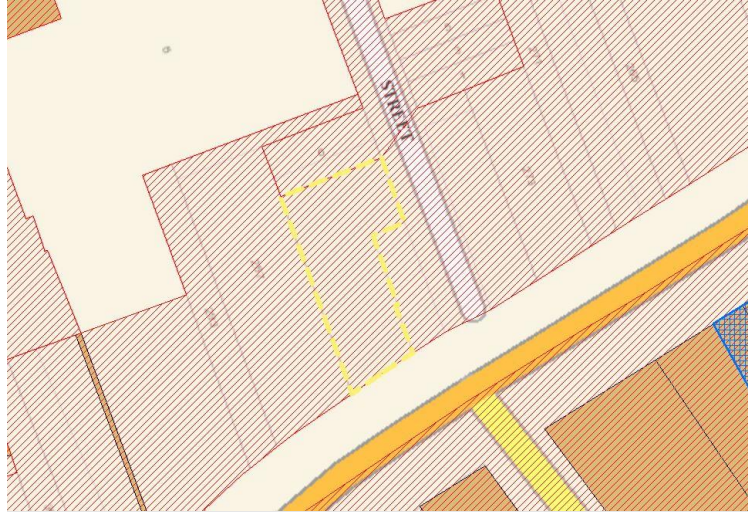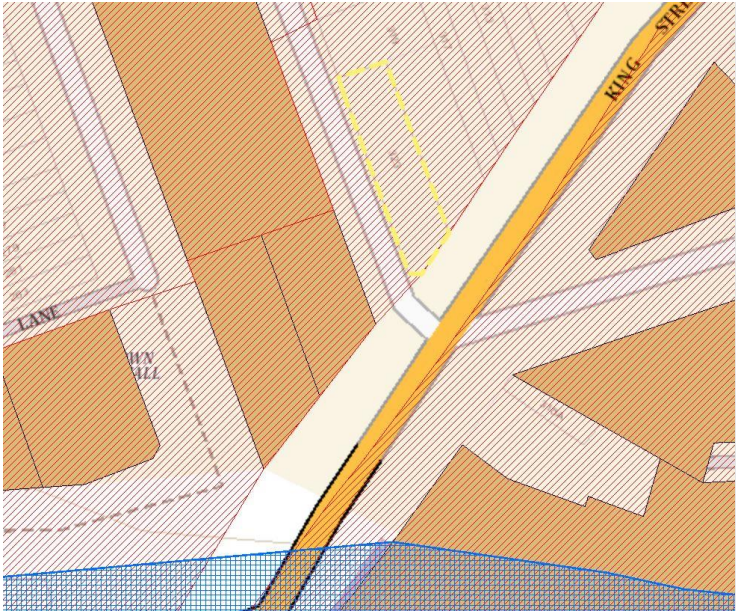| Address	387 King Street, Newtown
Description	*Sandringham Hotel and interiors* The hotel forms part of the King Street and Enmore Road Conservation Area (C2) and has local heritage significance as an example of an interwar Art Deco Hotel building. The hotel was constructed by publican William Eggleston John in 1870 with art deco awnings, mouldered plaster panels and pedimented parapets.
Site Context	The Hotel is located on the main commercial core of Newtown, facing King Street to the North and bailey Street to the rear. The closest strategic centre is Redfern Station (2.1m) and the closest local centre is Newtown station (0.2km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 20 – Livingstone Hotel

Address	116 New Canterbury Road, Petersham
Description	*Livingstone Hotel and interiors* The hotel forms part of the King Street and Petersham Commercial Precinct Heritage Conservation Area (C25) and has local heritage significance as an example of a federation era Hotel building. The hotel was constructed by Tooth and Co in 1899 with
Site Context	The Hotel is located on the prominent intersection of Livingston Road and New Canterbury Road. The closest strategic centre is Redfern Station (2.1m) and the closest local centre is Newtown station (0.2km).
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 17m and an FSR of 2.2:1.
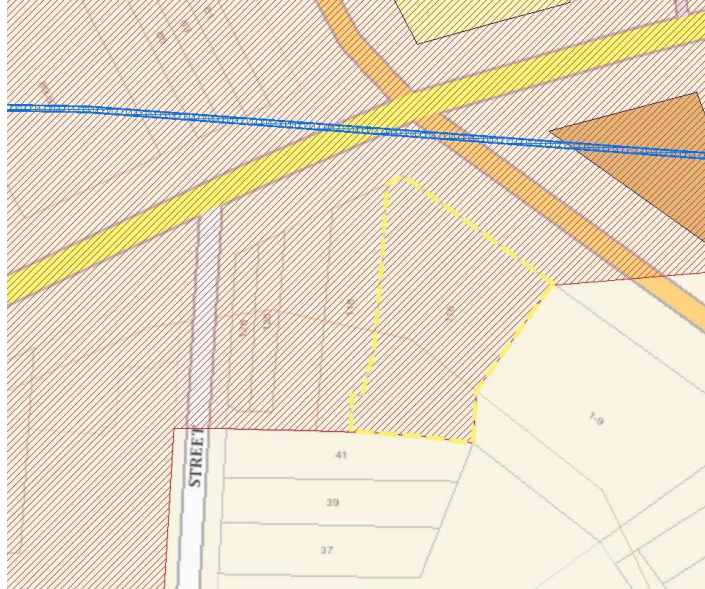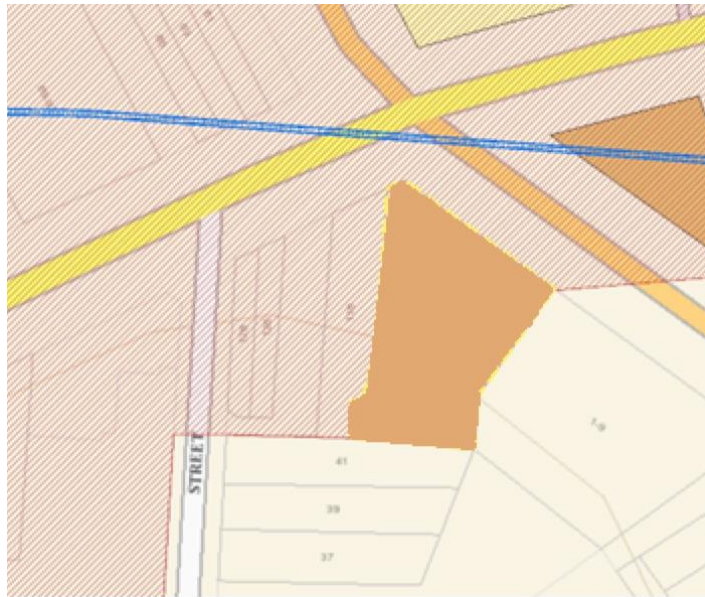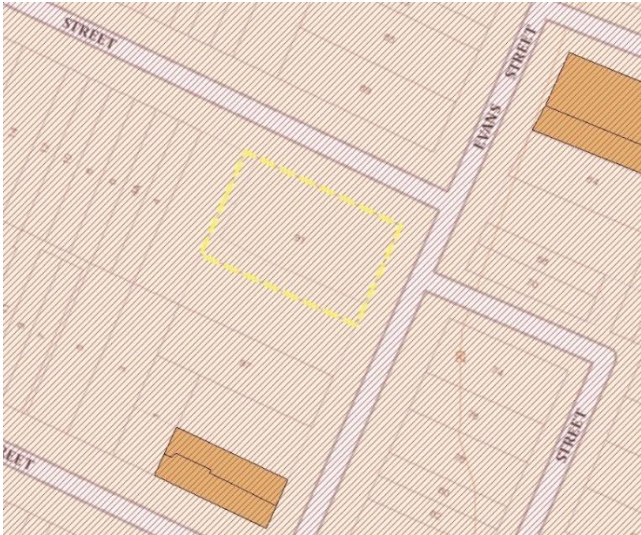
Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	

Site 21 – The Welcome Hotel

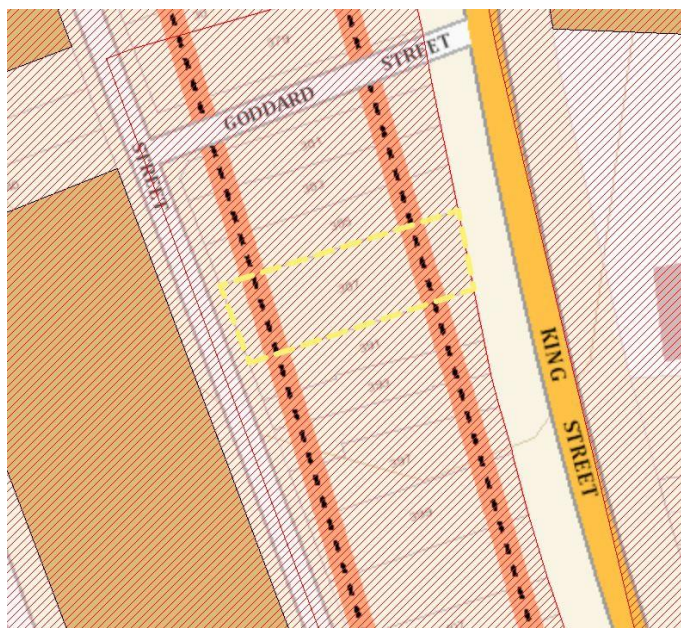| Site identification	
Address	91 Evans Street, Rozelle
Description	*The Welcome Hotel and interiors* The hotel forms part of the Valley Heritage Conservation Area (C7) and has local heritage significance as an example of an interwar Victorian Hotel building. The hotel was constructed by Ernest Rhenisch in 1877 with features including awning parapet, timber windows and rendered façade.
Site Context	The Hotel is located on the intersection of Montague Evens Street and Nelson Street. The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (0.4km).
Existing Controls	The land is zoned R1 General Residential, with no HOB controls and an FSR of 0.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification

Site identification	
Site photos	

Site 22 – 3 Weeds Hotel

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Address	197 Evans Street, Rozelle
Description	*3 Weeds Hotel* The hotel forms part of the Valley Heritage Conservation Area (C7) and has local heritage significance as an example of an interwar style Hotel building. The hotel was constructed by J Bajer in 1877 with distinctive parapet walls, timber sash windows and metal pressed stepped linings.
Site Context	The Hotel is located in a prominent landmark location on the intersection of Evens Street and Belmore Street. The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (0.2km).
Existing Controls	The land is zoned R1 General Residential, with no HOB controls and an FSR of 0.5:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 23 – Sackville Hotel	
Address	599 Darling Street, Rozelle
Description	*Sackville Hotel* The hotel forms part of the Valley Heritage Conservation Area (C7) and has local heritage significance as an example of a Victorian Regency Style Hotel building. The hotel was constructed by Edward Higgins in 1876, its height and massing were an impressive feature for its time and retains typical Victorian sprayed corners and features.
Site Context	The Hotel is located in a prominent street corner on Darling Street. The closest strategic centre is Central Station (4km) and the closest local centre is Rozelle (0.3km).
Existing Controls	The land is zoned E1 Local Centre, with no HOB controls and an FSR of 0.5:1.
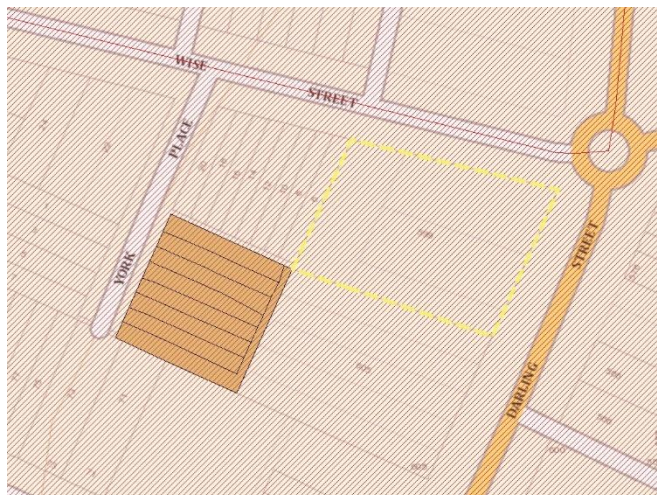
Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	

Site 24 – Garry Owen Hotel

Address	778 Darling Street, Rozelle
Description	*Garry Owens Hotel including interiors* The hotel forms part of the Valley Heritage Conservation Area (C7) and has local heritage significance as an example of a Victorian brick constructed Hotel building.

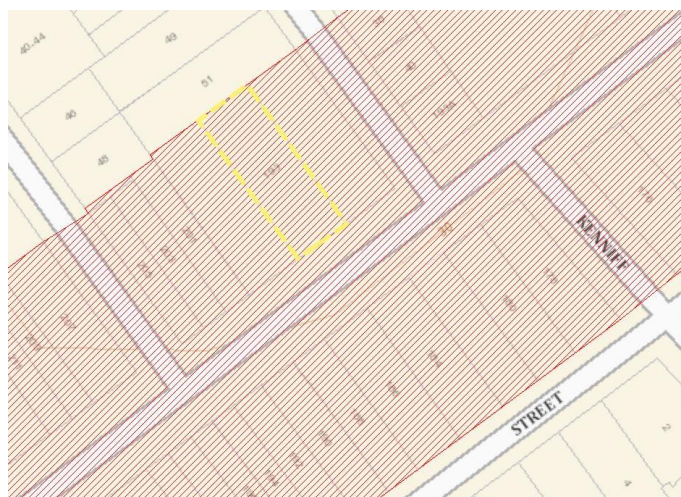| Site identification	
	The hotel was constructed by Robert Symonds in 1881 and has historical significance as a working class hotel establishment, displaying changing trends and ownership over time.
Site Context	The Hotel is located in a prominent landmark location on the intersection of Montague Street and Beattie Street.
	The closest strategic centre is Central Station (4km) and the closest local centre is Rozelle (0.3km).
Existing Controls	The land is zoned R1 General Residential, with no HOB controls and an FSR of 0.5:1.
Existing Heritage Map	
Proposed Heritage Map	

Site identification	
Site photos	

Site 25 – Native Rose Hotel	
Address	68 Victoria Road, Rozelle
Description	*Native Rose Hotel including interiors* The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of Victorian era Hotel building. The hotel was built by publican John Moran in 1877 and has historical significance as a working class hotel establishment, with distinctive art deco features.
Site Context	The Hotel is located along the Victoria Road Highway and serves as a gateway to Rozelle in the North. The closest strategic centre is Central Station (3.6km) and the closest local centre is Rozelle (0.3km)
Existing Controls	The land is zoned E1 Local Centre, with no HOB controls and an FSR of 1:1.
Existing Heritage Map	

Site identification	
Proposed Heritage Map	
Site photos	

Site 26 – Bridge Hotel

Address	119 Victoria Road, Rozelle
Description	*Bridge Hotel including interiors* The hotel forms part of the Valley Heritage Conservation Area (C7) and has local heritage significance as an example of an interwar functionalist Hotel building. The hotel was designed by architects RM Joy and Pollitt in 1941 and had distinctive features including its exterior awnings, original doors, and windows.
Site Context	The Hotel is located in a prominent landmark location on the intersection of Darling Street and Denison Street. The closest strategic centre is Central Station (2.2km) and the closest local centre is Rozelle (0.4km)
Existing Controls	The land is zoned E1 Local Centre, with no HOB controls and an FSR of 1:1.

Site identification	
Existing Heritage Map	
Proposed Heritage Map	
Site photos	