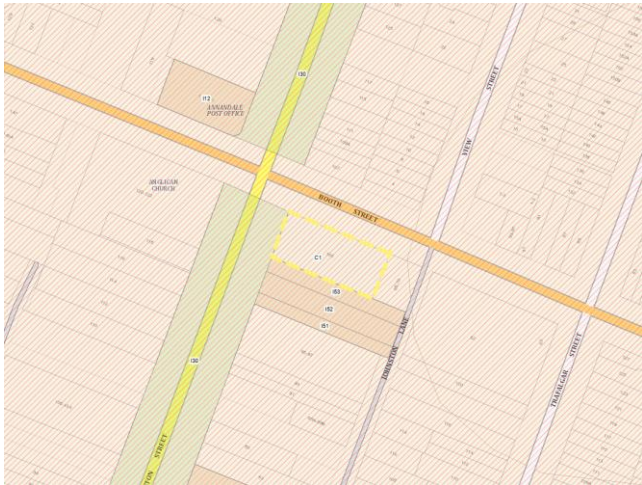
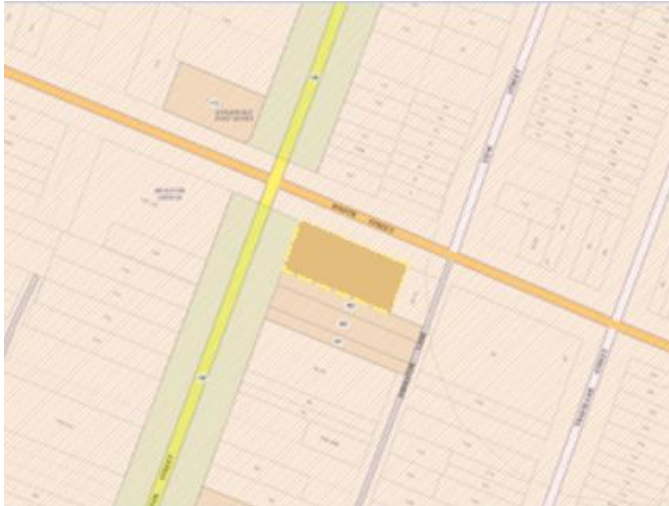


Attachment C: Site analysis (PP-2023-2604)

Site identification	
Site 1 – North Annandale Hotel	
Address	105 Johnston Street, Annandale
Description	<p><i>North Annandale Hotel, including interiors.</i></p> <p>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.</p>
Site Context	<p>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.</p> <p>The closest strategic centre is Redfern Station (2.7km) and the closest local centre is Leichhardt (1.3km).</p>
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.

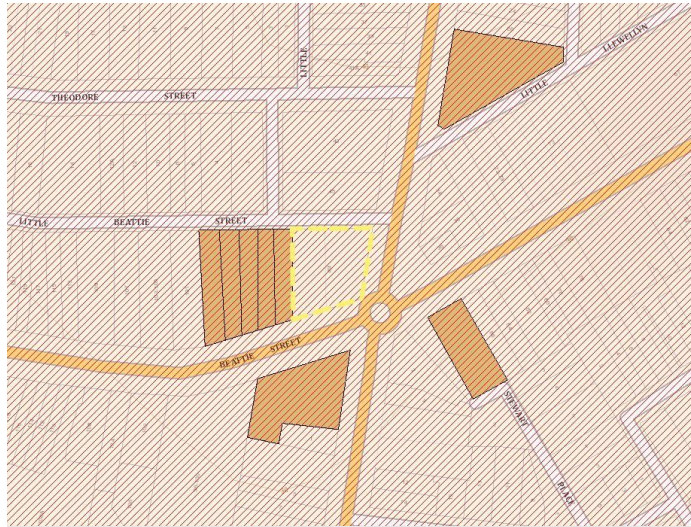
The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (1km).

Existing
Controls

R1 General Residential, no current HOB controls and an FSR of 0:5:1.

Site identification

Existing
Heritage Map



Proposed
Heritage Map

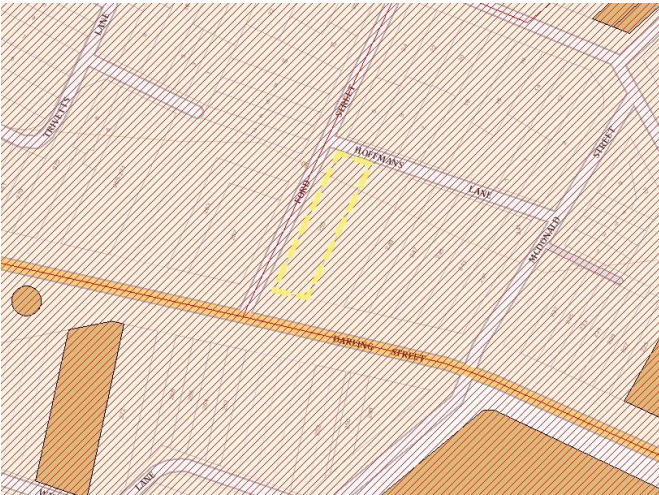



Site photos



Site 4 – Cricketers Arms Hotel

Address 255 Darling Street, Balmain

Site identification	
Description	<p><i>Cricketers Arms Hotel</i></p> <p>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.</p>
Site Context	<p>The Hotel is located in a prominent landmark location on the intersection of Darling Street and Ford Street.</p> <p>The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (1.3km).</p>
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

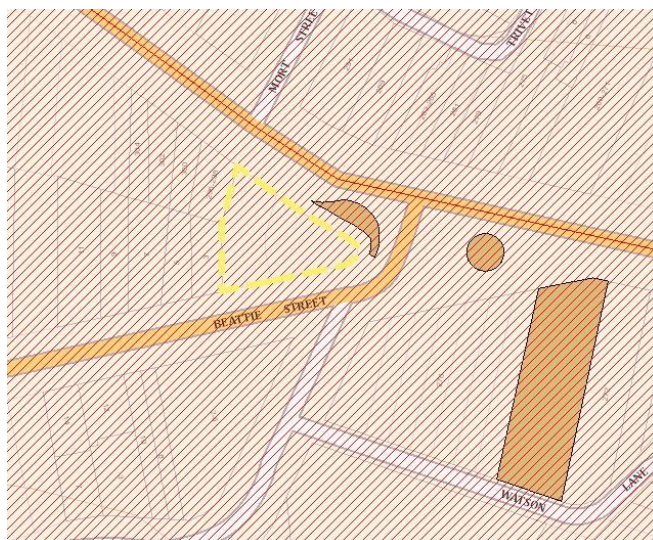
Description *Unity Hall Hotel and interiors*

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).

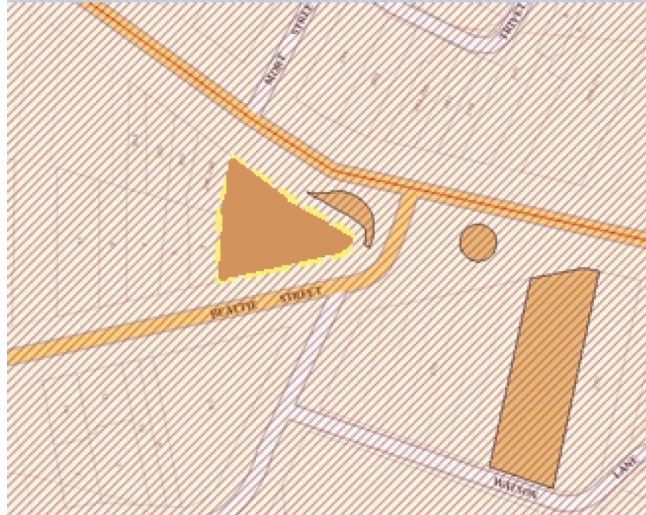
Existing Controls E1 Local Centre, no current HOB controls and an FSR of 1:1.

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

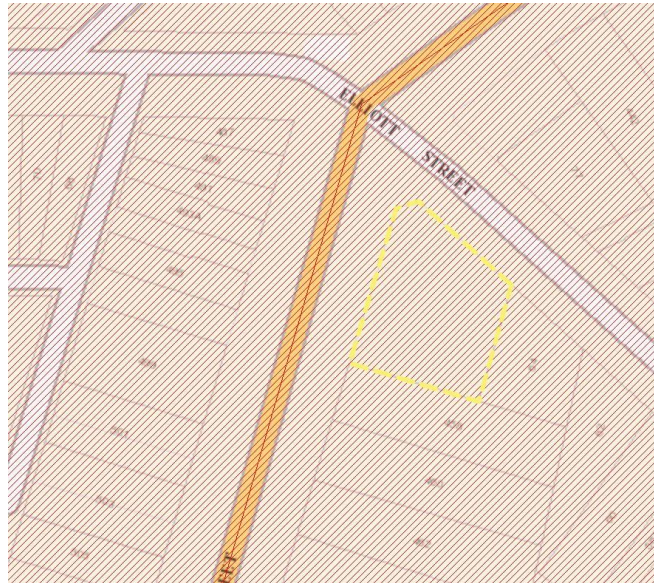
The Hotel is situated in a prominent landmark location on the corner of Darling Street and Elliott Street.

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	<p><i>Duke of Hotel and interiors</i></p> <p>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.</p>
Site Context	<p>The Hotel is located on the main commercial corner, facing darling Street to the North and Union Street to the East.</p> <p>The closest strategic centre is Redfern Station (2.4km) and the closest local centre is Newtown station (0.5km).</p>
Existing Controls	<p>The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.</p>
Existing Heritage Map	 This is a technical site plan or map showing a street grid. A yellow dashed rectangle highlights a specific site at the intersection of two streets. The streets are labeled 'MARLBOROUGH STREET' and 'ENMORE ROAD'. The map includes various lines representing property boundaries, easements, and other site-specific details. A yellow shaded area is also visible along one of the streets.
Proposed Heritage Map	 This is a technical site plan or map, identical in layout to the 'Existing Heritage Map'. It shows the same street grid with 'MARLBOROUGH STREET' and 'ENMORE ROAD' labeled. In this version, the site highlighted by the yellow dashed rectangle in the previous map is now outlined with a solid yellow line, indicating a change in its status or classification on the 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

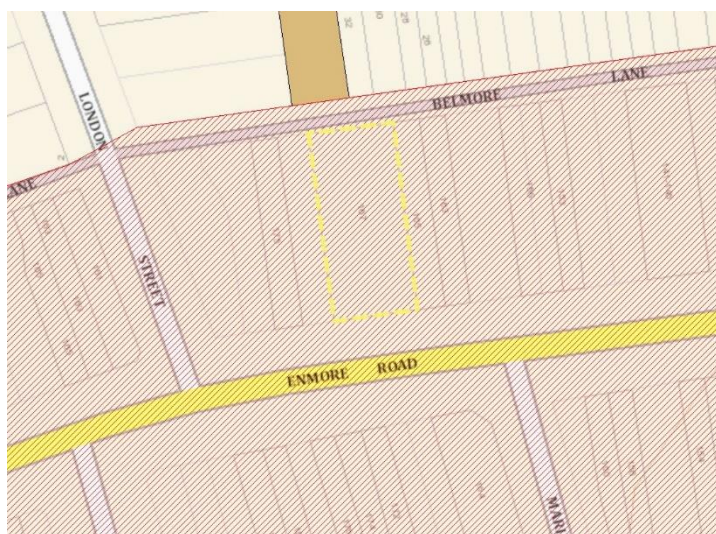
The Hotel is located on the main commercial core of Redfern, facing Enmore Road to the North and Belmore Lane to the rear.

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	<p><i>The Milestone Hotel and interiors</i></p> <p>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.</p>
Site Context	<p>The Hotel is located on the main commercial core of Redfern, facing Enmore Road to the North and Belmore Lane to the rear.</p> <p>The closest strategic centre is Redfern Station (2.7km) and the closest local centre is Newtown station (0.7km).</p>
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	 <p>This map shows a street grid with Marion Street running horizontally and Flood Street running vertically. The site at 140 Marion Street is outlined with a yellow dashed border. Surrounding lots are numbered, including 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257,</p>

Site identification

Site photos



Site 14 – Vic on the Park Hotel

Address 2 Addison Road, Marrickville

Description *The Vic on the Park and interiors*

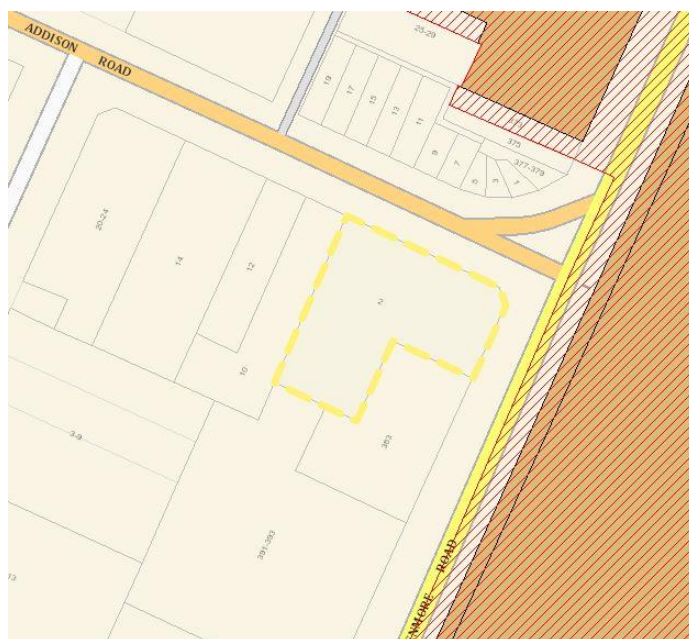
The hotel is not part of any heritage conservation areas but has identified local heritage significance as an example of an interwar free classical style Hotel building. The hotel was built by RG Simpson in 1925 and consists of a bell roofed clocktower, interwar period tiles and architecture within the 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

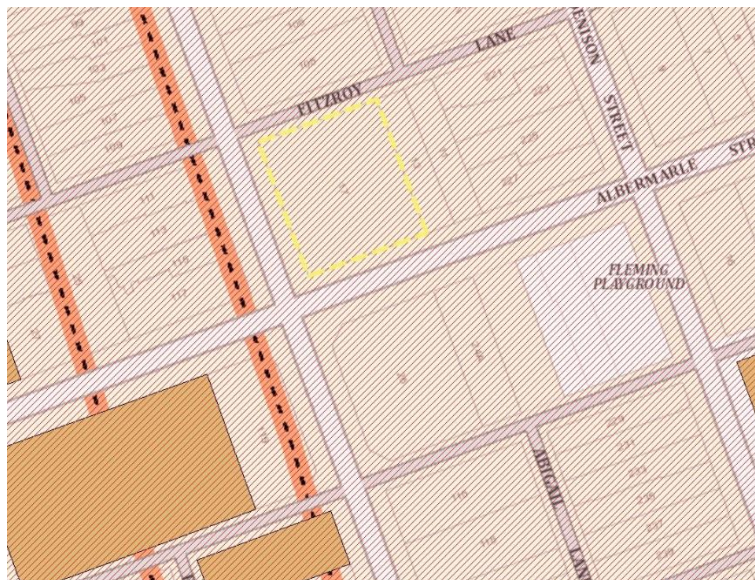
The Hotel is located in a prominent position on the intersection of Albermarle Street and Probert Street.

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.

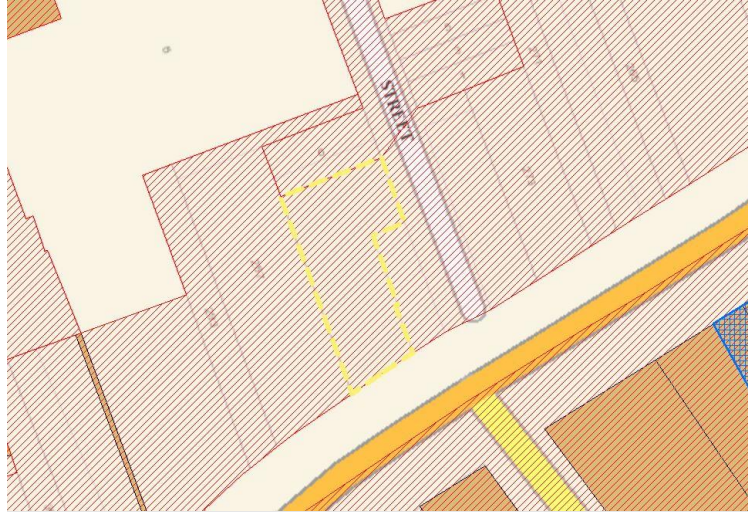
The closest strategic centre is Redfern Station (1.8m) and the closest local centre is Newtown station (0.1km).

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



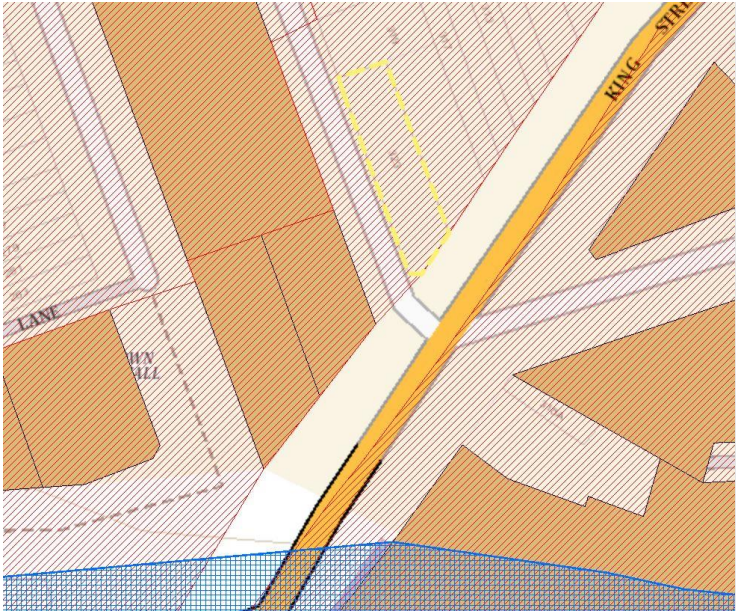

Proposed
Heritage Map



Site photos



Site 18 – Websters Bar

Site identification	
Address	323 King Street, Newtown
Description	<p><i>Websters Bar and interiors</i></p> <p>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.</p>
Site Context	<p>The Hotel is located in a prominent position on the intersection of King Street and Mery Street.</p> <p>The closest strategic centre is Redfern Station (1.8m) and the closest local centre is Newtown station (0.1km).</p>
Existing Controls	The land is zoned E1 Local Centre, with a HOB of 14m and an FSR of 1.5:1.
Existing Heritage Map	 <p>This map shows the site location on King Street, outlined in yellow. The map includes labels for 'LANE' and 'MERY HILL'. The site is located on the corner of King Street and Mery Street.</p>
Proposed Heritage Map	 <p>This map shows the site location on King Street, outlined in yellow. The map includes labels for 'LANE' and 'MERY HILL'. The site is located on the corner of King Street and Mery Street.</p>

Site identification

Site photos



Site 19 – Sandringham Hotel

Address 387 King Street, Newtown

Description *Sandringham Hotel and interiors*

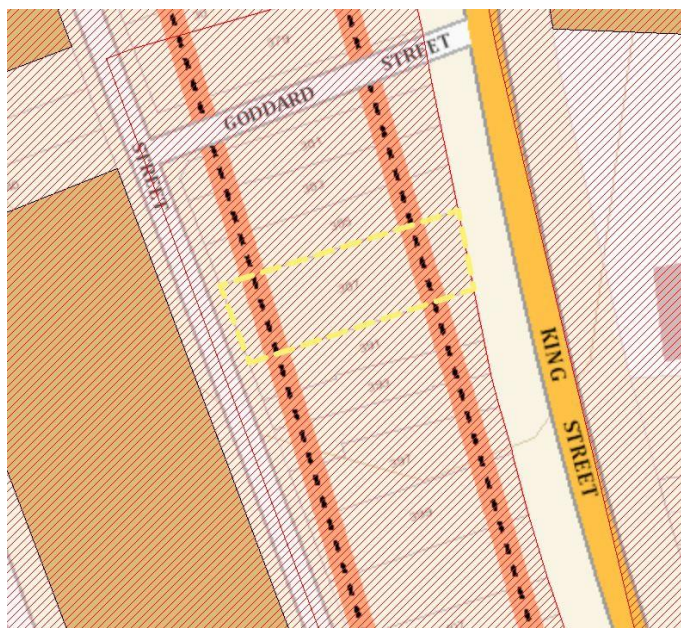
The hotel forms part of the King Street and Enmore Road Conservation Area (C2) and has local heritage significance as an example of an interwar Art Deco Hotel building. The hotel was constructed by publican William Eggleston John in 1870 with art deco awnings, mouldered plaster panels and pedimented 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

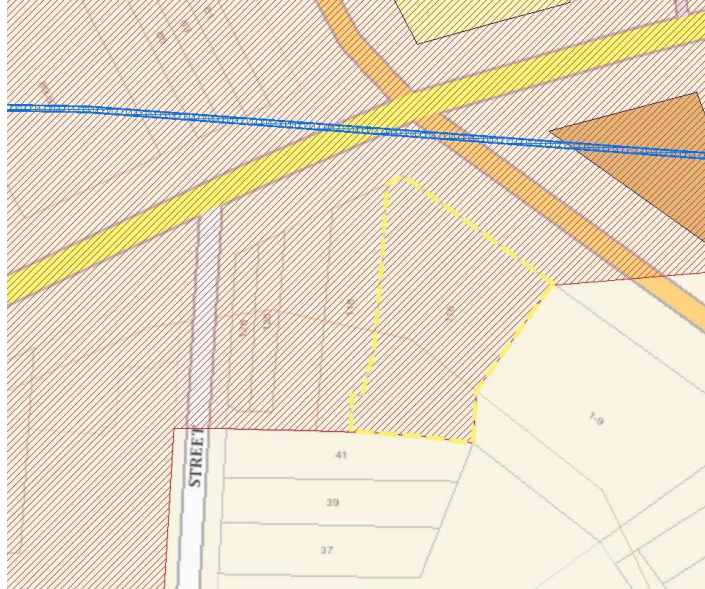
Site Context The Hotel is located on the prominent intersection of Livingston Road and New Canterbury Road.

The closest strategic centre is Redfern Station (2.1m) and the closest local centre is Newtown station (0.2km).

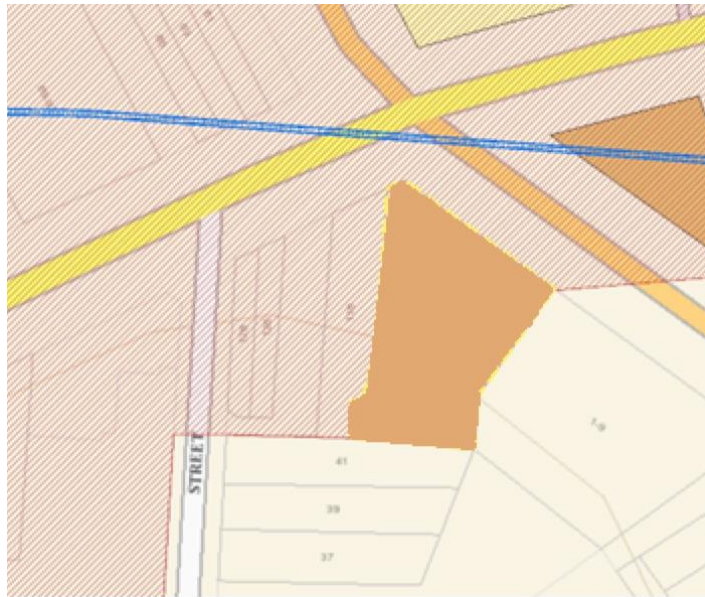
Existing Controls The land is zoned E1 Local Centre, with a HOB of 17m and an FSR of 2.2:1.

Site identification

Existing
Heritage Map



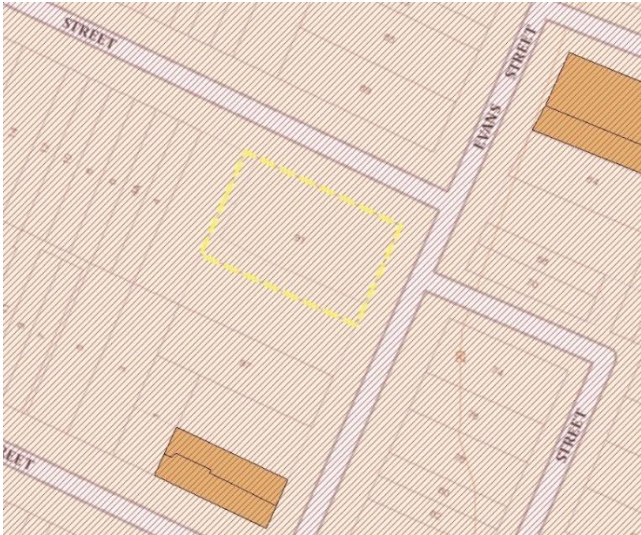

Proposed
Heritage Map



Site photos



Site 21 – The Welcome Hotel

Site identification	
Address	91 Evans Street, Rozelle
Description	<p><i>The Welcome Hotel and interiors</i></p> <p>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.</p>
Site Context	<p>The Hotel is located on the intersection of Montague Evens Street and Nelson Street.</p> <p>The closest strategic centre is Central Station (3.7km) and the closest local centre is Rozelle (0.4km).</p>
Existing Controls	The land is zoned R1 General Residential, with no HOB controls and an FSR of 0.5:1.
Existing Heritage Map	 <p>This is a street map showing a grid of streets. A specific lot is highlighted with a yellow dashed rectangle. The lot is situated on the west side of Evans Street, between Montague Street to the north and Nelson Street to the south. Other buildings are shown as solid orange shapes on the map.</p>
Proposed Heritage Map	 <p>This is a street map showing a grid of streets, identical to the existing map. The same lot on Evans Street is now highlighted with a solid orange rectangle, indicating its proposed status on the heritage map.</p>

Site identification

Site photos



Site 22 – 3 Weeds Hotel

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

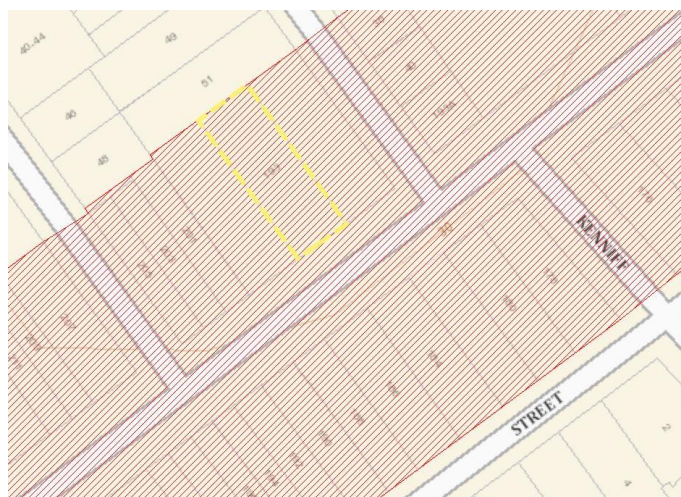
The Hotel is located in a prominent landmark location on the intersection of Evans Street and Belmore Street.

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

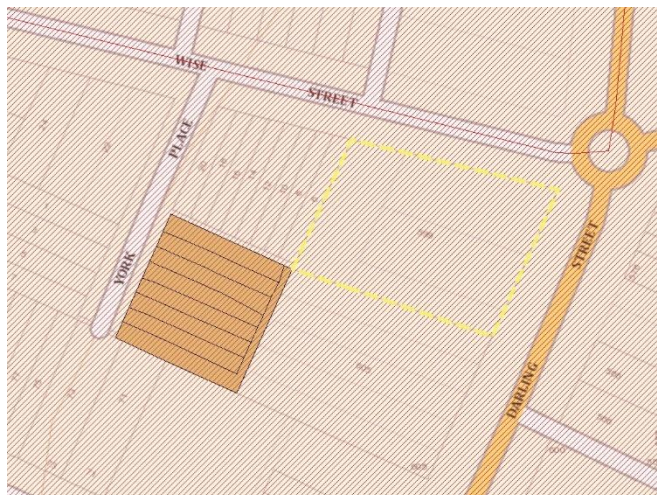
The Hotel is located in a prominent street corner on Darling Street.
The closest strategic centre is Central Station (4km) and the closest local centre is Rozelle (0.3km).

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

