

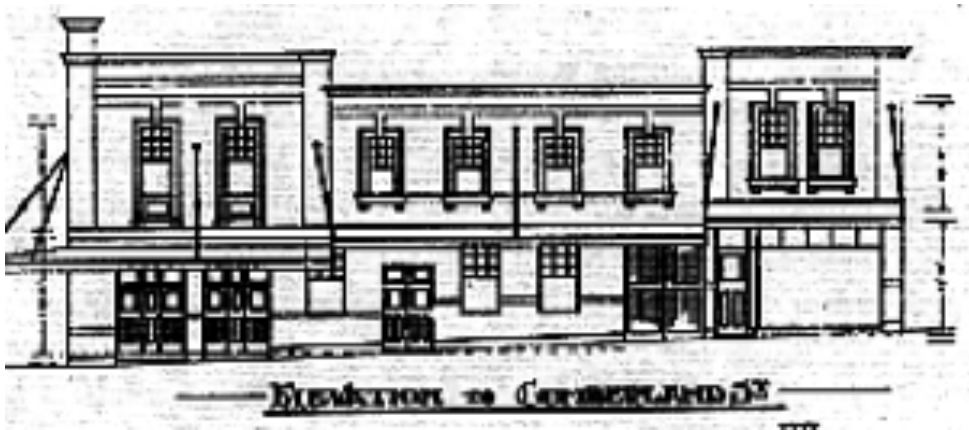
# **PROPOSED SECTION 96 ALTERATIONS**

**TO**

## **THE AUSTRALIAN HOTEL**

**CUMBERLAND STREET, THE ROCKS**

### **HERITAGE IMPACT STATEMENT**



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Prepared for:

Hotel Australian, The Rocks Pty Limited

May 2013

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Frontispiece: Plans of the Australian Hotel (elevation to Cumberland Street)

Source: CMP p. 51

## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a second Section 96 application for alterations to the approved development consent for alterations to the Australian Hotel, The Rocks, NSW. The alterations are to an approved set of plans that were prepared in December 2011 by Humphrey & Edwards that were an amendment to a previous development application that was approved by the Heritage Branch of the NSW Department of Planning (DA160-10-2008) in April 2009.

The property is owned by the Sydney Harbour Foreshore Authority (SHFA) and consent must be obtained from them as owners for the application to proceed.

Since approval of the proposals (and the first Section 96), the leaseholders of the Hotel have decided to alter their design proposals to amend the scope of work. The following report only addresses the impact of the current Section 96 changes in relation to the approved design and the Conservation Management Plan.

The report has been prepared on behalf of Hotel Australian The Rocks Pty Limited, the licensees of the Hotel.

### 1.2 THE STUDY AREA

The study area is the Australian Hotel 100-102 Cumberland Street, the former shop at 104 Cumberland Street and the shop at 87 Gloucester Street, The Rocks.

The site is identified as Lot 1 in DP 777656. Figure 1.1



SITE

Figure 1.1 The Australian Hotel

Source: Google Maps

### 1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

#### 1.4 PREVIOUS REPORTS

The Hotel has been the subject of several heritage reports most notably:

NSW Department of Commerce. Governments Architects Office, *Australian Hotel Conservation Management Plan*, June 2006

The CMP was a very thorough examination of the history of the place, its fabric and its significance. The CMP also contained conservation guidelines. The approved proposals were assessed against this document.

A heritage report was also prepared by Robertson & Hindmarsh in 1989 when the building underwent substantial refurbishment and repair, but this has not been sighted by the author:

Robertson & Hindmarsh Pty Limited, *The Australian Hotel: An Investigation of the Significance of the Australian Hotel and adjacent Shops and Residences, Cumberland and Gloucester Street, The Rocks*, January 1990

The original proposals were accompanied by a heritage impact statement prepared by John Graham & Associates.

The revised proposals and the previous Section 96 application were accompanied by heritage impact statements prepared by this office.

#### 1.5 METHODOLOGY

This impact statement has been prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impacts" and 'Assessing Heritage Significance' guidelines.

The Plan contained a detailed history of the place and an assessment of significance and no additional research was carried out for this report. A short summary of the history is included below.

#### 1.6 AUTHORS AND ACKNOWLEDGMENTS

This report was prepared by John Oultram John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list heritage consultants.

## 2.0 HISTORICAL SUMMARY

The site of the Hotel was formerly an area of residential properties some dating back to the beginning of the Nineteenth Century. Some evidence of these properties remains under the building. The area was cleared following its resumption by the government in 1900 in response to the outbreak of the bubonic plague. An advisory board prepared a scheme for the replanning of the whole area and the streets were realigned. The Hotel site was created as a triangular lot at the corner of Cumberland Street and Gloucester Street.

In 1912 John Murray was granted a licence to operate a Hotel on the site with a five year lease. The lease was transferred to Resch's Ltd in 1913 and plans were prepared for a two storey Hotel and two shops (BA291/14). The architects for the Hotel are not identified and it was presumably designed by the Resch's company architects. The Hotel was completed around the end of 1914. The Hotel has remained in public ownership through various organizations.

The Hotel has undergone some change and this is detailed in the Plan. Much of the work related to repairs and refurbishment. Parts of the layout have been changed to enlarge bar areas and connect rooms on the first floor. In 1974 the upper floor of the Hotel was converted to a licensee's residence.

Extensive conservation and reconstruction works were carried out in 1991-92. These are documented in the Plan.

## 3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in October 2009 and January 2013.

The Australian Hotel is a group of three buildings on a triangular site at the junction of Cumberland Street and Gloucester Street. At the apex is the hotel, a two storey rendered masonry building in the Federation Free style. At the rear to each side are two storey shops fronting the street in the same style. The site slopes down Gloucester Street. There is an suspended awning to each side that steps with the fall of the street. There is an open passage between the Hotel and the shops with steps down to Gloucester Street.

Internally the Hotel has bars, lounges and lavatories on the ground floor. The main bar is split level to suit the footpath levels. The upper floor has bedrooms around a dog-leg corridor with a central service area. There are several changes in level and there is a stair to the First Floor of the western shop. There is a single timber stair from the Hotel to the upper floor with a second flight up to a roof terrace.

The shop to Cumberland Street has been converted to a restaurant and kitchen. The shop to Gloucester Street is a wine emporium and storage space. There is a stair from the upper level to a small roof terrace.

There is a collection of pitched roofs in corrugated metal behind a stepped parapet to the street with valley gutters. There are several small roof enclosures to the stairs and dividing walls and chimneys.

## 4.0 HERITAGE CONTROLS

### 4.1 HERITAGE BRANCH OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

#### State Heritage Register

Under the Heritage Act 1977 (amended 1998), the Heritage Branch of the NSW Office of Environment and heritage (formerly the NSW Department of Planning) administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is listed on the State Heritage Register No. 01528 (Database Number 5053143).

Development at the site requires the consent of the Heritage Branch.

#### State Heritage Inventory

The Heritage Branch also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans and Section 170 Registers. The subject property is listed on the State Heritage Inventory Database Number 4500010. Listing on the Database has no statutory implications for development at the site but reflects the listing of the property on the Section 170 Register of the Sydney Harbour Foreshore Trust.

#### Section 170 Register

Section 170 of the NSW Heritage Act Requires government authorities, such as SHFA, to establish and keep a register of items of heritage significance. The Hotel is listed on SHFA's Section 170 Register. Listing on the Register has no statutory implications for development at the site but reflects the listing of the property on the State Heritage Register.

### 4.2 SYDNEY HARBOUR FORESHORE AUTHORITY SHFA

The Sydney Harbour Foreshore Authority are the owners of the property and consent will be required from them for the development application to proceed. The property is listed on the Section 170 Register prepared by the Authority.

### 4.3 SYDNEY COVE REDEVELOPMENT AUTHORITY

The Rocks is covered by the SCRA Scheme that has the status of an Environmental Planning Instrument under Schedule 6 of the Environmental Planning and Assessment Act 1979. The scheme controls heights on particular sites.

### 4.4 LOCAL AUTHORITY

The site is across from the boundary of the Sydney City Council Local Government Area. The property is in the vicinity of a heritage item in Schedule 8 of the *Sydney Local Environment Plan 2005* (as amended) (LEP), the Bradfield Highway.

The nature of the listed structure and the extent of the proposed works would preclude there being any impact on the heritage item.

It is intended that the City of Sydney take over the consent role for applications for development in the Rocks but it is understood that this Section 96 application will be dealt with by The NSW Department of Planning who approved the previous design.

#### 4.5 OTHER LISTINGS

##### 4.5.1 National Trust

The property is classified on the Register of the National Trust of Australia (NSW). Listing on the Register has no statutory implications but is widely regarded as an authoritative indication of significance.

##### 4.5.2 Australian Institute of Architects

The property is included on the Institute's Register of 20<sup>th</sup> Century Buildings of Significance (NSW). Listing on the Register has no statutory implications but is widely regarded as an authoritative indication of significance.

## 5.0 DISCUSSION OF SIGNIFICANCE

### 5.1 ASSESSMENT OF SIGNIFICANCE

The Plan contained a detailed assessment of significance using the criteria developed by the NSW Heritage Office.

The Statement of Significance indicated:

#### **4.2 Statement of Significance**

The Australian Hotel is significant as a largely intact example of the public houses that were built in The Rocks from the establishment of the Colony and part of a suite of buildings, which demonstrate changing social and drinking habits over time. It is also likely to have a high degree of social significance as a traditional meeting place and abode of working men within The Rocks area and it continues to provide the service for which it was designed.

Its form and siting reflects the 1903 Hickson, Davis and Vernon planning scheme, designed to improve the hygiene and amenity of The Rocks inhabitants following the 1900 plague outbreak. It has landmark qualities on a prominent site at the corner of Cumberland and Gloucester Streets.

The building is an attractive and well-resolved example of Edwardian hotel architecture, with quality finishes, fabric and details. The building has a high degree of intact fabric and details and integrity. The combination of hotel and shops in one architectural treatment and the two level bar demonstrates an innovative response to the characteristics of the site and the needs of the community at the time.

The archaeological resources within the site are also highly significant. Relating to the occupation of the site prior to changes for the 1903 planning scheme and construction of the Hotel, they provide a rare opportunity in conjunction with other sites, to study an early and significant community in the development of Sydney and the State.

CMP p.108

We would concur with this Assessment

### 5.2 GRADINGS OF SIGNIFICANCE

The Plan also contained a detailed analysis of fabric to assess the significance of its layout, features, fabric and elements. This analysis has been used to examine the impact of the proposed changes.

## 6.0 APPROVED WORKS

The approved works were shown on Drawing Nos 2037 DA-1E, DA-2F, DA-3F, DA-4E DA-5E, DA-6E, DA-7F, DA-8E and DA-9E prepared by Humphrey + Edwards.

### Basement

- Partial excavation to form a new lift
- New stair to the bar
- Demolition of internal walls
- New rainwater tank
- New garbage room

### Ground Floor

- Reconfiguration of the toilets
- New stairs to the rear passage
- New lift
- New kitchen to the Cumberland Street Shop
- Demolition of the shop stair
- New cool room

### First Floor

- Reconfiguration of the internal service area to form a bar, cool room and store
- Refurbishment of the toilets
- New lift and slab to the passage
- New opening to the main stair hall
- New stairs to the roof
- Demolition of the stud walls to the Cumberland Street Shop
- Demolition of the stair to the roof
- New openings to the bedroom walls

### Roof

- New toilets
- New deck structure over the whole roof
- New kitchen and bar
- New awning to the centre of the roof

The previous proposals were approved in April 2009 with some heritage conditions that required the following:

Condition	Condition
H2	<i>Bulkheads shall be retained around removed internal walls to assist in their interpretation</i>
H3	<i>The awning roof of the terrace addition shall be cantilevered and not supported by cables. The awning should not be curved but splayed</i>
	The awning roof is supported on slender columns. The awning is splayed and there are no cable supports
H4	<i>Any original joinery elements such as skirtings, architraves, windows etc. that are to be removed must be stored appropriately for potential reuse</i>
H5	<i>No false ceilings shall be installed on the First Floor</i>
	The ceiling to the new cool room will be replaced where it has been damaged by water leaks
H6	<i>The glass balustrade should be set as low as possible to mitigate noise and meet BCA standards and should be set back 120mm from the inside of the existing parapet wall</i>
	The glass balustrade is set to comply with the BCA and the height will be reduced
H7	<i>The height of the parapet plant is reduced to its minimum allowable height</i>
H17	<i>The reconstructed pressed metal ceiling on the Ground Floor of 104 Cumberland Street must be reinstated prior to the completion of the works</i>
H19	<i>If possible existing penetrations are to be utilised for the installation of fire services. If new penetrations are required the impacts on cornices, pressed metal ceilings and any other significant architectural detailing should be minimised</i>

The conditions will be met in the revised proposals except where indicated.



## 7.0 PROPOSED AMENDMENTS

The owners of the Hotel have carried out design development of the approved scheme and would like to revise the scope of works to reduce the extent of the changes.

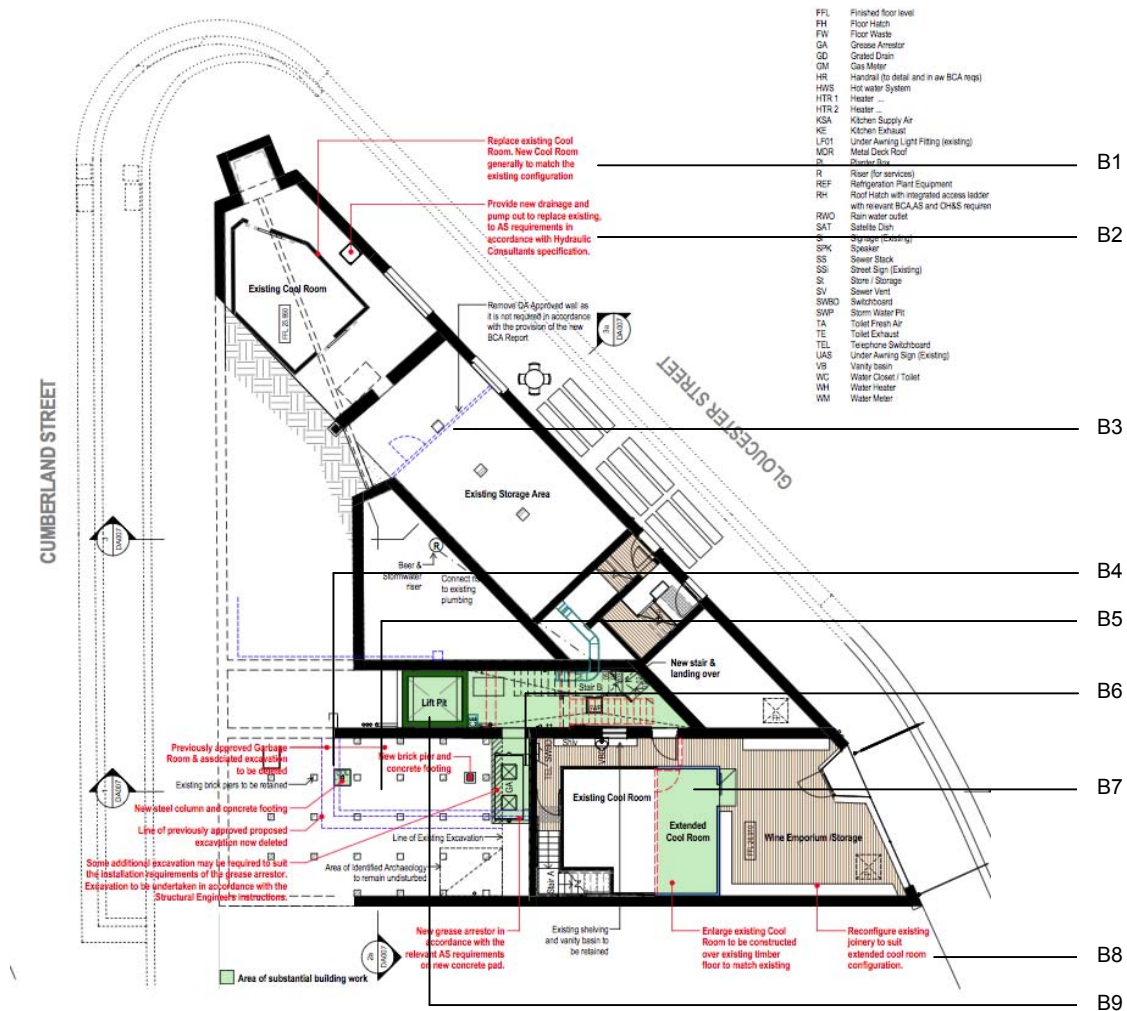
The proposals are shown on Drawing Nos 2105 DA001H, DA002I, DA003J, DA004I, DA005I, DA007I and DA009H prepared by Humphrey + Edwards. The changes are assessed below. The key numbers relate to the notes on the drawings that are highlighted in red.

The impact of the changes is noted as:

P	POSITIVE	THE CHANGE IS POSITIVE IN HERITAGE TERMS
N	NEUTRAL	HAVING THE SAME EFFECT AS THE APPROVED DA
S	SOME	THE CHANGE WILL HAVE SOME MINOR ADDITIONAL IMPACT

Only changes that are significantly at variance with the approved design (identified in the tables as S) are assessed against the CMP, though some detail is provided for some of the other changes to clarify the detail.

7.1 BASEMENT



	BASEMENT		ASSESSMENT
B1	Renew cool room	N	The cool room will be refitted within the existing space
B2	New pump out pit	N	The works are minor
B3	Delete proposed wall	P	The space will remain as is
B4	Delete garbage room	P	The extent of excavation will be reduced
B5	New footings	S	The excavation will be in an area with archaeological potential but is less intervention that the approved DA
B6	New grease arrester	S	The excavation will be in an area with archaeological potential but is less intervention that the approved DA
B7	Enlarge cool room	S	The changes will affect the layout of 87 Gloucester Street
B8	Reconfigure joinery	S	The changes will affect the layout of 87 Gloucester Street
B9	Deletion of lift pit	P	The extent of excavation will be reduced

### 7.1.1 Impact of the changes in relation to the CMP

Changes B1 and B2 are minor alterations to the approved plan. Changes B3 and B4 will delete works that would have disturbed original fabric and their deletion means there will be less impact in these areas. Change B4 and B9 will considerably reduce the amount of excavation required.

#### (B5) New footings

The new footings are required to support new elements above. They are placed in an area that was intended to be excavated for a garbage room (now deleted) and will require limited excavation. The area has some archaeological potential and the works should be monitored for evidence of previous configurations or relics and any finds inspected by an archaeologist.

#### (B6) New grease arrestor

As B5.

#### (B7) Enlargement of the Cool Room

The extended cool room is sited in the shop that fronts Gloucester Street. The original plans for this area show no internal partitions. (Figure 7.1)

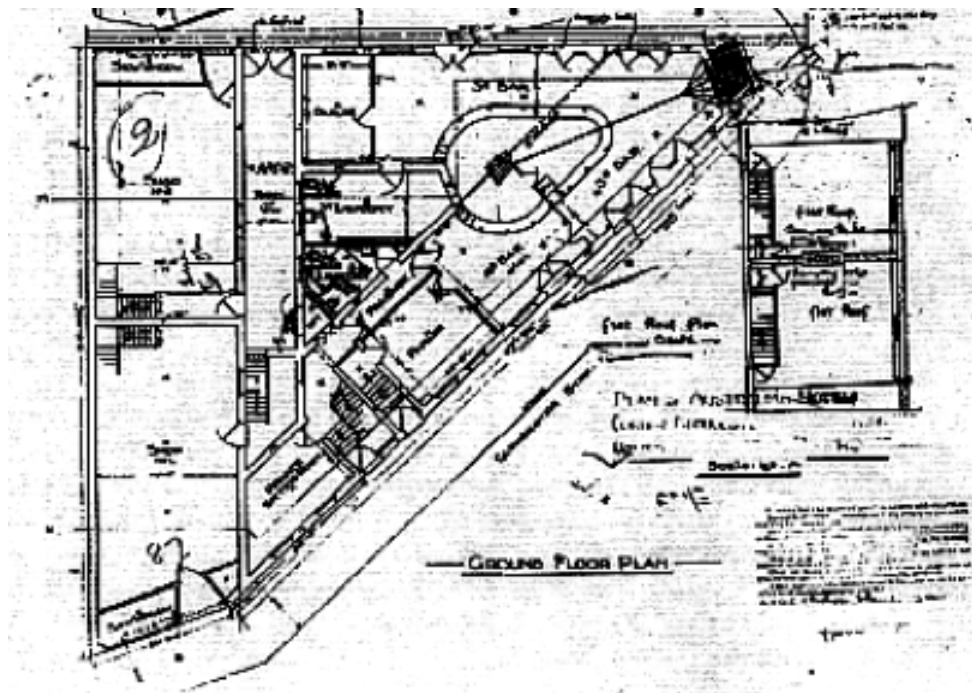


Figure 7.1 Original plan of the ground floor of the Australian Hotel

Reproduced in the CMP p. 52

The CMP identifies this area as of:

*Exceptional significance: Original shopfront to 87 Gloucester Street including form, floor and wall tiles, pressed metal soffits, raised floor platforms (where extant)*

CMP p. 110

though the area is identified as being of *High Significance* in the ranking diagrams

CMP Figure 3.25.

There is now a passage to the stair to the first floor that is noted in CMP as being original though it is not shown on the original drawings. The area is fitted out as a wineshop with timber display cases. Floors are in polished timber. Walls are in painted plaster and ceilings are in pressed metal. There is a timber wall to the stair passage with glazed highlights and expressed wall studs. There is a modern cool room to the rear with display cases.

It is intended to extend the cool room further into the shop and relocate the shop fittings. These are clearly later fittings as they were relocated for the installation of the cool room. The timber side passage will be extended to suit in matching materials to the existing timber wall with highlights. The current front section of the wall that is to be demolished should be salvaged and relocated to the end of the cool room. The door to the passage has been removed. The pressed metal ceilings will be retained as is above the cool room ceiling.

It is clear that the shop fitout is not original and the change here will retain a fair portion of the area as a shop with no change to the external façade or original fabric. The cool room is an independent structure and can easily be removed.

(B8) Reconfiguration of the shop fittings

The shop fittings do not appear on the original drawings and are a later alteration. The changes will not impact on original fabric.

Figures 7.2-7.4



Figure 7.2 87 Gloucester Street, The Rocks

View to the rear of the shop showing the shop fittings



Figure 7.3 87 Gloucester Street, The Rocks

Coolroom

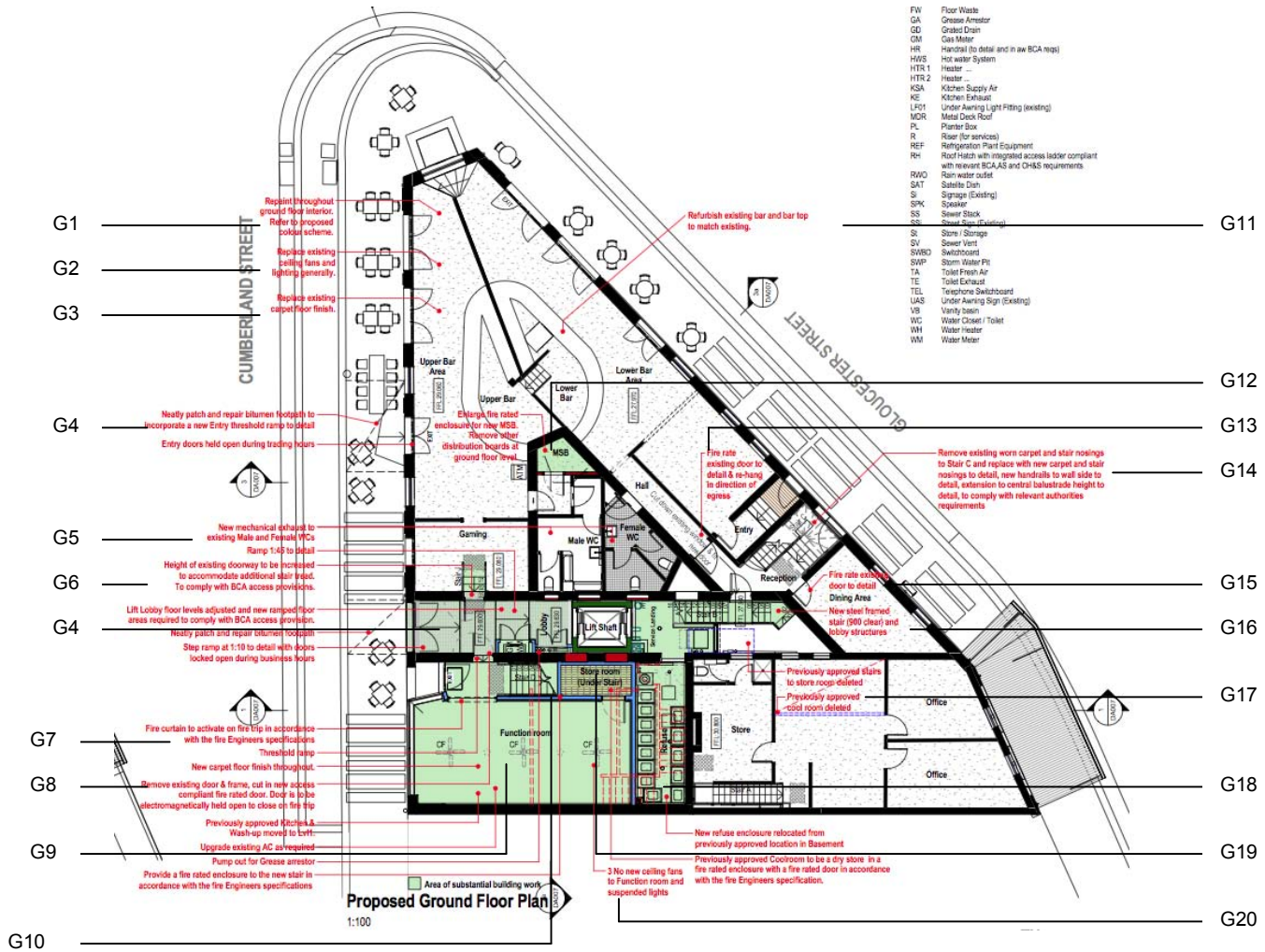


Figure 7.4 87 Gloucester Street, The Rocks

Timber boarded passage to the stair



## 7.2 GROUND FLOOR



	GROUND		ASSESSMENT
G1	Redecoration of bar	P	The redecoration will be based on the original colour schemes exposed by paint scrapes
G2	New ceiling fans	N	The fans will replace the existing that are a later fitment
G3	Replace carpet	N	The carpets are a later fitting
G4	Floor levels adjusted	S	The works are to allow compliance with the BCA and to suit the new lift level
G5	New exhaust to the lavatory	N	The works are required for BCA compliance and are minor
G6	Door head height adjusted	N	The change is minor
G7	New fire curtain	N	The reconfiguration of this area was previously approved the revised plans aim to retain the space more to its earlier layout.
G8	Replacement fire door		The works are required for BCA compliance. The door is a later alteration
G9	Kitchen deleted	P	The space will reflect its original layout
G10	New fire wall to stair		The works are required for BCA compliance. The reconfiguration of this area was previously approved the revised plans aim to retain the space more to its current layout.
G11	Refurbish bar	N	The change is a like for like upgrade
G12	New fire enclosure	N	The change is minor and in an area that is being refitted
G13	Fire rate and rehang door	N	The works are required for BCA compliance
G14A	New carpet	N	The carpets are a later fitting
G14B	New handrails and adjustment	S	The works are required for BCA compliance
G15	Fire rate door	S	The works are required for BCA compliance

G16	New steel stair	N	The new stair replaces a new stair that was previously approved in a similar location
G17	Delete cool room	P	The cool room was previously approved and the change will allow the current configuration to remain as is
G18	New refuse enclosure	S	The works will reduce the size of the room but is less intrusive than the approved kitchen
G19	New fire rated walls to store	N	A cool room was previously approved in this location and the change is minor
G20	New ceiling fans	N	The area has been largely rebuilt and fans are fitted to other bar areas

### 7.2.1 Impact of the changes in relation to the CMP

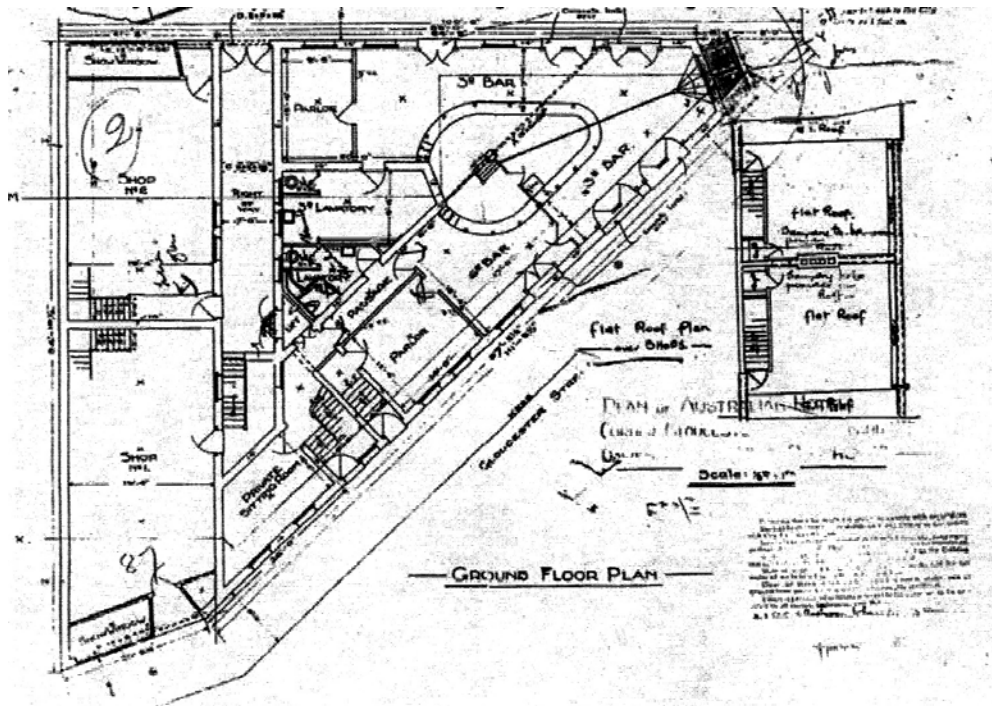


Figure 7.2 Original plan of the ground floor of the Australian Hotel

Reproduced in the CMP p. 52

#### (G1) Redecoration of bar

The bar areas are rated in the CMP as being of *Exceptional Significance* (CMP p. 111). The existing colour scheme is noted to be of *Moderate Significance* (CMP p. 111). The CMP notes that the current colours are based on the original paint scrapes but this does not appear to be the case.

The CMP is mute on internal redecoration though under Section 7.5.2 for fabric of *Moderate Significance*....*intervention is possible.....provided that it protects the overall cultural significance an is carefully considered and executed* (CMP p. 133).

Paint scrapes have been carried out to the bar areas and the current walls colours are later. The new colour scheme will be based on the tonal arrangement of the original colour scheme.

### (G3) Replace carpets

The current carpets are later fittings and the original floor covering is not known. Section 7.5.6 of CMP allows for the new floor coverings:

*New internal floor coverings are permissible, but should have a minimal impact on the floor structure.*

CMP p. 142

A traditional carpet design is preferred based on the style of the period of construction, but this could be in the form of a modern interpretation of this.

The floors of the bar areas should be inspected following removal of the existing carpets for evidence of previous configurations or floor coverings and any finds recorded prior to the laying of the new carpets.

### (G4) Passage floor levels adjusted

The area to the east of the Hotel was originally a shop facing Cumberland Street with a service passage to the shops and the Hotel service lift. The passage has a concrete floor with the brick walls to the Hotel both sides. The passage is noted in the CMP as being of *High Significance* though it is clearly a crude service passage that has none of the decorative features of the Hotel proper. The passage will be blocked by the approved, new lift. The floor will be adjusted to suit the new lift level with short ramps at the entrance and lobby but it will remain readable as the former service entrance to the shops. The floor will be resurfaced in granite to provide durability and this is a suitable material that will reflect the robust use of the passage.

### (G6) Door head raised and new step

There was no door here in the original plan and the opening is a later alteration presumably carried out when the shop was incorporated into the hotel. The door is not illustrated in the plans in the CMP. It is fabric of low significance and its alteration is a minor change.

### (G7 & G10) New fire curtain

The new wall and fire curtain will allow the room in the former shop to be separated from the new stair to the first floor (previously approved) and the lift passage. It is a sensible change that should be read in conjunction with the relocation of the kitchen that will allow the function room to return to a more original form.

The area is noted as being of *High Significance* and the CMP generally precludes alteration here (CMP p. 133) but the works are clearly a positive as the space will be returned to a more original layout and the wall finishes can be retained as is.

### (G9) Deletion of Kitchen

The shop area was largely rebuilt internally around 1999 (see CMP p. 101) that included the provision of a kitchen. The interior fabric to the ground floor is noted as being of *High Significance* (CMP p. 113) despite its reconstruction.

The proposed kitchen will be relocated on the first floor will allow the function room to return to a more original form. There is some alteration to the room layout but this is in line with the current configuration (that is modern). The ceiling will be lowered to allow for a new floor structure to the kitchen above and the pressed metal ceiling (that is a later reconstruction) will be installed at the lower level.

### (G14 A) New carpet to stair

See G3 above.



**(G14B) New handrails to stairs**

The current stair does not comply with the BCA that requires a certain height and a continuous handrail. A new handrail will be fitted to the wall and a second handrail affixed to the current handrail at the required height. The current balustrade and handrail will be retained.

The stair is ranked of *High Significance* in the CMP. The CMP addresses compliance issues in Section 7.6.3 but is mute on the specific change proposed. The CMP recommends an approach that avoids an *unacceptable degree of intervention* (CMP p. 146). The proposed change is additive and reversible and requires only minor adjustment of the current handrail. The detail should be done as simply as possible and in a manner that signals the change (i.e. does not mimic the current detail) with discrete fixings to the current handrail.

**(G 13 & 15) Fire rate doors to hall**

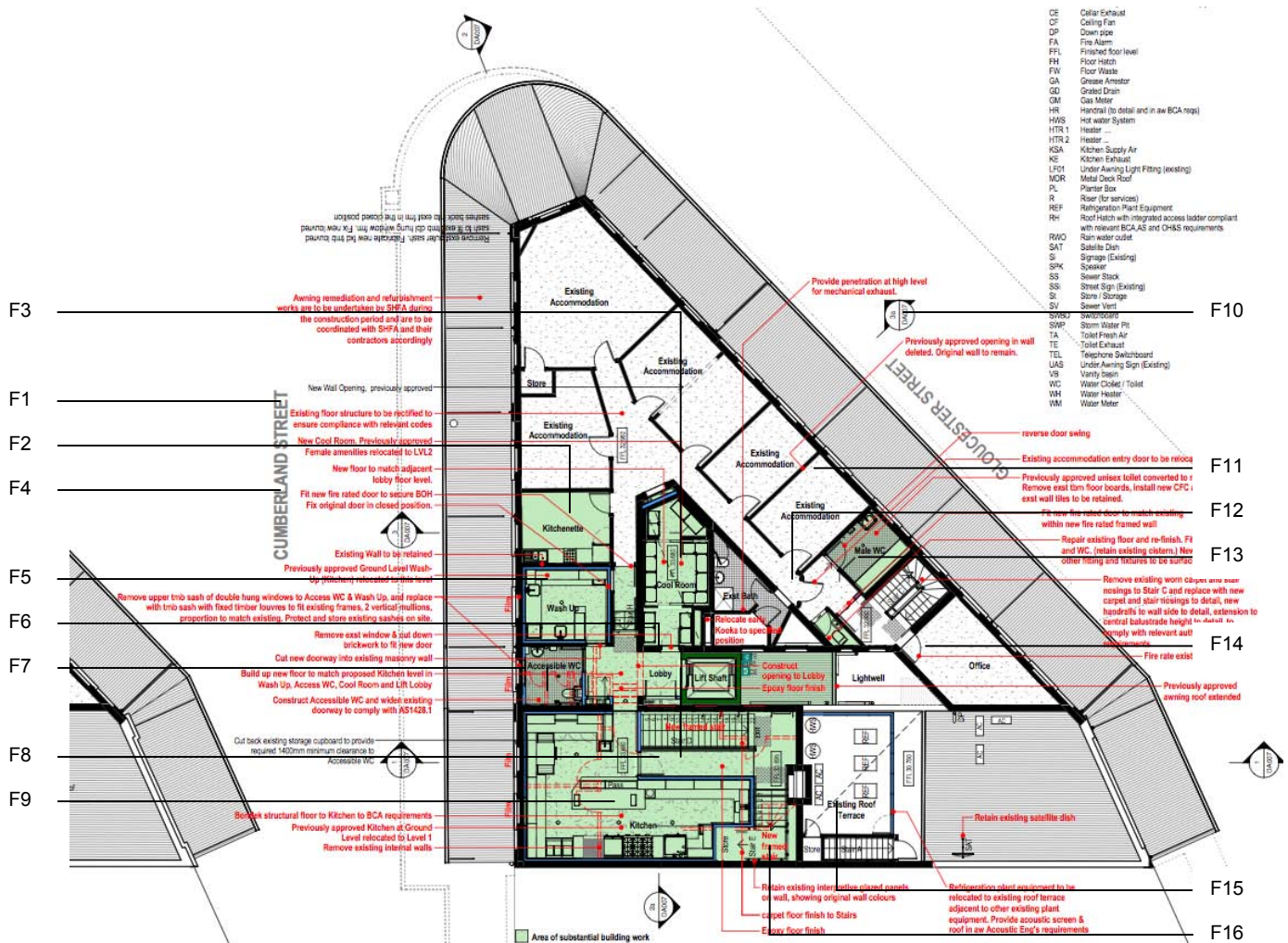
The work is required for BCA compliance. The door is original and should be retained and upgraded in a manner that retains as much of the original fabric as possible. The use of intumescent paints will also be considered.

**(G19) New refuse enclosure**

The new refuse room is located in the area where the stair is to be removed. The change will not occupy part of the former shop as there appears to have been a screen in this location in the original plans. The overall affect of this and the other works in this location is generally positive as the space will be returned to a more original form.

The interpretive, glazed panel to the wall of the stair (that is to be removed) showing the original wall colours is to be retained.

### 7.3 FIRST FLOOR



	FIRST		ASSESSMENT
F1	Floor structure repaired	P	The floor structure requires upgrading to meet current structural codes
F2	New kitchenette	P/S	The original layout will be retained and the room refitted
F3	Relocation of cool room	S	This area was approved for conversion to toilets and the level of change is similar
F4	New fire door and steps	S	The new door will close off the back of house facilities
F5	New wash up room	S	The room will be altered from a bedroom to a service area with a new door to the landing
F5A	Window alterations	S	The upper sashes will be replaced with louvres and a film applied to the lower sash
F6	New door in place of window	S	Some removal of original fabric
F7	Reconfiguration of toilet and landing	N	The alterations to the toilet are similar to those approved
F8	New walls to stair and hall	S	The rebuilt layout will be altered
F9	New kitchen	S	Alteration to rebuilt layout
F10	New opening deleted	P	The original layout will be retained
F11	New door to bedroom hall	S	The door relocates the door at the head of the stairs
F12	Bathroom reconfigured	P	The original layout will be retained
F13	New handrails and adjustment	S	The works are required for BCA compliance
F14	Fire rate door	S	The works are required for BCA compliance
F15	New plant and screen	N	The area is already used for plant and the screen will not be seen from the street
F16	Retention of interpretive panel	P	The panel shows the original paint colours in this location

### 7.3.1 Impact of the changes in relation to the CMP

The CMP guidelines allow an expansion of Hotel uses on the First Floor *such as increased bar areas.....are acceptable as long as the impact on significant fabric is limited* (CMP p. 134). We consider that the new kitchen and service areas fall into this category

#### (F1) Floor structure repairs

The current floor structure will be structurally upgraded as it does not comply with current codes for floor loadings. The floor is springy and uneven. This area is identified as being of *High Significance* in the CMP p. 120. The repairs should be carried out in accordance with Section 7.5.5. of the CMP with the minimal intervention and removal of significant fabric.

#### (F2) New kitchenette

The bedroom will be converted to a small kitchenette within the current room configuration. The dividing wall to the adjoining bedroom is a later alteration (the wall does not appear on the plans in the CMP) and the new fittings will be applied to the new wall. The bedroom door and window will be retained as is.

#### (F3) Relocation of cool room

This area was previously to be refitted as toilets and the proposed alteration to the cool room is a like for like change. The ceiling here will be raised to suit the new floor levels. The plaster ceiling here is in poor condition and the change is minor.

#### (F3, F4, F5 and F7) Raising of the floor levels

The relocation of the kitchen to the first floor is generally a positive in heritage terms as it will allow the ground floor area (the shop that was open to the public) to remain closer to its original configuration and the upper floor has been completely rebuilt. The kitchen requires ancillary rooms at the same level and these are to be accommodated in part of the original hotel. This requires the floor levels to be raised with new steps in the rear hall. The change has less impact on the cool room that is a service area but will affect one of the bedrooms and the current bathroom at the rear hall.

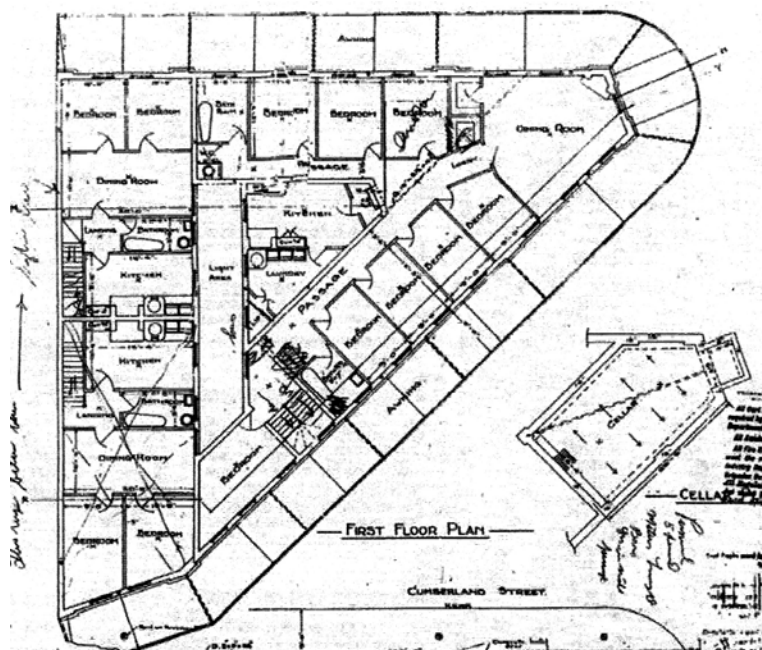


Figure 7.3 Plan of the first floor of the Australian Hotel

Reproduced in the CMP p. 52

The bedroom, hall and former guest kitchen are noted as of *High Significance*. The bathroom and its hall are noted as being of *Little Significance*. Though the floors are to be raised, the works can be done in an additive manner and the original floor structure retained. The steps at the end of the hall are a later alteration and are of little significance, though these again could be retained below the new floor. The works will not require the replacement of the bedroom door and this will be left in situ and blocked from behind. Skirtings can be left in situ and new skirtings applied at the new level. The change will also alter the relationship of the floor with the windows though these will be retained (See F18 below). The bathroom and landing are of little significance and the alteration here could be considered to have less impact.

The change is not ideal but is limited in extent, is additive and reversible. The layout of the first floor will remain as is and the change does not require extensive removal of original fabric. The details of joinery and plasterwork are amply demonstrated in the other rooms to the first floor that will be retained as is.

#### (F4) New fire door

The door is required for security reasons to close off access to the back of house facilities. The corridor to this side will remain demonstrating the original layout of the hotel and the work is reversible.

#### (F5) New Wash Up Room

The bedroom will be converted to a wash up room. Though the use will be changed the layout of the former bedrooms is retained. The walls will be relined and fixtures and tiling applied to prevent damage to the existing walls and ceiling. Original finishes and joinery will be retained behind the new linings. The change is not ideal but is limited in extent, is additive and reversible. There is a new door to the raised landing but this is occurring in an area identified as of *Little Significance* due to previous changes.

#### (F5A) Replacement of top sash with louvres

The western windows to the wash up room and accessible toilet will be altered to provide ventilation. The upper sash will be removed and replaced with a louvre in a timber frame. The sash will be retained on site for future reinstatement. The same detail will apply to the male lavatory to the eastern elevation.

The windows are rated of *Exceptional Significance* in the CMP p. 110 and the conservation guidelines recommend no material change. The proposed changes are not extensive and the impact on the elevations is quite discrete and readable. The changes are reversible and do not require alteration of the window fabric. The new louvre panels should be in separate frames with glass blades.

A protective film will be applied to the lower panes of the windows to prevent staining and damage from the new use. This will alter the appearance of the Hotel externally to several of the first floor windows but the change is quite discrete visually.

#### (F6) New Door

The current window will be removed and a new door opening formed to allow level access from the Cool Room to the kitchen. The window was to be blocked in the approved plans and the change will retain this as an opening.

#### (F7) Reconfiguration of the toilet and landing

The bathroom and its hall are noted as being of *Little Significance*. The reconfiguration was previously approved and the proposed changes are commensurate with this.

(F8) New walls to stair

The stairs to the ground and second floor will be isolated from the new kitchen by a new hall. The area is ranked as being of *Little Significance* (CMP p. 120) and the CMP allows major interventions in these areas.

(F9) Kitchen

The area above the former shop was originally living quarters but was altered in the 1999. The area is ranked as being of *Little Significance* (CMP p. 120) and the CMP allows major interventions in these areas. The relocation of the kitchen to the first floor allows a more appropriate treatment of the ground floor and is a sensible location to allow it to service all levels of the Hotel. As with the Wash Up Room, the walls will be lined to allow for fixtures and tiling. There is a new false ceiling to allow for extracts and services. The area is not open to the public and will remain so. The changes are commensurate with the level of significance of the area.

A condition of a previous consent required that the removal of the office walls be signalled by nib walls and downstand beams. The rooms are ranked as being of *Moderate Significance* (CMP p. 120) as they are a modern reconstruction of a previous layout. The kitchen requires clean wall services and we do not consider the condition is appropriate or necessary as the original layout is clearly recorded in the original plans and the CMP.

(F11) New door to bedroom hall

The door is to be relocated to allow adequate room to the stair landing for the door swing (that must be in the direction of travel). The existing door will be retained and relocated to the new position and the change is a sensible one that does not overly impact on the original layout.

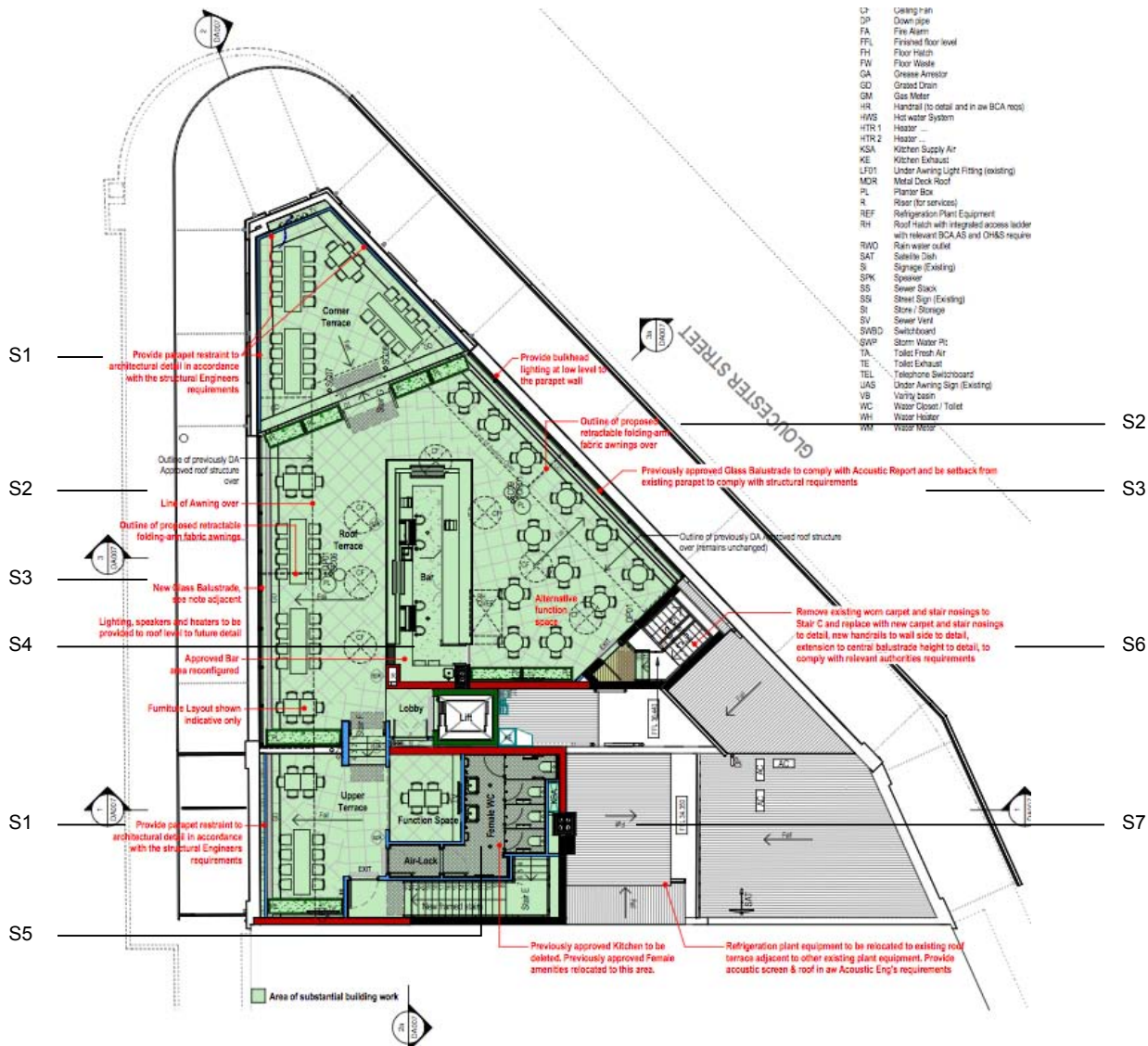
(F13) New handrails to stairs

See G14B above.

(F14) Fire rate doors to hall

See G 13 above.

7.4 SECOND FLOOR/ROOF TERRACE



The changes here are limited and reflect the deletion of the kitchen of this level that will be now be serviced by the new kitchen at the First Floor.

	ROOF		ASSESSMENT
S1	Reinforce parapet	P	The work will stabilise the high wall in line with the recommendations of the structural engineer
S2	New retractable awnings	S	The awnings will provide shade for the roof top bar areas
S3	New glass balustrade	N	The detail is a slight adjustment of the approved design
S4	Bar reconfigured	N	The change is a like for like alteration to the approved plans
S5	Deletion of kitchen and new toilets	N	The level of change is commensurate with the approved design
S6	New handrails and adjustment	S	The works are required for BCA compliance
S7	Relocation of plant	P	The plant will be relocated to the floor below



#### 7.4.1 Impact of the changes in relation to the CMP

##### (S1) Reinforcement of the parapet

The parapets to the corner and rear are higher than the general level and substantially above the roof and new deck level. The works will stabilise the walls to comply with the potential crowd loading but will also prevent collapse due to movement or earthquake.

##### (S2) Retractable Awnings

The majority of the new seating at roof level is close to the parapet and is outside of the fixed roof that has previously been approved. The new awnings will give shade to these areas allowing greater usage and comfort for patrons. The awnings are not fixed and will be retracted when not in use. They are angled down from the fixed roof to limit their visibility from the street but will be seen from long views along Cumberland Street and the footpath on the Harbour Bridge.

The roof areas are generally ranked of *Little Significance* though the current terrace areas are ranked as of *High Significance*. The CMP is mute on the use of the roof for new bar areas but this has been accepted in the previous approvals.



Figure 7.5 The Australian Hotel, view looking south east.

The new wall will sit against the new wall to the adjoining hostel.

The new awnings will not be prominent from the street and are designed to retract when not in use. They are in lightweight fabric and will not compete with the robust elevations below.

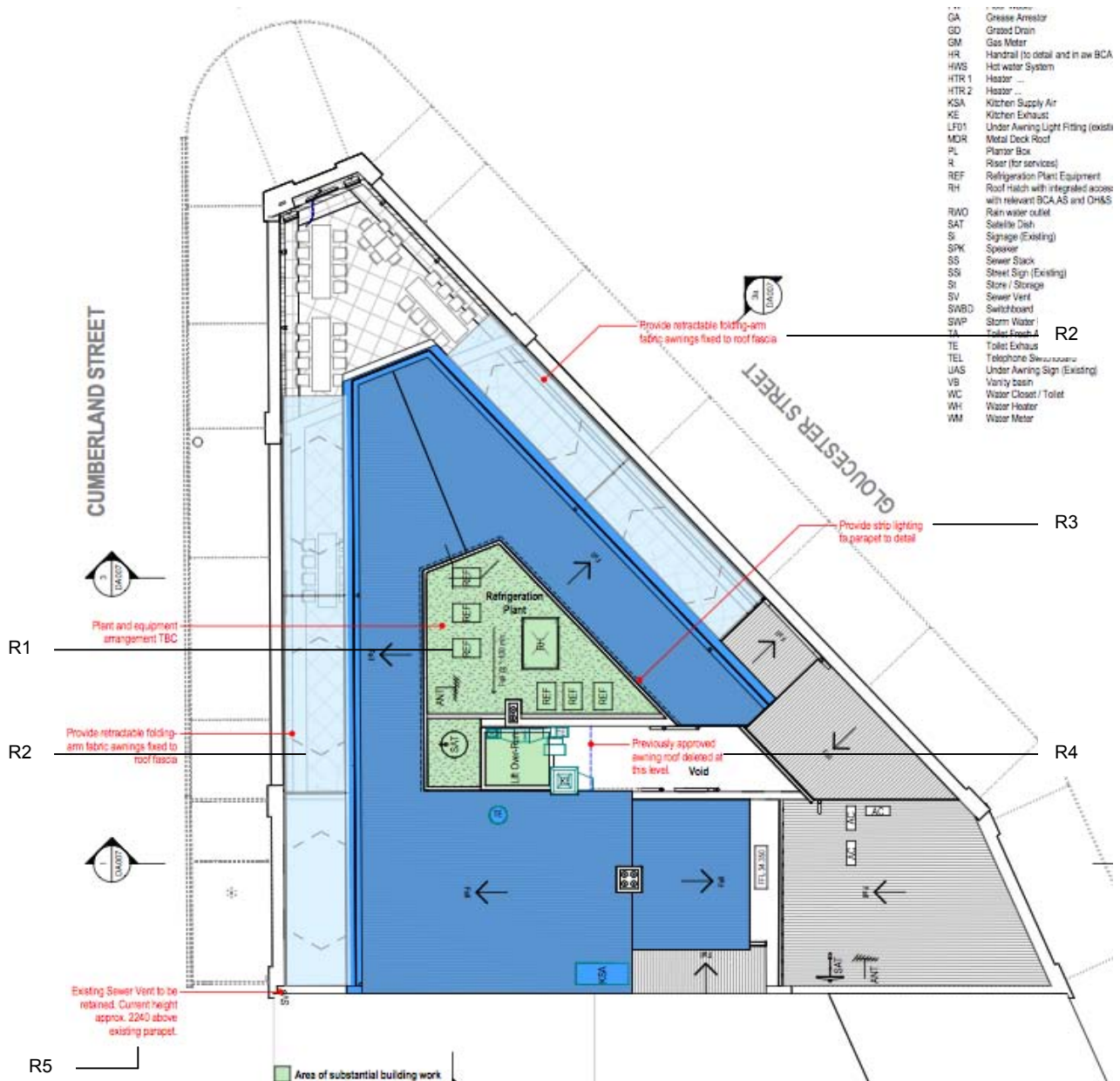
##### S3 New Glass balustrade

The approved balustrade will be reduced in height.

##### (S6) New handrails to stairs

See G14B above.

## 7.5 ROOF



The changes here are limited and reflect the deletion of the kitchen of this level that will be now be serviced by the new kitchen at the first floor.

	ROOF		ASSESSMENT
R1	Plant and equipment	N	The plant was approved previously
R2	New retractable awnings	S	The awnings will provide shade for the roof top bar areas
R3	New lighting	S	The lighting is low level illumination of the parapet
R4	Delete roof	P	The change will reduce the level of alteration
R5	Retain sewer vent	N	The vent is existing



### 7.5.1 Impact of the changes in relation to the CMP

#### (R2) New awnings

See S2 above.

#### (R3) New lighting

The guidelines for external illumination are in Section 7.6.4 of the CMP and note:

*Any external illumination of the Australian Hotel should highlight architectural features rather than floodlighting whole facades. Care should be taken to ensure that over illumination does not occur.*

CMP p. 147

The new lighting will be quite discrete and will provide limited illumination of the new parapet. We consider that it complies with the CMP.

## 8.0 SUMMARY

It can be seen from the above that, in heritage terms, the proposed changes are generally positive or neutral and the equivalent of the approved design. Where there is some impact, the change is limited and reversible and does not require extensive alteration or removal of original or significant fabric.

The relocation of the kitchen to the first floor removes this element from the former shop that is identified in the CMP as an area of *High Significance* to an area of *Little Significance* at the first floor and will allow the former shop to return to a more original layout.

We would strongly support the proposed revisions and would, in heritage terms, recommend that they be approved.

JOHN OULTRAM