

Attachment A7(i)

**Non-Indigenous Heritage Study – 9
Appendices – Botany Road Precinct**



1929, Dunlop truck in front of Cauliflower Hotel at 123 Botany Road.

9.0

Appendices

Building Inventory

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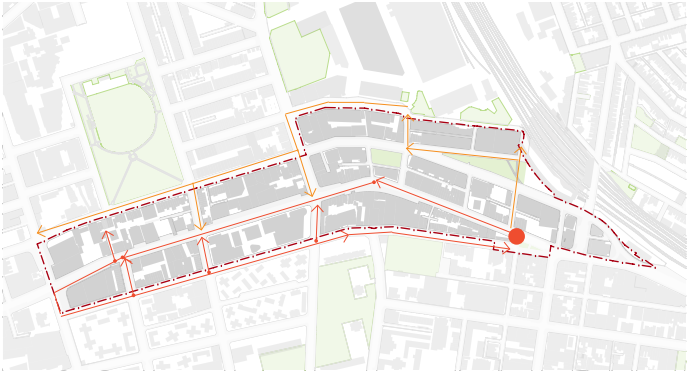


Figure 245: Map of Study Area showing order of Building Inventory.

Heritage Conservation Areas

128 Botany Road, Alexandria	147	49 Botany Road, Waterloo	157	Cope Street, Redfern	168	Terrace house pair	180	Buckland Street, Alexandria	185
Commercial building	148	Congregational Church	158	Terrace group	168	128-130 Wyndham Street, Alexandria	180	Terrace group, 7-23 Buckland Street	185
130-132 Botany Road, Alexandria	148	103-105 Botany Road, Waterloo	158	26-52 Cope Street, Redfern	168	Terrace group	181	7-23 Buckland Street, Alexandria	185
Commercial building	148	Cauffman Hotel	159	Marian Street, Redfern	169	162-168 Wyndham Street, Alexandria	181		
134-136 Botany Road, Alexandria	148	123 Botany Road, Waterloo	159	'Watertower', former McMurtrie's shoe factory	169	Terrace pair	182		
Former 'Star Hotel'	149	Alignment Pin	160	1-9 Marian Street, Redfern	169	176-178 Wyndham Street, Alexandria	182		
170 Botany Road, Alexandria	149	123 Botany Road, Waterloo	160	Rosehill Street, Redfern	172	Terrace group	182		
Terrace group	150	Terrace House	161	Terrace pair	172	182-194 Wyndham Street, Alexandria	182		
172-176 Botany Road, Alexandria	150	131 Botany Road, Waterloo	161	84-86 Rosehill Street, Redfern	172	Former Electric Light Substation No 89	183		
Terrace group	150	Warehouse Building	161	Corner shop	172	212-214 Wyndham Street, Alexandria	183		
178-182 Botany Road, Alexandria	150	161-165 Botany Road, Waterloo	161	88 Rosehill Street, Redfern	172	Former Electric Light Substation No 89	184		
Moores Lane, Alexandria	151	John Street, Waterloo	162	Henderson Road, Alexandria	175				
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41 Botany Road, Waterloo	155	Corner shop	165	Commercial building	180				
43 Botany Road, Waterloo	156	125-131 Raglan Street, Waterloo	165	118 Wyndham Street, Alexandria	180				
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				Terrace house	180				
				126 Wyndham Street, Alexandria	180				

Botany Road	196
Botany Road Trust Constitution Act	200

Regent Street, Redfern

Recommended Inclusion in C56

Commercial building, 60-66 Regent Street

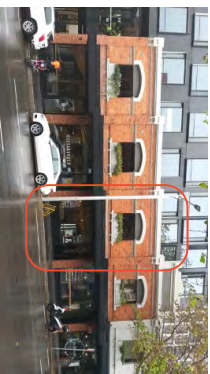
60-66 Regent Street, Redfern



60 Regent Street, Redfern



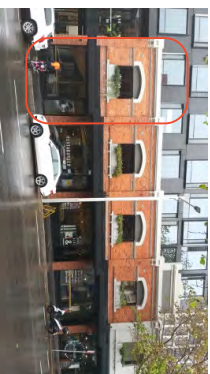
62 Regent Street, Redfern



64 Regent Street, Redfern



66 Regent Street, Redfern



Previous Street Number:

Part of Group: 60-66 Regent Street

Construction Date: c1885

Physical Description:

Row of four two storey/face brick commercial buildings with rendered parapets, shopfronts and awnings, stepping to suit topography.
(Note: Only facade remains)

Historical Notes:

Historical Notes:

The allotment is part Lots 2 & 3 of DP80 which was a re-subdivision of 1871 of Block D of Hutchinson's Estate. At the time of the subdivision there was a building erected on the allotment.

The Sand's Sydney Directory lists the occupants for the following years searched:

Prior Development:
Developed prior to existing development but no further details are known.

References:

NSW Land Registry Services – Deposited Plan 80 – Plan of Subdivision of part of Block D, Hutchinson Estate, 1972.

NSW Land Registry Services – Deposited Plan 80 – Chippendale, Part of Block D, Hutchinson Estate, FH, Map 3 Mitchell Library – NSW Map Publishing Company, 'Plan of the Municipality of Redfern, 1883'.

Sydney, Water - PWD 162 1544 – 'Redfern Sheet No. 18,' surveyed by W. Sim, 10th June 1885.
Mitchell Library - Sand's Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 inclusive.

Previous Street Number: 112 & 96

Part of Group: 60-66 Regent Street

Construction Date: c1885

Historical Notes:

The allotment is part Lots 3 & 4 of DP80 which was a re-subdivision of 1871 of Block D of Hutchinson's Estate. At the time of the subdivision there was a building erected on the allotment.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 A Jordan, dealer
1920 E.A. Thompson, furniture dealer

1909-1913 C. Lawson, furniture dealer

1907-1908 no listing

1902-1906 Ernest Stranger Bond, draper

1899-1901 Patching and Bond, drapers

1889-1894 George Gent, boot dealer and draper 110-114

1887 William Hankin, boot and shoe dealer

1883-1885 no listing

Previous Street Number: 114 & 98

Part of Group: 60-66 Regent Street

Construction Date: c1885

Historical Notes:

The allotment is part Lots 4 & 5 of DP80 which was a re-subdivision of 1871 of Block D of Hutchinson's Estate. At the time of the subdivision there was a building erected on the allotment.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 Jack Griffiths, hairdresser
1920 William Toomey, tobacconist

1913 George Jobling, hairdresser

1898-1912 W.C. Walter, grocer

1894 H Calger, grocer

1890 George Meyer, grocer

1889 Frederick Woodward, grocer

1887 Woodward and Co., grocers

1883-1885 no listing

Previous Street Number: 116 & 100

Part of Group: 60-66 Regent Street

Construction Date: c1885

Historical Notes:

The allotment is part Lots 5 & 6 of DP80 which was a re-subdivision of 1871 of Block D of Hutchinson's Estate. At the time of the subdivision there was a building erected on the allotment.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 C. R. Marshall, tailor
1912-1920 T. Andrew, draper

1910-1911 Benjamin Morris, milliner

1906-1909 Abraham Selig, boot shop

1904-1905 no listing

1903 Tofter Bros., mercers

1902 no listing

1900-1901 M.A. Coulson, draper

1898 no listing

1894-1900 Enoch Beard, crockery store

1888-89 Frederick Woodward, grocer 100-102

1887 J.H. Eaves and Co., watchmakers and jewellers

1883-85 no listing

Recommended Inclusion in C56

Commercial building, 74-78 Regent Street

74 Regent Street, Redfern



Previous Street Number: 126 & 106

Part of Group: 74-76 Regent Street

Construction Date: c1905

Physical Description:

Pair of two storey face brick commercial building with rendered decorative parapet, shopfront and awning. (Note: Only facade remains)

Historical Notes:

The land comprising present day 70-88 Regent Street was re-subdivided in 1902 in freehold title. No. 74 Regent Street is sited on Lot 7 of Section 1 of DP 3954. At the time of survey for the re-subdivision, the property is shown as a vacant lot. The allotment was auctioned in June 1902 as part of the Lackey Portion of the Hutchinson Estate. Lots 7 & 8 were purchased in April 1904 by Ellen E. Ashwood, the wife of John Francis Ashwood, grocer of Stanmore. The site was subsequently redeveloped around 1905 with a pair of shops

The Sand's Sydney Directory lists the occupants for the following years searched:

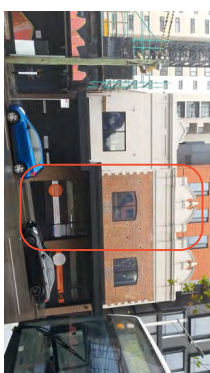
1930	A. Norman, draper
1910-1920	John H. Crewes, leather storer
1909-1913	C. Lawson, furniture dealer
1908	Mrs. Maud Lefry, ham and beef shop
1907	J. Barford and Son, ham and beef shop
1905-1906	Hingston Brothers, ham and beef shop

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1888	Barnard and Co, auctioneers
1887	David Solomon, cab proprietor
1885	Thomas Jones
1883	Ann Pahlaw

76 Regent Street, Redfern



Previous Street Number: 128 & 108

Part of Group: 74-76 Regent Street

Construction Date: c1905

Historical Notes:

See 74 Regent Street.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	J. Levy, tailor
1920	E. R. Perrin, fish shop
1913	S. Spiller, dentist
1909-1912	E. Warwick-Fieldhouse, dentist
1908	J. F. Ashwood Ltd, grocers
1906-1907	J. F. Ashwood Ltd, grocers
1883-1885	no listing

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1889-1890	Nicholas Tiddy, fruiterer
1887-1888	John Smedley, fruiterer
1886	David Swan, slater
1885-83	James H Tye, cab proprietor 108

Documentary Sources:

Sydney Water - PWD 162 1544 - 'Redfern Sheet No. 18', surveyed by W. Sim, 10th Jun 1885
NSW Land Registry Services - Deposited Plan 3954, May 1902
Mitchell Library - Redfern Subdivision Plans - R3/306 - 'Redfern Freeholds, The Lackey Portion of the Hutchinson Estate', 20th June 1902
Mitchell Library - Sand's Sydney and suburban directory - Regent Street, Redfern, 1879- 1930 incl.
Certificate of Title Vol. 1527 Fol. 16

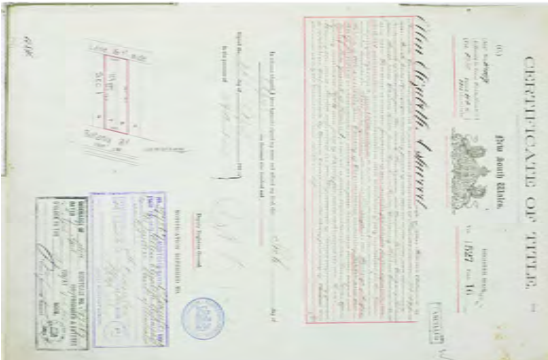
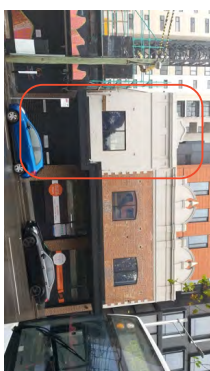


Figure 246: Certificate of Title Vol. 1527 Fol. 16
Source NSW Land Registry Services.

78 Regent Street, Redfern



Previous Street Number: 130 & 110

Part of Group: Not applicable

Construction Date: c1904

Physical Description:

Two storey rendered and painted commercial building with decorative parapet, shopfront and awning. (Note: Only facade remains)

Historical Notes:

The land comprising present day 70-88 Regent Street was re-subdivided in 1902 in freehold title. No. 78 Regent Street is sited on Lot 6 of Section 1 of DP 3954. At the time of survey for the re-subdivision in 1902, the property is shown with a wooden building. The allotment was auctioned in June 1902 as part of the Lackey Portion of the Hutchinson Estate. Lot 6 was purchased in May 1904 by John Robins and the site was subsequently redeveloped in that year.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	G. W. Goodwin, smallgoods
1920	L. M. Lucock, picture frame maker
1910-1913	Alfred Carter, hairdresser
1907-1909	W. H. Coates, estate and insurance agent
1906	John Robinson, crockery store
1905	James Gowan, fish shop
1904	Miss Lena Sloborg, dealer

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1890	William Dyer
1889	John Smedley, fruiterer
1887	James Jones, sign writer
1883-1884	John Purkis, bootmaker

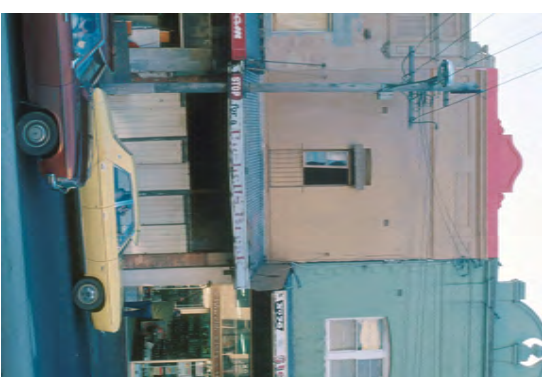


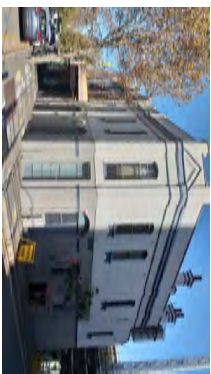
Figure 249: c1977. Unoccupied shop at 78 Regent Street Redfern, in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058036220.

References:

Sydney Water - PWD 162 1544 - 'Redfern Sheet No. 18', surveyed by W. Sim, 10th Jun 1885
NSW Land Registry Services - Deposited Plan 3954, May 1902
Mitchell Library - Redfern Subdivision Plans - R3/306 - 'Redfern Freeholds .. The Lackey Portion of the Hutchinson Estate', 20th June 1902
Mitchell Library - Sand's Sydney and suburban directory - Regent Street, Redfern, 1879- 1930 incl.
Certificate of Title Vol. 1553 Fol. 106

Commercial building, former 'Bunnerong Hotel'

90 Regent Street, Redfern



Previous Street Number: 146 & 124

Part of Group: Not applicable

Construction Date: c1892

Physical Description:

Two storey rendered and painted masonry former hotel with parapets on the street frontages.

Historical Notes:

Drawings for the current building on the site, originally known as the Captain Cook Hotel were prepared by Walter Liberty Vernon in June 1890, shortly before his commission as the NSW Government Architect in August of that year. Howard Joseland took over Vernon's practice and advertised a tender for the erection of the new Captain Cook Hotel, Redfern, for the Assets Realisation Company in the Sydney Morning Herald in November 1890. The building was completed by June 1892 and changed its name to the Bunnerong Hotel in 1895.

The land comprising present day 90-106 Regent Street was re-subdivided in 1902 in freehold title as part of the Lackey Portion of the Hutchinson Estate. Lot 1 was purchased in February 1904 by the Prewers Tooth Ltd.

The Sand's Sydney Directory lists the occupants for the following years searched:

1920-1930	Bunnerong Hotel, Elen Devir
1912-1913	Bunnerong Hotel, Cornelius Devir
1902-1911	Bunnerong Hotel, John Mackenzie
1898-1901	Bunnerong Hotel, Thomas Roche
1896	Bunnerong Hotel, A.J. Hammond

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1889-1890	Alexander Stewart, dealer
1888	Alexander Stewart, confectioner
1880-1885	William Goward, boot manufacturer

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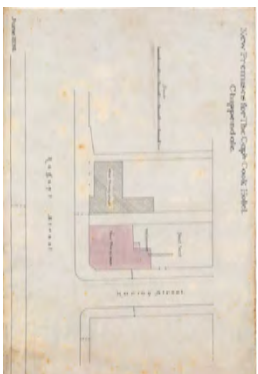


Figure 250: June 1890, New Premises for the Captain Cook Hotel.

Source: W. L. Vernon, 1890, 'Captain Cook Hotel, Regent and Marian Streets', Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62488#.

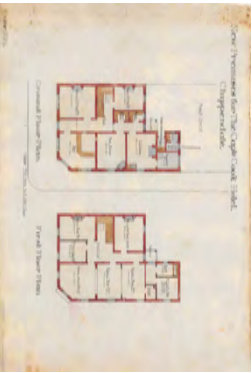


Figure 251: June 1890, New Premises for the Captain Cook Hotel.

Source: W. L. Vernon, 1890, 'Captain Cook Hotel, Regent and Marian Streets', Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62487#expanded



Figure 252: June 1890, New Premises for the Captain Cook Hotel.

Source: W. L. Vernon, 1890, 'Captain Cook Hotel, Regent and Marian Streets', Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62486#



Figure 253: 1930, Bunnerong Hotel.

Source: Noel Butlin Archives, Tooth & Company Limited, Yellow Cards, Card 2 Side 2, available online.



Figure 254: 1960, Bunnerong Hotel.

Source: Noel Butlin Archives, Tooth & Company Limited, Yellow Cards, Card 5 Side 2, available online.

References:

Artifact, 90-102 Regent Street Redfern: Statement of Heritage Impact, 2020.

Sydney Water - PMVD 162, 1544 - 'Redfern Sheet No. 18, surveyed by W. Sim, 10th Jun 1885

NSW Land Registry Services - Deposited Plan 3954, May 1902

Mitchell Library - Redfern Subdivision Plans - R3/306 - 'Redfern Freeholds - The Lackey Portion of the Hutchinson Estate, 20th June 1902

Certificate of Title Vol. 1332 Fol. 112, (90 Regent Street)

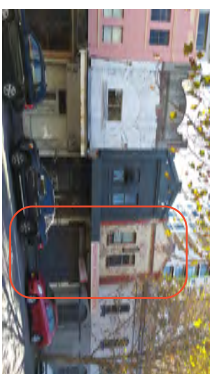
Certificate of Title Vol. 1332 Fol. 112, (92 Regent Street)

Certificate of Title Vol. 1553 Fol. 106, (96 Regent Street)

Noel Butlin Archives, Tooth & Company Limited Yellow Cards.

Commercial building, 92-94 Regent Street

92 Regent Street, Redfern



Previous Street Number: 144-146 & 128-130

Part of Group: 92-94 Regent Street

Construction Date: 1909

Physical Description:

Pair of two storey brick commercial buildings with gable end parapets, shopfronts and awnings.

Historical Notes:

The land comprising present day 90-106 Regent Street was re-subdivided in 1902 in freehold title. No. 92 Regent Street is sited on Lot 2 of Section 2 of DP 3954. At the time of survey for the re-subdivision, the property is shown with a building of unspecified material at the rear of the allotment. The allotment was auctioned in June 1902 as part of the Lackey Portion of the Hutchinson Estate. Lots 2 and 3 were purchased by Louis Segal in March 1904. The site was subsequently redeveloped around 1909 with a pair of shops.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	E. Turnbull, refreshment room
1920	Frederick Cohen, dealer
1913	G. Moses, dining rooms
1910-1912	Mrs. Maria Sloberg, second hand dealer (No 144-146)

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1894	Captain Cook Hotel, Martin Neary
1890	Captain Cook Hotel, Norah Moylan
1887-1889	Captain Cook Hotel, John Moylan
1880-1885	Captain Cook Hotel, Maria McBride

94 Regent Street, Redfern



Previous Street Number: 144-146 & 128-130

Part of Group: 92-94 Regent Street

Construction Date: 1909

Physical Description:

Pair of two storey brick commercial buildings with gable end parapets, shopfronts and awnings.

Historical Notes:

The land comprising present day 90-106 Regent Street was re-subdivided in 1902 in freehold title. No. 94 Regent Street is sited on Lot 3 of Section 2 of DP 3954. (Refer 92 Regent Street)

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	no listing
1920	Mrs. Mutch, blouse maker
1913	G. Moses, dining rooms
1910-1912	Mrs. Maria Sloberg, second hand dealer

Prior Development:

Site of the Captain Cook Hotel, see 92 Regent Street.

1894	Captain Cook Hotel, Martin Neary
1890	Captain Cook Hotel, Norah Moylan
1887-1889	Captain Cook Hotel, John Moylan
1880-1885	Captain Cook Hotel, Maria McBride

Recommended Inclusion in C56

[Commercial in Confidence]

Recommended Inclusion in C56

Commercial building

96 Regent Street, Redfern



Previous Street Number: 148 & 132

Part of Group: Not applicable

Construction Date: 1903

Physical Description:

Two storey brick commercial building featuring rising sun motif with rendered decorative parapet, shopfront and awning.

Historical Notes:

The land comprising present day 90-106 Regent Street was re-subdivided in 1902 in freehold title. No. 96 Regent Street is sited on Lot 4 of Section 2 of DP 3954. At the time of survey for the re-subdivision, the property is shown with a building on the allotment. The allotment was auctioned in June 1902 as part of the Lackey Portion of the Hutchinson Estate and the site was subsequently redeveloped around 1903 with a shop.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 Les Stansell, printer

1913-1920 Mrs. B Morris, milliner

1910-1912 William Wiseman, fish shop

1909 Mrs. Maria Spoberg, second hand dealer

1906-1908 Mrs. M. McNeill, second hand dealer

1904-1905 James McNeill, second hand dealer

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1894 Henry Maynard, greengrocer

1889-1890 Henry Maynard, painter & Mrs. H. Maynard, fruiterer

1887 Jeremiah Carey, bootmaker & Francis Fitzsimmons, upholsterer

Update Listing

St Lukes Presbyterian Church

118 Regent Street, Redfern



Previous Street Number: 150 & 166

Part of Group: Not applicable

Heritage Item St Lukes Presbyterian Church

Sydney LEP 2012: I1352

Heritage Inventory #: 2421173

Construction Date: 1872

Statement of Significance:

St Luke's Presbyterian Church is a fine example of a Victorian Gothic Church which makes an important contribution to the streetscape and township of Redfern. It has social significance as a place of worship for the local community.

Designer/Maker:

The church may have been designed by Herbert Samuel Thompson.

Builder/Maker:

Physical Description:

A two storey, Victorian Gothic style church. It has an asymmetrical facade in the rendered finish with an integrated tower at the north-east corner. Above the main entry is a large rose window. The roof is clad in slates.

The side elevations present as 6 bays divided by engaged piers and each bay has tall lunarch windows. A one bay deep extension presents to the rear.

Modification and dates:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings.

Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Church

Former use:

Commercial

Historical Notes

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today.

The foundation stone was laid in 1872. According to Sydney Morning Herald April 1911. The building was erected in 1876 on the land given to the congregation and cost about 1000 pounds. The church did a speculation on the adjoining lands on both side and mortgaged with AMP Society. However, due to being a poor area, the congregation could not raise adequate fund to upkeep the mortgage and it was reported that the church might be seized and on sale by AMP.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani/>)

The Sand's Sydney Directory lists the occupants for the following years searched:

1920-1930

St Lukes Presbyterian Church

1910

St Lukes Presbyterian Church - Rev M Herрман (listed at 166 Regent Street)

1900

St Lukes Presbyterian Church - Rev T.J. Curts (listed at 166 Regent Street)

1890

St Lukes Presbyterian Church - Rev A.A. Aspnall (listed between 150 and 152 Regent Street)

Historic Themes:

Assessment of Significance

SHR Criteria a) [Historical significance]

It is a rare early Gothic style ecclesiastical building on Botany Road.

SHR Criteria b) [Associative significance]

Associated with the Presbyterian Church.

SHR Criteria c) [Aesthetic significance]

A fine example of a Victorian Gothic Church which makes an important contribution to the streetscape and township of Redfern.

SHR Criteria d) [Social significance]

It has social significance as a place of worship for the local community.

SHR Criteria e) [Research Potential]

SHR Criteria f) [Rarity]

It is a rare early Gothic style ecclesiastical building on Botany Road.

SHR Criteria g) [Representativeness]

Integrity/intactness: Assessment criteria:

Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Associations with Aboriginal People

The church was used for a large number of Aboriginal community meetings including early Aboriginal Land Council meetings and Aboriginal Legal Service meetings, held there due to size of space and support from the church.

Site of first dances of Aboriginal Dance Theatre.

Site of South Sydney Community Aid, which supported Aboriginal Medical Service. May have been a location for the first AMS office prior to shopfront opening.

References

Heiss, Anita, Aboriginal People and Place, Barani: Indigenous History of Sydney City.
Sydney Water - PWD 162 1544 - "Redfern Sheet No. 18", surveyed by W. Sm., 10th Jun 1885
Sand's Sydney and suburban directory - Regent Street, Redfern, 1879-1930 incl.



Commercial building, 120 Regent Street

120 Regent Street, Redfern



Previous Street Number: 152, 168

Part of Group: Not applicable

Construction Date: c1887

Physical Description:

Painted timber clad two storey commercial building with shopfront and awning.

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1928-30	JH Lampert, estate agent
1925	AD Gibbons, estate agent
1920	Gibbons' Estate Office
1915	Gibbons' Estate Office, AJ Flegg JP, manager
1913-4	(168) Gibbons' Estate Office, AJ Flegg JP, manager
1910	(168) Gibbons' Estate Office - John Harker, J.P. manager
1905	(168) Gibbons' Estate Office - WH Coates, manager
1901	(168) Mrs Louisa Lebay, confectioner
1900	(168) Mrs M Goodhall, fruiterer
1890	(152) Frederick T Robins, greengrocer
1887	(152) Mrs Emma Giddy, confectioner



Figure 255: Two storey timber store at 120 Regent Street, adjacent to St. Lukes Presbyterian Church and 122-126 Regent Street, Redfern in SSMC Heritage Photographic Survey.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 059 0581 198.



Figure 256: c1977, 120 Regent Street, Redfern in SSMC Heritage Photographic Survey.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 059 0581 192.



Figure 257: 1895, Detail of Redfern Map 18 showing 120 Regent Street outlined next to Regent Street Presbyterian Church. 122-142 shown earlier development of these sites. Source: MWSB Map, SLNSW online.

Commercial building, 122-140 Regent Street

122 Regent Street, Redfern



Previous Street Number: 154, 170

Part of Group: 122-126 Regent Street

Construction Date: c1900-1915

Physical Description:

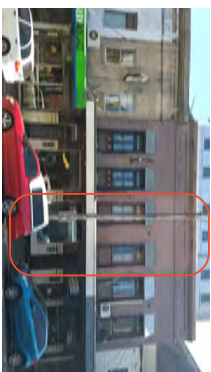
Row of three two storey rendered brick commercial buildings with parapets, shopfronts and awnings.

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1915-1930	N Owles, watchmaker
1901-1914	(170) N Owles, watchmaker
1900	(170) M Malouf, draper and grocer
1890	(154) Stephen Robinson, frenchpolisher and furniture dealer
1887	(154) David Thalberg, bootmaker
1885	(154) William H Weirick, plumber

This two storey group does not appear on the 1890s plan of the area. The date of construction is unknown. Further research is recommended.



Previous Street Number: 156, 172

Part of Group: 122-126 Regent Street

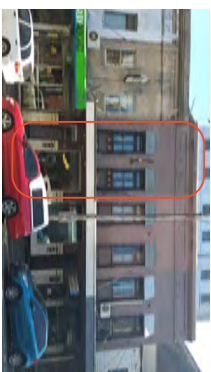
Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1928-1930	CJ Saunders, furniture manufacturer
1925	ME Thomas, fruiterer
1921	Alexander Payne, fish shop
1920	C Anderson, fish shop
1915	No listing
1910-1914	(172) Jacon Aaron, pawnbroker.
1910	172 1/2 Hernan Zimmer, ice cream
1905	(172) Miss M Dunning, ladies outfitter
1901	172 1/2 Mrs Anne Clark, confectioner
1900	(172) M Pniel, grocer
1890	no listing
1887	(156) Stephen Robinson, frenchpolisher and furniture dealer
1885	(156) Stephen Robinson, frenchpolisher
1885	(156) William Shaw, shipwright

126 Regent Street, Redfern



Previous Street Number: 158, 174

Part of Group: 122-126 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	C Kemp, leather merchants
1923-1928	Lance and Kemp, leather merchants
1920-1921	Laure and Kemp, leather and grindery store
1915	Herman Zimmer, ice cream
1913-1914	(174) EA Schmidt, sheet metalworker
1910	(174) Michael Mizrahe, fish shop
1905	(174) Charles Bear, pawn shop
1900-1901	(174) Henry Smith, bootmaker
1890	(158) Henry Smith, confectioner
1887	(158) Frederick Barnes, confectioner
1885	(158) E Chong, furniture dealer

References:

Sydney Water - PWD 162 1544 - 'Redfern Sheet No. 18', surveyed by W. Sim, 10th Jun 1885
NSW Land Registry Services - Deposited Plan 18034, 1937
Mitchell Library - Sand's Sydney and suburban directory - Regent Street, Redfern, 1879- 1930 Incl.

Recommended Inclusion in C56

Recommended Inclusion in C56

128 Regent Street, Redfern



Previous Street Number: 160, 176

Part of Group: 128-132 Regent Street

Construction Date: c1900-1915

Physical Description:

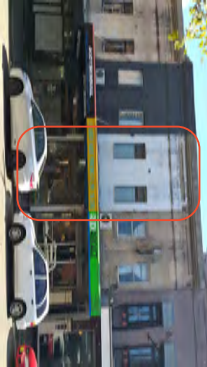
Row of three two storey rendered brick commercial buildings with parapets, shopfronts and awnings.

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1915-1930	EA Schmidt, sheet metalworker
1913-1914	(176) Mrs Ellen Roberts, fancy goods
1910	(176) FW Leon, fancy goods
1905	(176) JH Johnstone, leather and girdery store
1901	(176) Charles Rosenberg
1900	(176) George Puff, dealer
1890	(160) Kilbourn and Burditt, produce dealers
1887	(160) Kilbourn and Burditt, produce dealers
1885	(160) William Knight, fuel merchant

130 Regent Street, Redfern



Previous Street Number: 162, 178

Part of Group: 128-132 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1915-1930	TH Fellow, newsagent
1910-1914	(178) William Atkinson, tobacconist
1905	(178) William Standen, tobacconist
1901	(178) Thomas Chadwick, saw sharpener
1900	(178) Thomas Chadwick, saw sharpener
1890	(162) no listing
1887	(162) Francis LaPorte, general dealer
1885	(162) no listing

132 Regent Street, Redfern



Previous Street Number: 164, 180

Part of Group: 128-132 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1923-1930	H Savage, hairdresser
1915-1920	H Thoroughgood, tobacconist
1913-1914	(180) Edward Walters, laundry
1910	(180) 180-182 P Morrison & Co, laundry
1905	(180) James Crawford, ham and beef shop
1901	(180) no listing
1900	(180) no listing
1885-1890	(164) Thomas Walker, van proprietor



Figure 258: 1950 map of Redfern shows 122-142 Regent Street.
Source: City of Sydney Archives.

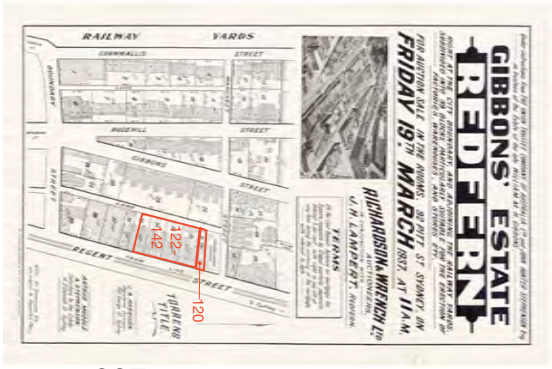


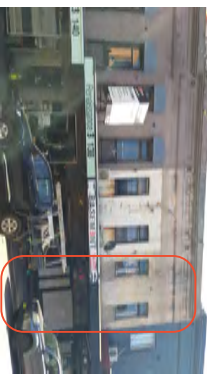
Figure 259: 1937 Gibbons' Estate Auction Notice Plan shows 122-142 Regent Street.
Source: SLNSW, Redfern Subdivision Plans, Gibbons' Estate, Redfern.

References:

Sydney Water - PWD 162 1544 - "Redfern Sheet No. 18," surveyed by W. Sim, 10th Jun 1885.
NSW Land Registry Services - Deposited Plan 3954, May 1902.
Mitchell Library - Redfern Subdivision Plans - F3/306 - "Redfern Freeholds. The Lackey Portion of the Hutchison Estate", 20th June 1902.
Mitchell Library - Sand's Sydney and suburban directory - "Regent Street, Redfern, 1879-1930 Incl.

This two storey group does not appear on the 1890s plan of the area. The date of construction is unknown. Further research is recommended.

134 Regent Street, Redfern



Previous Street Number: 166, 182

Part of Group: 134-138 Regent Street

Construction Date: c1900-1915

Physical Description:

Row of three two storey rendered brick commercial buildings with parapets, shopfronts and awnings.

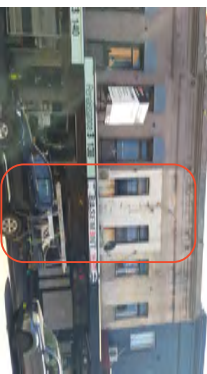
Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1915-1930	Miss A Taylor, milliner
1913-1914	(182) Edward Walters, laundry
1910	(182) P Morrison & Co, laundry
1905	(182) J Richardson, grocer
1901	(182) Herbert Hill
1900	(182) Thomas Walker, van proprietor
1890	(166) Albert Knowles, tobacconist
1887	(166) Charles D Clarke, picture framer
1885	(166) J.S. Pitt, medical practitioner

This two storey group does not appear on the 1890s plan of the area. The date of construction is unknown. Further research is recommended.

136 Regent Street, Redfern



Previous Street Number: 168, 184

Part of Group: 134-138 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	WJ Hewitt, boot repairs
1925	AP Lawler, tailor
1920-1923	Cyde Madden
1915	Mrs Ada Gillies, underclothing & c.
1913-1914	(184) Redfern Cycle Works, Frank E Callinan
1910	(184) Redfern Cycle Works - Jim Baker, 184 1/2 Robert Brawn, confectioner
1905	(184) J Richardson, grocer
1901	184 1/2 Charles Brown, draper
1900	(184) Mrs Mary Farrar, draper
1890	(184) Madame Fanconi, draper
1885	(168) John W Bell, watchmaker
1885	(168) James H Jones, carpenter, Harnet Jones, milliner
1885	(168) no listing

138 Regent Street, Redfern



Previous Street Number: 170, 186

Part of Group: 134-138 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Redfern cycle works
1925	E O'Brien, cycle builder
1920-1923	Edward O'Brien, cycle works
1915	Frank E Callinan, cycle works
1910-1914	(186) Michael Coorey, draper
1885-1890	186 1/2 Samuel Thomas, dining rooms
1905	(186) Mrs Martha Smedley, fruiterer
1901	186 1/2 Mrs ME Farrar, draper
1900	(186) John Robinson, furniture dealer
1890	(170) F.W. Little, coachbuilder
1887	(170) Joseph Potter, fencer
1885	(170) William Cleary

140 Regent Street, Redfern



Previous Street Number: 172, 188

Part of Group: 140-142 Regent Street

Construction Date: c1900-1915

Physical Description:

Pair of two storey rendered brick commercial buildings with parapets, shopfronts and awnings.

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1920-1930	Mrs Ada Tollis, florist
1915	Frank Tollis, florist
1910-1914	(188) Herbert House, crockery shop
1900-1905	(188) John Robinson, crockery shop
1885-1890	(172) John A. Absalom, tinsmith

Recommended Heritage Item

Recommended Inclusion in C56

Commercial building, 142
Regent Street

142 Regent Street, Redfern



Figure 260: Employees and volunteers outside the Aboriginal Legal Service, 142 Regent Street, Redfern, in 1974.
Source: National Archives of Australia. NAA: A8739. A2/8/74/15



Figure 261: Redfern's Aboriginal Legal Service in 1980.
Source: Photograph courtesy National Archives of Australia - Series A8180. Item 164/80/33.

Previous Street Number: 174, 190

Part of Group: 140-142 Regent Street

Construction Date: c1900-1915

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

Associations with Aboriginal people

This building was used as the first shopfront for the Aboriginal Legal Service which was set up in December 1970 to provide free legal assistance to Aboriginal people living in Sydney. The Aboriginal Legal Service describe the history of the organisation on their website as follows:

- 1930 A Buda, fruiterer
- 1928 Mrs L. Budd, fruiterer
- 1923-1925 Mrs Ada Tolls, florist
- 1920-1921 no listing
- 1915 FJ Swain & co, licensed dealers
- 1910-1914 (188-190) Herbert House, crockery shop
- (190-192) Anadio & Croft came furniture makers

(190) Mrs Margaret Daniels, draper.
190 1/2 Sydney Carriage Company - DW Crawley, proprietor
190 1/2 Anadio Harry came furniture makers
(190) Mrs Margaret Daniels, draper.
190 1/2 Sydney Carriage Company - DW Crawley, proprietor

1905 (190) Mrs Margaret Daniels, draper.
190 1/2 Sydney Carriage Company - DW Crawley, proprietor
190 1/2 Anadio Harry came furniture makers
1903 (190) Mrs Margaret Daniels, draper.
190 1/2 Sydney Carriage Company - DW Crawley, proprietor

1902 90 1/2 Gibbons' Hall
(190) Mrs Margaret Daniels, draper.
190 1/2 Sydney Carriage Company - Horton and Crawley, managing directors

1901 Sydney Carriage Company - JW Boothman, managing director

1900 (190) no listing
1890 (174) no listing

In 1972 the Whitlam government pledged to provide representation for all Aboriginal people in all courts of law. This was a first. The number of ALS criminal and civil cases surged, revealing the wide scope of legal problems faced by Aboriginal people in Australia.

In 1973, the ALS voted into office its first full Aboriginal Council, putting into practice the values and aspirations of the members of the ALS for Aboriginal self-determination.

The involvement of Aboriginal people in both management and service delivery was critical to tailoring the ALS to the needs of Aboriginal communities. Women and men who were leaders in their own communities were elected as field officers and the same resourcing model applied to staff.

What started as a single shop-front office in Redfern spread throughout the rest of the State. By 1974 there was an ALS in every State and Territory throughout Australia.

In 1975, more regional offices opened their doors, ensuring culturally appropriate services like the first office by installing members of the boards from local Aboriginal communities in Nowra and Brewarrina, respectively.

By the late 1970s, breakaway legal services for Aboriginal people formed in southern and western NSW. Their successful operation depended largely on local Aboriginal communities and individuals having oversight as well as being represented in service management.

The ALS established a solid track record of working with and for the Aboriginal community, inspiring a new wave of Aboriginal community controlled organisations to start up around the country using the same model. These new Aboriginal organisations were designed to provide much needed services for health, housing and child-care, as well as contribute to the development of pride, dignity and self-respect in the Aboriginal community.

Later in 1980, ALS's unique model of service delivery - of Field Officers working side by side with lawyers - was officially recognised and applauded in the Hudcock Report, which noted that "the practice of providing advice and assistance in welfare matters by the ALS was well-founded, particularly when matters are connected to legal problems."

It is noted that the current Redfern criminal law office of the Aboriginal Legal Service NSW/ ACT is located at 199 Regent St, Redfern, within the Study Area

References 142 Regent Street

- <https://news.cityofsydney.nsw.gov.au/photos/the-stories-behind-significant-aboriginal-organisations-born-in-redfern>
- https://dictionaryofsydney.org/entry/aboriginal_legal_service
- ALS NSW/ ACT website <https://www.alsnswact.org.au/about>
- https://www.alsnswact.org.au/australias_first_free_legal_service
- https://www.alsnswact.org.au/urban_shop-front_to_regional_representation
- <https://www.sydneyparliament.com.au/aboriginal-legal-service-history-project-online/>

Note: This two storey group does not appear on the 1890s plan of the area. The date of construction is unknown. Further research is recommended during the listing process.

Recommended Heritage Item

Recommended Inclusion in C56

Assessment of Significance - 142 Regent Street, Redfern	
SHR Criteria a) [Historical significance] An item is important in the course or pattern of the local area's cultural or natural history.	The site was originally part of the Chippendale Estate. The two storey commercial building forms part of a row of contributory late Victorian/Federation two storey buildings with shop fronts.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phase – maintains or shows the continuity of a historical process or activity 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria b) [Associative significance] An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.	This building was used as the first shopfront for the Aboriginal Legal Service, which was established in December 1970 to provide free legal assistance to Aboriginal people living in Sydney.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human occupation – is associated with a significant event, person, or group of persons <p>Types of items which meet this criterion include:</p> <ul style="list-style-type: none"> – items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures; – items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or – items where the physical fabric (above or below ground) demonstrates any of the points described above. 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important people or events – provides evidence of people or events that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria c) [Aesthetic significance] An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.	Does not meet this criterion

Assessment of Significance - 142 Regent Street, Redfern	
SHR Criteria d) [Social significance] An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.	This building was used as the first shopfront for the Aboriginal Legal Service which was set up in December 1970 to provide free legal assistance to Aboriginal people living in Sydney. This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.
Guidelines for INCLUSION <ul style="list-style-type: none"> – is important for its associations with an identifiable group – is important to a community's sense of place <p>Types of items which meet this criterion include:</p> <ul style="list-style-type: none"> – items which are esteemed by the community for their cultural values; – items which if damaged or destroyed would cause the community a sense of loss; and/or – items which contribute to a community's sense of identity. 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is only important to the community for amenity reasons – is retained only in preference to a proposed alternative <p>Items are excluded if:</p> <ul style="list-style-type: none"> – they are valued only for their amenity (service convenience); and/or – the community seeks their retention only in preference to a proposed alternative.
SHR Criteria e) [Research Potential] An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria f) [Rarity] An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria g) [Representativeness] An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	Does not meet this criterion.
Integrity/intactness:	The street façade of the building has been modified.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
Statement of Significance The two storey building at 142 Regent Street, Redfern is significant at a local level for its historical, associative and social values. The two storey rendered brick commercial building with shop front and awning is part of late Victorian/Federation row which spans from 122-142 Regent Street. It was used as the first shopfront for the Aboriginal Legal Service in the 1970s to provide free legal assistance to Aboriginal people living in Sydney.	

Recommended Inclusion in C56

Warehouse building

158 Regent Street, Redfern



Previous Street Number: 150, 198-200

Part of Group: Not applicable

Construction Date: c1930-1950

Physical Description:

Single storey painted brick warehouse building with splayed corner and stepped parapets with a simple geometric design. The building has a shopfront and awning to Botany Road.

Historical Notes:

This minimalist warehouse reflects the industrial development of the area during the Inter-War and mid century period. The simplistic design reflects changes in industrial architecture employed in the inner west, which is in contrast to the highly decorative warehouses seen in the CBD.

The site was used by a series of produce merchants from the 1880s until the 1960s. Two buildings are shown on the 1937 and 1951 plans of Redfern. In the 1970s and 80s the building was leased as factory premises.

The Sand's Sydney Directory lists the occupants for the following years searched:

Prior Development

1930	J Eaton, produce merchants
1920	(150) Evan Roberts, produce store
1910	(198-200) Evan Roberts, produce store and fuel merchant
1900	(198-200) Robert Collins, J Jones and Co, produce store
1890	(184) Cornelius Haman, produce merchant
1885	(184) Cornelius Haman, hay and corn dealer



Figure 262: c1977, Hellenic Voice Newspaper on Boundary Street Redfern, adjacent Farrow's Produce (158 Regent Street) in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 0570597533.

Land Titles Search 158 Regent Street, Redfern
Lot 39 DP1147322

Date	Owner	Source
26/10/1936	John Stephenson and The Union Trustee Company of Australia	PA 32514
08/06/1937	Leslie Malcolm Edwards, merchant - Lots 19, 20, 21, 22, 23 and 39 of DP18034.	Vol 4799, Folio 136
29/06/1937	Leslie Malcolm Edwards, merchant	Vol 4851, Folio 225
09/02/1954	Eric John Clarke, produce merchant	
16/02/1954	George Joseph Maloney, produce merchant	
12/08/1988	Peter John Maloney of Centennial Park Medical Practitioners	
15/04/1976	Mary Carmel Maloney	
18/04/1977-15/10/1981	Lease to Systems Press Pty Limited of factory premises	
04/06/1981 - 15/03/1984	Lease to Evangelos Panos and Stomata Panos, lock up shop	
2302/1983-30/03/1987	Lease to Systems Press Pty Limited	
30/03/1987-14/10/1991	Lease to Independent Painting Services	

Modifications:

1983 - Building Inspectors Card - Erect portable kit office.
1957 - Building Inspectors Card - Erect awning.
Approval has recently been granted for adaptive reuse as a craft brewery bar and restaurant. (D/2020/667 & D/2019/645)

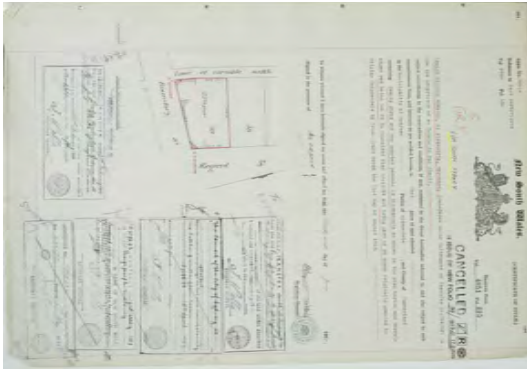


Figure 263: Extract from Vol 4851, Folio 225 showing subject lot.
Source: NSW Land Registry Services. <http://www.nswlrs.com.au>

Service station

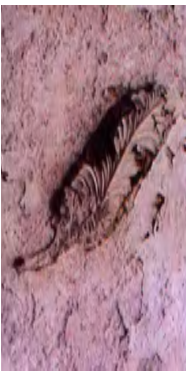


131 Regent Street, Redfern

Previous Street Number: Not applicable
Part of Group: Not applicable
Construction Date: Before 1937

Physical Description:

Single storey garage with Spanish Mission detailing to Cope Street featuring a decorative gable end, cordova patterned roof tiles and Red-Fern motif. The Cope Street wall is used for street art. Previously Red-Fern Service Station, Park Motor Repairs and South Sydney Auto Electricals. Howe and Rose, engineers and machinists are listed in the 1885 and 1887 Sands Directory for the subject site.

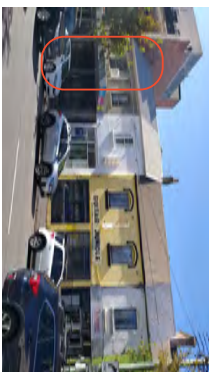


Documentary Sources
 131 Regent Street:

Sydney Water - FWD 162 1544 - Redfern Sheet No. 18, surveyed by W. Sim, 10th Jun 1885
 Mitchell Library - Sand's Sydney and suburban directory - Regent Street, Redfern, 1879-1930 incl. Ian Kirk & Megan Martin, Study of Inter-War Garages & Service Stations in New South Wales, unpublished report, 2006.



Terrace group, 147-151 Regent Street



147 Regent Street, Redfern

Previous Street Number: Not applicable
Part of Group: 147-151 Regent Street
Construction Date: c1860s

Physical Description:

Row of three two storey, rendered and painted Victorian terraces with shopfronts.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 8 of W.C. Wentworth's re-subdivision of 1853 and sold in 1855 to Aaron W. Pope, nallor, and John Bryson, carpenter, for 54 pounds.

The footprint of the building as part of a terrace of three is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand's Directory numerical street listing for Regent Street which commenced in 1883, but the terrace was constructed in the 1860s.

The map of the Redfern Municipality of 1889 identifies Martha Nutt as the owner of the terrace. Ownership was transferred to James H Nutt in 1912 on Martha's death.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road. The Sand's Sydney Directory lists the occupants for the following years searched:

1930	J Shephard, carpet repaier
1920	Miss E.B. Dover, ladies' outfitter
1913	Frederick Savria, haberdashery
1901-1912	George Johnson
1898-1900	J. Mitchell
1894	Mrs. Mary Selars
1888-1890	Mrs. Lydia Schroder
1886	George O'Neil, stonemason



149 Regent Street, Redfern

Previous Street Number: Not applicable
Part of Group: 147-151 Regent Street
Construction Date: c1860s

Historical Notes:

See 147 Regent Street



Figure 284: c1977. Shop at 147 Regent Street, Redfern, in SSMC Heritage Photographic Survey.
 Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 0581039281.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	J. William, fruiterer
1920	P.H. Ahearn, poulterer
1913	Alexander and Sichel, hairdressers
1910-1912	William Hall
1909	Mrs. Frances Bentley
1894-1904	Mrs. M White
1889	John Cavanagh, blacksmith
1888	Mrs Blanks
1886-87	Thomas Blanks, blacksmith
1884-85	George E Lucas



151 Regent Street, Redfern

Previous Street Number: Not applicable
Part of Group: 147-151 Regent Street
Construction Date: c1860s

Historical Notes:

See 147 Regent Street



Figure 285: View looking E across Regent St showing terrace houses and shops at 147, 149, 151, 153, 155, 157 & 159 Regent St. Advertising signs for Warren Village Shop & Kasiri Furniture visible. Photos not used in the Heritage Study 1990.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/11/1989, ID 0461046939.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Albert Green, picture frame maker
1920	J.R. Lusebrink, bookseller
1913	Foy's, tailor
1908-1912	Mrs. Mary Avery
1906-07	Stephen Maher
1894-1905	James H. Nutt
1888-90	James Nutt
1886-87	Miss M Easton
1884-85	Jessie Easton
1880	Mrs Jessie Easton, grocer
1879	Mrs J Easton, grocer and baker



Figure 286: Sketch plan of Redfern - Wentworth's Estate. Source: SLSW, Redfern Subdivision Plans, ZS/P/R3/118, file number FL9077053.

Recommended Inclusion in C56

References:

NSW Land Registry Services - Crown Plan Ms 15887 Sy R (15887-3000) - Plan of re-alignment ... in connection with the proposed widening of part of Botany Road, gazetted May 1956
 NSW Land Registry Services - Roll Plan 130 (DP 192230) - 'Survey of the S.E. angle of Chippendale's grant on the east side of the Botany Road the property of W.C. Wentworth', not dated
 Mitchell Library - Redfern Subdivision Plans - R3/118 (Wentworth's Chippendale land), not dated
 Mitchell Library - Sand's Sydney and suburban directory - Regent Street, Redfern, 1879-1930 incl. Old System Deed Bk 35 No 862 & Bk 1900 No 527

Recommended Inclusion in C56

Terrace group, 153-159
Regent Street

153 Regent Street, Redfern



155 Regent Street, Redfern



157 Regent Street, Redfern



159 Regent Street, Redfern



Figure 267: c1977, Assorted shops including L.J.Hooker Redfern Real Estate at 153-159 Regent Street, Redfern in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au; SSMC Heritage Photographic Survey, 1977-1980, ID 6591039001.

Previous Street Number: Not applicable
Part of Group: 153-159 Regent Street
Construction Date: c1860s
Physical Description:
Row of four two storey, rendered and painted Victorian terraces with shopfronts.

Previous Street Number: Not applicable
Part of Group: 153-159 Regent Street
Construction Date: c1860s

Previous Street Number: Not applicable
Part of Group: 153-159 Regent Street
Construction Date: c1860s

Previous Street Number: Not applicable
Part of Group: 153-159 Regent Street
Construction Date: c1860s

References:

NSW Land Registry Services – Crown Plan Ms 15887 Sy/ R (15887-3000) – ‘Plan of re-alignment ... in connection with the proposed widening of part of Botany Road’, gazetted May 1956

NSW Land Registry Services – Roll Plan 130 DP 192230 – ‘Survey of the S.E. angle of Chippendale’s grant on the east side of the Botany Road the property of W.C. Wentworth’, not dated
Mitchell Library - Redfern Subdivision Plans - RS/118 (Wentworth’s Chippendale land), not dated
Mitchell Library - Sand’s Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 incl.
Old System Deed Bk 26 No 341

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 9 of W.C. Wentworth’s re-subdivision of 1853 and sold to Jeremiah Evans, freeman, in the same year for 40 pounds 10 shillings. The footprint of the building as part of a terrace of two is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand’s Directory numerical street listing for Regent Street which commenced in 1883, but the terrace was probably constructed in the 1860s.

The map of the Redfern Municipality of 1889 identifies William Shaw as the owner of the building. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand’s Sydney Directory lists the occupants for the following years searched:

1930	F. Nash, tailor
1920	Miss Elizabeth Hutchens, dealer
1913	Ted Green, picture frame maker
1905-1912	T. Chadwick, saw sharpener
1902-1904	Henry James Gates
1901	John Doran
1900	James A Tait, coachbuilder
1890-1899	William Shaw, shipwright
1888	John Cavanagh, blacksmith
1887	Peter Glen

Historical Notes:

The map of the Redfern Municipality of 1889 identifies E. Tait as the owner of the building. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand’s Sydney Directory lists the occupants for the following years searched:

1930	W. Young, confectioner
1920	Miss Lillian O’Connell, confectioner
1913	Mrs. Dewhurst, dressmaker
1912	Edgar Riches, fruiterer
1911	Frederick Bolliger, fruiterer
1910	Mrs. Isabella Edward, confectioner
1909	Mrs. May Miller, confectioner
1908	J. C. Greenfield, fishmonger
1907	Robert McCook, draper
1906	Mrs. Mary Conyers, draper
1901-1905	Madam Marie Franconi, draper
1900	John E. Kerry, mercer
1898	James A Tait, coachbuilder
1894	Neil McLeod, shunter
1887-1890	Mrs Ellen Tait
1886	Ryan, surgeon
1884-1885	John Jones

Historical Notes:

The map of the Redfern Municipality of 1889 identifies Wilson as the owner of the building. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand’s Sydney Directory lists the occupants for the following years searched:

1930	no listing
1928	S Shearer, refreshment room
1920	Mrs. Elizabeth Rosenthal, refreshments
1913	David Goldberg, dealer
1910-1912	Henry C Jones
1909	Cecil Wade
1907-1908	Mrs. Margaret Twyman, general dealer
1905-1906	Josiah Davy
1904	George Field
1904	Peter McDonald
1900-1902	James Ashton
1898	Thomas Chandler, bootmaker
1894	Harry Peel
1888-1890	Demine Wall
1887-1888	Mrs Mary Dickinson
1886	James Henrique
1884-1885	Henry Wlch, painter

Historical Notes:

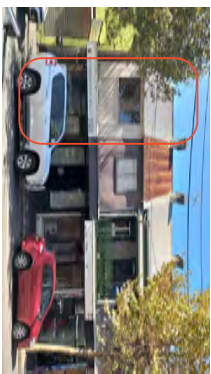
The map of the Redfern Municipality of 1889 identifies J. Merrick as the owner of the building. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand’s Sydney Directory lists the occupants for the following years searched:

1928-1930	M. Gallagher, dealer
1920-1925	Mrs. M French, dealer
1913	Miss H. Castles, ham and beef shop
1908-1912	Mrs. Mary Ferns
1907	James Frances Grogan
1906	no listing
1904-1905	Mrs Margaret White
1886-1903	James Merrick
1884-1885	William Cook, plasterer

Terrace group, 161-163
Regent Street

161 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 161 -163 Regent Street
Construction Date: c1880

Physical Description:

Pair of two storey rendered and painted Victorian terraces with shopfronts and awnings.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 11 of W.C. Wentworth's re-subdivision of 1853.

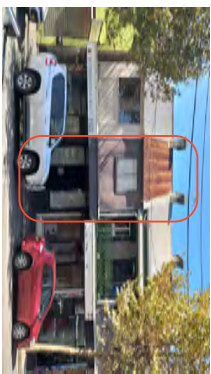
The footprint of the building as part of a terrace of two is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand's Directory numerical street listing for Regent Street which commenced in 1883, but the terrace was probably constructed around 1880. The map of the Redfern Municipality of 1889 identifies E. Hughes as the owner of the terrace.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1920-1930	William Cody
1912-1913	Donald McDonald
1913	Frederick Trundman
1911-1912	Arthur H. Twyman
1910	Norman Cunningham
1894-1909	Robert Backhouse
1890	Edward Pearce, carter
1889	William Ross, bricklayer
1887-88	Younger G. Jones
1886	John W Hall, blacksmith
1884-85	George Tee, grocer

163 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 161 -163 Regent Street
Construction Date: c1880

Historical Notes:

See 161 Regent Street
 The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Mrs. Catherine Burton
1928	Timothy Conroy
1925	Alexander Anderson
1923	no listing
1920	George Day
1913	Colin Wickes
1904-1912	Mrs. Lucy A Hill
1903	no listing
1900-1902	James Hill
1898	James Fordham
1889-1894	Miss Bella Murray, dressmaker
1888	no listing
1887	Michael Hook, butcher
1886	John Mapstone
1884-85	no listing

Terrace group, 165-167
Regent Street

165 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 165 -167 Regent Street
Construction Date: c1880

Physical Description:

Pair of two storey rendered and painted Victorian terraces with shopfronts and awnings.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 13 of W.C. Wentworth's re-subdivision of 1853.

The footprint of the building as part of a terrace of two is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand's Directory numerical street listing for Regent Street which commenced in 1883, but the terrace was probably constructed around 1880. The map of the Redfern Municipality of 1889 identifies D. Gash as the owner of the terrace.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1928-1930	F. Newman, bookseller
1923-1925	H. Newman, bookseller
1920	Mrs. M.G. Williams, florist
1912-1913	W. Baker, saddler
1903-1911	Mrs. Alice Moran, grocer
1901-1902	F Moran, grocer
1898-1900	D. Gash, grocer
1894	Mrs. Donnelly, grocer
1889-1890	David Gash, fancy repository
1886-88	Donald McDonald, grocer
1884-85	George Tee, grocer

167 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 165 -167 Regent Street
Construction Date: c1880

Historical Notes:

See 165 Regent Street
 The map of the Redfern Municipality of 1889 identifies E. Hughes as the owner of the terrace. The Sand's Sydney Directory lists the occupants for the following years searched:

1928-1930	D. Anderson, poultryer
1920-1925	Albert Green
1912-1913	Benjamin Leggett
1905-1911	W.N. Bull, undertaker and embalmer, coach proprietor and livery stables
1904	Peter McDonald
1902-1903	John Hughes
1901	George Dennis
1900	William Bryden
1898	Mrs. E. Green
1894	William Clark
1890	George Moon
1889	John Mapstone
1888	Mrs. H. Shearer
1887	John Mapstone, sawyer
1884-1886	Robert Quiney, fireman

References:

NSW Land Registry Services – Crown Plan Ms 15887 Sy R (15887-3000) – ‘Plan of re-alignment ... in connection with the proposed widening of part of Botany Road’, gazetted May 1956

NSW Land Registry Services – Roll Plan 130 (DP 192230) – ‘Survey of the S.E. angle of Chippendale's grant on the east side of the Botany Road the property of W.C. Wentworth’, not dated
 Mitchell Library - Redfern Subdivision Plans - R3/118 (Wentworth's Chippendale land), not dated
 Mitchell Library - Sand's Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 incl.
 Old System Deed Bk 125 No 617 (165-167 Regent Street)

Recommended Heritage Item

Recommended Inclusion in C56

Terrace group, 169-171
Regent Street

169 Regent Street, Redfern



Previous Street Number:

Part of Group: 169-171 Regent Street

Construction Date: c1884

Physical Description:

Pair of two storey rendered and painted Victorian
Victorian terraces with shopfronts and awnings.

Historical Notes:

Originally part of the Chippendale Estate, the site of
this shop formed part of Lot 15 of W.C. Wentworth's
re-subdivision of 1853 and sold in 1854 to John
Alexander, merchant. In 1871, Alexander sold the
property to Ann Glover.

The footprint of the building as part of a terrace of
two is shown on the Triangometric Survey of 1885.
The building was constructed around 1884. The
map of the Redfern Municipality of 1889 identifies T.
Glover as the owner of the terrace.

A portion of the front of the allotment was resumed
in 1956 by the Department of Main Roads for
proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for
the following years searched:

1928-1930	Mrs. M Ring, dealer
1928	
1920-1925	M.L. Harrison, dealer
1913	George Rowe, laundry
1911-1912	Mrs. Ada Gillies, draper
1910	Arthur E Needham, draper
1906-1909	Mrs. M R Farrar, draper
1905	no listing
1904	Robert Todd, auctioneer
1898-1903	A.E. Holland, bootmaker
1887-1890	Constantine Carneey, fishmonger
1886	George Ranck, photographer

171 Regent Street, Redfern



Previous Street Number:

Part of Group: 169-171 Regent Street

Construction Date: c1885

Historical Notes:

The Sand's Sydney Directory lists the occupants for
the following years searched:

1900-1930	Harris Franks, clothier
1898	Thomas Chadwick, saw sharpener
1894	John Skivington, dyer
1890	Mrs. M.A. Thompson, ham and beef shop
1888-89	Albert Cover, grocer
1887	John Abbott, grocer
1886	Emma Giddy, fruiterer
1884-1885	George Croft, fruiterer

Associations with Aboriginal People:

171 Regent Street was the first location of the
Aboriginal Medical Service. It was located here from
1971-1977.

The Barani website describes the history of the
organisation:

The Aboriginal Medical Service (AMS) was set up in July
1971 to provide free medical support to Aboriginal people
living in Sydney. It was the first Aboriginal community-run
medical service in Australia, and had a holistic approach
to health care from the outset.

Its formation was a response to health issues among
Aboriginal people newly migrated from regional NSW,
many of whom were living in overcrowded conditions and
experienced poor nutrition. There was no universal health
care scheme at this time, and some were reluctant to
access mainstream medical services.

Foundation members included non-Aboriginal doctors
who volunteered their services. Prominent community
activists were employed as field officers including Murn
Shirl, who was the first Welfare Officer.

In 1977, the AMS moved to premises behind St Vincent's
Catholic Church. The Sisters of Mercy later presented the
deeds of this property in a symbolic gesture of solidarity.
A new building for the AMS designed by the Merriama
Design Unit at the Government Architect's Office was
built here in 2004.

References:

NSW Land Registry Services – Crown Plan Ms
15887 Sy/R (15887-3000). – 'Plan of re-alignment ...
in connection with the proposed widening of part of
Botany Road', gazetted May 1956

NSW Land Registry Services – Roll Plan 130

IDP 192230 – 'Survey of the S.E. angle of
Chippendale's grant on the east side of the Botany
Road the property of W.C. Wentworth', not dated

Mitchell Library - Redfern Subdivision Plans -

R3/118 (Wentworth's Chippendale land), not dated

Mitchell Library - Sand's Sydney and suburban
directory – Regent Street, Redfern, 1879- 1930 incl.

Old System Deed Bk 125 No 617 (169-179 Regent
Street)

[https://www.sydneymarani.com.au/sites/aboriginal-
medical-service/](https://www.sydneymarani.com.au/sites/aboriginal-medical-service/)

[https://news.cityofsydney.nsw.gov.au/photos/the-
stories-behind-significant-aboriginal-organisations-
born-in-redfern](https://news.cityofsydney.nsw.gov.au/photos/the-
stories-behind-significant-aboriginal-organisations-
born-in-redfern)



Figure 268: View looking NE along Regent St showing
terrace houses and shops at 155, 157, 159, 161, 163,
165, 167. Advertising signs for Video-Alfalan and Meats
without Squeals visible. Photos not used in the Heritage
Study 1990.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/1/1989, ID 046046937.



Figure 269: 1989. View looking E across Regent St showing
terrace houses and shops at 161, 163, 165, 167, 169
& 171 Regent St. Advertising signs for Meats Without
Squeals & Helios visible.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/1/1989, ID 046046738.

Recommended Heritage Item

Recommended Inclusion in C56

Assessment of Significance - 171 Regent Street, Redfern	
SHR Criteria a) [Historical significance] An item is important in the course or pattern of the local area's cultural or natural history.	The building at 171 Regent Street lies on land which was originally part of the Crippendale Estate. The two storey terrace dates from the key Victorian period of subdivision. From 1971-1977 the Aboriginal Medical Service operated from the site.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phrase – maintains or shows the continuity of a historical process or activity 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria b) [Associative significance] An item has strong or special associations with the life or works of a person, or group of persons, or importance in the local area's cultural or natural history.	The terrace has historical associative significance with the local Aboriginal community as the former location of the Aboriginal Medical Service, which operated on the site from 1971-1977.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human occupation – is associated with a significant event, person, or group of persons 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important people or events – provides evidence of people or events that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria c) [Aesthetic significance] An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.	Does not meet this criterion.

Assessment of Significance - 171 Regent Street, Redfern	
SHR Criteria d) [Social significance] An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.	The Aboriginal Medical Service was established in the terrace house located at 171 Regent Street, Redfern in 1971 to provide free medical support to Aboriginal people living in Sydney and was the first Aboriginal community run medical service in Australia. This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.
Guidelines for INCLUSION <ul style="list-style-type: none"> – is important for its associations with an identifiable group – is important to a community's sense of place 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is only important to the community for amenity reasons – is retained only in preference to a proposed alternative
SHR Criteria e) [Research Potential] An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria f) [Rarity] An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria g) [Representativeness] An item is important in demonstrating the principal characteristics of a class of NSWs for the local area(s): <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	Does not meet this criterion.
Integrity/Intactness:	The building has been modified.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
Statement of Significance The two storey terrace house at 171 Regent Street, Redfern is significant at a local level for its historical, associative and social values. The building is part of a mid-Victorian terrace group constructed c1884, during the key period of subdivision and subsequent development of Redfern. The building represent a physical connection for the local Aboriginal community as the former location of the Aboriginal Medical Service (AMS), which operated there in the 1970s to provide free medical support to Aboriginal people living in Sydney. It was the first Aboriginal community-run medical service in Australia and had a holistic approach to health care.	

Recommended Inclusion in C56

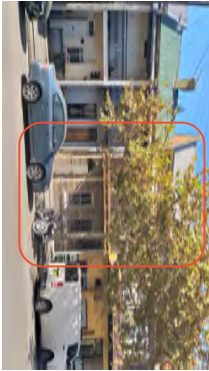
Terrace group, 173-179
Regent Street

173 Regent Street, Redfern		175 Regent Street, Redfern		177 Regent Street, Redfern		179 Regent Street, Redfern		
Previous Street Number: Not applicable	Previous Street Number: Not applicable	Previous Street Number: Not applicable	Previous Street Number: Not applicable	Previous Street Number: Not applicable	Previous Street Number: Not applicable	Previous Street Number: Not applicable	Figure 271: 1989. View showing terrace houses at 173, 175, 177, 179 & 181 Regent St. Unlisted items of heritage interest in Redfern Waterloo Heritage Study. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au , Redfern Waterloo Heritage Study, ID 046046570.	
Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street	Part of Group: 173-179 Regent Street		
Construction Date: c1870s	Construction Date: c1870s	Construction Date: c1870s	Construction Date: c1870s	Construction Date: c1870s	Construction Date: c1870s	Construction Date: c1870s		
Physical Description: Pair of two storey rendered and painted masonry Victorian terraces with shopfronts and awnings.	Historical Notes: See 173 Regent Street	Historical Notes: See 173 Regent Street	Historical Notes: See 173 Regent Street	Historical Notes: See 173 Regent Street	Historical Notes: See 173 Regent Street	Historical Notes: See 173 Regent Street	References: NSW Land Registry Services – Crown Plan Ms 15887 Sy/R (15887-3000) – ‘Plan of re-alignment ... in connection with the proposed widening of part of Botany Road’, gazetted May 1956 NSW Land Registry Services – Roll Plan 130 (DP 192230) – ‘Survey of the S.E. angle of Chippendale’s grant on the east side of the Botany Road the property of W.C. Wentworth’, not dated Mitchell Library - Redfern Subdivision Plans - R3/118 (Wentworth’s Chippendale land), not dated Mitchell Library - Sand’s Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 incl. Old System Deed Bk 125 No 617 (169-179 Regent Street)	
Originally part of the Chippendale Estate, the site of this shop formed part of Lot 15 of W.C. Wentworth’s re-subdivision of 1853 and sold in 1854 to John Alexander, merchant. In 1871, Alexander sold the property to Ann Glover.	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:		
1930 Mrs. J. Denis 1920 Mrs. Fanny Butler 1913 Robert Parker 1912 N. Manhood 1911 Richard Byrne 1910 Miss B Murray, teacher of piano 1905-1909 Arthur Bicknell 1904 F.J. Cottell, senior 1900-1903 S.P. Montgomery 1898 William O’Neill, bootmaker 1894 Mrs. M.A. Thompson 1890 Mrs. T. Maddison 1889 Thomas White 1888 Lambert Matthews 1887 Patrick Kearns, clicker 1886 William C. Bridgen, tinsmith 1884-1885 Frederick C Ayler	1930 Mrs. J. Denis 1920 Mrs. Fanny Butler 1913 Robert Parker 1912 N. Manhood 1911 Richard Byrne 1910 Miss B Murray, teacher of piano 1905-1909 Arthur Bicknell 1904 F.J. Cottell, senior 1900-1903 S.P. Montgomery 1898 William O’Neill, bootmaker 1894 Mrs. M.A. Thompson 1890 Mrs. T. Maddison 1889 Thomas White 1888 Lambert Matthews 1887 Patrick Kearns, clicker 1886 William C. Bridgen, tinsmith 1884-1885 Frederick C Ayler	1930 Robert Clark 1920 Ernest Hall, music teacher 1913 Mrs. Winifred Ibbotson 1912 Mrs. Maria Wills 1910-1911 Mrs. Lucy Standel 1905-1910 George Hall 1904 Arthur Lane 1903 Arthur Twyman, florist 1902 Henry Joseph Quinlan 1898-1901 John Jones 1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor	1930 Mrs. Annie Miles 1920 Albert Bates 1913 John D. Conway 1912 John R Browne 1908-11 John Thomas Lonard 1907 Harry Bethel 1906 no listing 1905 Mrs. Eliza Thelling 1904 John Palmer 1898-1903 Younger G. Jones 1894 Samuel Burley 1884-90 Richard Shaw, engineer	1930 Mrs. Annie Miles 1920 Albert Bates 1913 John D. Conway 1912 John R Browne 1908-11 John Thomas Lonard 1907 Harry Bethel 1906 no listing 1905 Mrs. Eliza Thelling 1904 John Palmer 1898-1903 Younger G. Jones 1894 Samuel Burley 1884-90 Richard Shaw, engineer	1930 Mrs. Annie Miles 1920 Albert Bates 1913 John D. Conway 1912 John R Browne 1908-11 John Thomas Lonard 1907 Harry Bethel 1906 no listing 1905 Mrs. Eliza Thelling 1904 John Palmer 1898-1903 Younger G. Jones 1894 Samuel Burley 1884-90 Richard Shaw, engineer	1930 Mrs. Annie Miles 1920 Albert Bates 1913 John D. Conway 1912 John R Browne 1908-11 John Thomas Lonard 1907 Harry Bethel 1906 no listing 1905 Mrs. Eliza Thelling 1904 John Palmer 1898-1903 Younger G. Jones 1894 Samuel Burley 1884-90 Richard Shaw, engineer		
The footprint of the building as part of a terrace of four is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand’s Directory numerical street listing for Regent Street which commenced in 1883, but the terrace was probably constructed in the 1870s. The map of the Redfern Municipality of 1889 identifies T. Glover as the owner of the terrace. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:	The Sand’s Sydney Directory lists the occupants for the following years searched:		
The Sand’s Sydney Directory lists the occupants for the following years searched: 1920-1930 Frank Smith 1898-1913 Thomas Skivngton 1889-94 Thomas Chadwick, saw sharpener 1888 no listing 1886-87 Thomas Chadwick, saw sharpener 1885 P.J. Morro, stonemason 1884 Thomas Chadwick, saw sharpener	1894 Mrs. M.A. Thompson 1890 Mrs. T. Maddison 1889 Thomas White 1888 Lambert Matthews 1887 Patrick Kearns, clicker 1886 William C. Bridgen, tinsmith 1884-1885 Frederick C Ayler	1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor	1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor	1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor	1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor	1894 John Heine 1890 William Reynolds, blacksmith 1889 Alfred Jackson, undertaker 1887-1888 David Hopkins, carpenter 1886 Patrick Kearns, clicker 1884-1885 F. Loranter, tailor		

Update Listing

Terrace House including interiors

181 Regent Street, Redfern



Previous Street Number: Not applicable

Part of Group: Not applicable

Heritage Item: Terrace House including Interior

Sydney LEP 2012: I1353

Heritage Inventory #: 2421175

Construction Date: c1870s

Statement of Significance:

Of historic and aesthetic significance as a relatively early representative example of a Victorian Filigree style terrace.

Designer/Maker: -

Builder/Maker: -

Physical Description:

Imposing two storey sandstone Victorian Filigree style terrace house, with gabled corrugated iron roof, hipped concave curved balcony roof, balcony with flat decorative cast iron columns and decorative cast iron balustrading. First floor facade features a pair of timber framed french doors with semi-circular glass panes. Ground floor facade features a pair of timber framed double hung 4 paned windows, and a timber panelled front door with semi-circular fanlight. Original cast iron palisade front fence to street boundary.

Modification and dates: -

Further Information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant.

Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Former use: Hotel

History:

Historical Notes

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

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1830s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney. (Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

Originally part of the Chippendale Estate, the site of this building formed part of Lot 21 of W.C. Wentworth's re-subdivision of 1853.

The footprint of the building is shown on the Trigonometric Survey of 1885. The date of construction predates the Sand's Directory numerical street listing for Regent Street which commenced in 1883 but the house was probably constructed in the 1870s. The map of the Redfern Municipality of 1889 identifies George William Lander as the owner of the building and the neighbouring southern allotment.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1928-1930	Howard J Orniston
1925	Thomas Dawson
1911-1923	Mrs. Emily Verbury
1894-1910	Alfred Verbury
1890	Alfred Fowler
1887-89	Mrs. Wiley
1879-86	Isaac Wiley

Historic Themes:

Australian theme (abbrev)

4. Settlement-Building settlements, towns and cities

New South Wales theme

Accommodation- Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities

Local theme

Assessment of Significance

SHR Criteria a) [Historical significance]

Of historic and aesthetic significance as a relatively early representative example of a Victorian Filigree style terrace.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

Representative example of a Victorian Filigree style terrace.

SHR Criteria d) [Social significance]

SHR Criteria e) [Research Potential]

SHR Criteria f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness:

-

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Associations with Aboriginal People

- Site of the first or second Black Theatre.
- Former home of Bob Bilear (Australia's first Aboriginal judge) and Kaye Bilear.

The former Black Theatre is thought to have first started at 174 Regent Street, however, by 1961 it was based at 181 Regent Street. The Barani website states:

Black Theatre was an Aboriginal-run theatre company established in 1972 in response to the emerging land rights movement. It started on Regent Street in Redfern but later moved to Cope Street, next door to Radio Redfern. Black Theatre offered workshops in dancing, writing and acting, and also performed plays authored by Aboriginal playwrights. Although it wound up in 1977, Black Theatre laid the foundation for a wellspring of creative expression within Sydney's Aboriginal community.

The Metropolitan Local Aboriginal Land Council, known as Metro, was established at the Black Theatre in 1973.

References

Heiss, Anita, Aboriginal People and Place, Barani: Indigenous History of Sydney City. <https://www.realestate.com.au/news/redfern-terrace-with-ties-to-globally-successful-bangarra-dance-theatre-up-for-sale/>
<https://www.sydneybarani.com.au/sites/black-theatre/>
Video narrated by Rhoda Roberts about the Black Theatre, including archival footage from the 1970s and 80s, at <https://www.youtube.com/watch?v=EFUlxagGF8>
Redfern Oral History page with many original sources linked <http://redfernoralhistory.org/Enterprises/BlackTheatre/tabid/204/Default.aspx>
<https://metroalc.org.au/>



Figure 272: View across Regent Street to a rare substantially intact, sandstone 2 storey terrace house. Originally from the Heritage Study of Redfern / Waterloo District. Source: City of Sydney Archives, www.archives.cityofsydney.nsw.gov.au/ (Accessed 17/1/2020). ID 045/045383.



Figure 273: Black Theatre Office, 181 Regent Street, Redfern. National Archives of Australia, NAA, A8738, A2/87/4/37

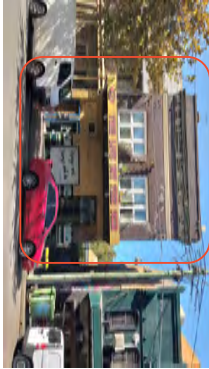
Recommended Inclusion in C56

Recommended Inclusion in C56

Commercial building

Commercial building, 185-187 Regent Street

183 Regent Street, Redfern



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: c1906

Physical Description:

Two storey/face brick Federation commercial building with parapet.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 21 of W.C. Wentworth's re-subdivision of 1853.

The Trigonometric Survey of 1885 shows the allotment as vacant and the map of the Redfern Municipality of 1889 identifies George William Lander as owner. Lander also owned the neighbouring northern allotment. The existing building was constructed around 1906.

The laneway, sited between No. 183 and 185 Regent Street is shown on an undated, but early post Wentworth subdivision sketch plan as Regent Street. The plan shows a terrace of two buildings was located at the rear of the allotment of no. 183. Airways Products is noted on the 1951 plan of the area.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Marathon Chocolate Factory, E. Arony proprietor
1908-1929	George W. Verbury, bootmaker
1907	A. Verbury, second hand dealer
1884-1906	no listing



181-193 Regent Street, Redfern. Advertising signs for Nursery, British Paints and South Sydney Discount Hardware visible. Unlisted items of heritage interest in Redfern Waterloo Heritage Study, 1989.

References:

NSW Land Registry Services – Crown Plan Ms 15887 Sy R (15887-3000) – ‘Plan of re-alignment ... in connection with the proposed widening of part of Botany Road’, gazetted May 1956

NSW Land Registry Services – Roll Plan 130 (DP 192230) – ‘Survey of the S.E. angle of Chippendale’s grant on the east side of the Botany Road the property of W.C. Wentworth’, not dated

Mitchell Library - Redfern Subdivision Plans - R3/118 (Wentworth’s Chippendale land), not dated
Mitchell Library - Redfern Subdivision Plans - R3/47, (part Wentworth’s Chippendale land), not dated

Mitchell Library - Sand’s Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 incl.

185 Regent Street, Redfern



Previous Street Number: Not applicable

Part of Group: 185-187 Regent Street

Construction Date: c1885

Physical Description:

Two storey rendered and painted Victorian commercial building with awning over shopfronts at street level.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 23 of W.C. Wentworth's re-subdivision of 1853.

The footprint of the building as part of a terrace of four is shown on the Trigonometric Survey of 1885. The terrace was constructed around 1885. The map of the Redfern Municipality of 1889 identifies Walker as the owner of the terrace.

The laneway, sited between No. 183 and 185 Regent Street is shown on an undated, but early post Wentworth subdivision sketch plan as Regent Street. The plan shows a terrace of two buildings was located at the rear of the allotment of no. 185. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Miss T Stringfellow, music seller
1900-1920	Luke Allison, musical instrument store
1894	Albert Jackson, undertaker e
1890	George Mansfield, confectioner
1889	John Pearson, surgeon
1888	H. Cowan, herbalist
1886-1887	John S Pitt, medical practitioner
1884-1885	no listing

187 Regent Street, Redfern



Previous Street Number: Not applicable

Part of Group: 185-187 Regent Street

Construction Date: c1885

Historical Notes:

See 185 Regent Street
The Sand's Sydney Directory lists the occupants for the following years searched:

1930	no listing
1920	William J. Hewett, bootmaker
1887-1913	Richard J Hewett, bootmaker
1884-1886	no listing

The laneway, sited between No. 183 and 185 Regent Street is shown on an undated, but early post Wentworth subdivision sketch plan as Regent Street. The plan shows a terrace of two buildings was located at the rear of the allotment of no. 185. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Miss T Stringfellow, music seller
1900-1920	Luke Allison, musical instrument store
1894	Albert Jackson, undertaker e
1890	George Mansfield, confectioner
1889	John Pearson, surgeon
1888	H. Cowan, herbalist
1886-1887	John S Pitt, medical practitioner
1884-1885	no listing



Figure 274: Regent Street, Redfern, inner Sydney, 1982, looking south to Botany Road.
Source: Old Shops Australia. <https://pbs.twimg.com/media/ETdwbUuAEK7jo?format=jpg&name=medium>

Commercial building, 189-191 Regent Street

189 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 189-191 Regent Street
Construction Date: c1884

Physical Description:
Two storey rendered and painted Victorian commercial building with awning and shopfronts at street level.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 23 of W.C. Wentworth's re-subdivision of 1853.

The footprint of the building as part of a terrace of four is shown on the Trigonometric Survey of 1885. The terrace was constructed around 1885. The map of the Redfern Municipality of 1889 identifies Walker as the owner of the terrace.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1901	no listing
1900	no listing
1898	Mrs. B. Boylan, restroom
1920	John Dunn, dealer
1907-1913	Mrs. Eliza Hingston, dealer
1904-1906	Harry Bloom, tailor
1902-1903	Mrs. Philippa Cummings
1901	Miss L Green, draper
1900	Mrs. Agnes Hughes, draper
1898	Miss Forster, draper
1894	Francis Caruthers, greengrocer
1889-1890	Miss Agnes Veen, dressmaker and milliner
1887-1888	Peter Christensen, provision dealer
1886	William J Parsons, grocer

191 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 189-191 Regent Street
Construction Date: c1884

Historical Notes:

See 189 Regent Street

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	B Vassil, confectioner
1920	Mrs. T. McKnight, confectioner
1905-1913	Mrs. Mary H. Holden, confectioner
1904	John S. Grainger
1903	Edward Fogarty, confectioner
1902	Arthur Twyman, florist
1901	no listing
1900	no listing
1898	G. Blume, printer
1894	Henry Schmidt, hairdresser
1890	Ambrose Hall
1889	Albert Bates, umbrella maker
1888	Albert Bates, fruiterer
1887	James D Henry, clerk
1886	no listing
1885	James A Henderson
1884	John Smith

Commercial building, 193-195 Regent Street

193 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 193-195 Regent Street
Construction Date: c1911

Physical Description:

Two storey face brick Federation commercial building with awning and shopfronts at street level.

Historical Notes:

Originally part of the Chippendale Estate, the site of this shop formed part of Lot 25 of W.C. Wentworth's re-subdivision of 1853 and sold to John Atkins, merchant in 1853 for 100 pounds.

The footprint of a building is shown on the Trigonometric Survey of 1885, but the existing building as part of a terrace of three would seem to date from around 1911. A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road. The Sand's Sydney Directory lists the occupants for the following years searched:

1930	R. Cohen, dealer
1920	D.G. Dawson, licensed dealer
1911-1913	Ashwood's Ltd., grocers
Prior Development:	
The Sand's Sydney Directory lists the occupants for the following years searched:	
1909-1910	James R. Smith, fish shop
1907-1908	Mrs. Eleanor Thorncroft, fish shop
1904-1905	Benjamin Messier
1902	Douglas Chamberlain, fruiterer
1901	Joseph Jackson, fruiterer
1894	Thomas Weeks, fruiterer
1890	Edward Crimmins, fruiterer
1889	Henry Stewart, fruiterer

195 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 193-195 Regent Street
Construction Date: c1911

Historical Notes:

See 193 Regent Street

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Mrs M Hart, draper
1920	T.A. Gillies, ladies outfitter
1912-1913	C. Norton, stationer
1911	no listing
Prior Development:	
The Sand's Sydney Directory lists the occupants for the following years searched:	
1907-1910	John F. Knight, dyer
1902-1906	E. Clarke, sewing machine agent
1901	W. J. Jackson, undertaker
1898-1900	no listing
1894	Richard Smith, clothier
1890	Albert Schureck, hairdresser
1889	Mrs. E. Arthur, fruiterer
1887-88	David Austin, pawnbroker
1879-85	Edward Frederick Hewett, bootmaker

Recommended Inclusion in C56



Figure 275: 1989. View showing shops houses at 193 & 195 Regent St. Advertising signs for British Paints, South Sydney Discount Hardware & Harrys Furniture visible. Unlisted items of heritage interest in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/17/1989, ID 0463046572.



Figure 276: 1989. 181-193 Regent Street, Redfern. Advertising signs for Nursery, British Paints & South Sydney Discount Hardware visible. Unlisted items of heritage interest in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/17/1989, ID 0463046571.

References:

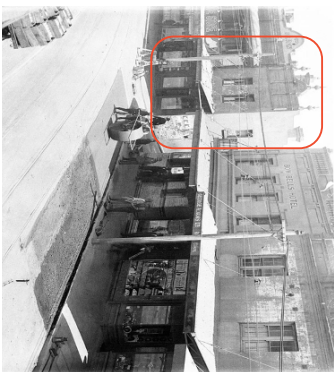
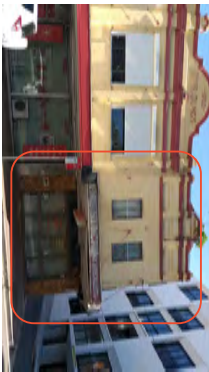
NSW Land Registry Services – Crown Plan Ms 15887/Sy R (15887-3000) – ‘Plan of re-alignment ... in connection with the proposed widening of part of Botany Road’, gazetted May 1956

NSW Land Registry Services – Roll Plan 130 (DP 192230) – ‘Survey of the S.E. angle of Chippendale’s grant on the east side of the Botany Road the property of W.C. Wentworth’, not dated
Mitchell Library – Redfern Subdivision Plans – R3/718 (Wentworth’s Chippendale land, not dated
Mitchell Library – Sand’s Sydney and suburban directory – Regent Street, Redfern, 1879- 1930 incl. Old System Deed Bk 29 No 248 (193-195 Regent Street)

Botany Road, Alexandria

Commercial building

22 Botany Road, Alexandria



Previous Street Number: 14
Part of Group: Not applicable

Construction Date: c1885

Physical Description:
Two storey/face brick Victorian commercial building with parapet and awning over shopfront.

Historical Notes:

The allotment is part of an area measuring 107 feet by 97 feet leased by William Dart in April 1868 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to James Thornton in 1930.

The footprint of a building is shown on the Trigonometric Survey of 1882, with the existing building shown on the revised survey of 1895. The building was completed in 1885 as a house and shop for lessee R. Gordon and tenanted by John Maxwell.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	H Rosenthal, tailor
1920	S. Kosminsky
1912-1913	Mrs. Clara Foley, refreshments
1911	Mrs Kate Ackerly, refreshments
1910	Mrs Clara Banting, refreshments
1908	Mrs Margaret Steel, refreshments
1904	Alfred J Cunciliffe, pastry cook
1900	M Rodgers, butcher
1898	T O'Connor, butcher
1888-1884	Sydney J Bridgen, stationer

Prior Development:

The 1885 Alexandria Rates Assessment lists the owner as R Gordon and the occupant as John Maxwell. There is no entry for 1884.

Figure 277: 1926, 12a-18 Botany Road, T Glass Shoe Store, Bow Belis Hotel, George Adams Cakes, No. 22 is visible beyond.

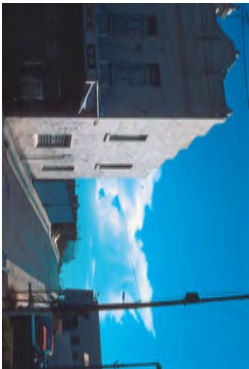


Figure 279, c1977, Street scene on Botany Road, Redfern looking along Chapel lane with shop at 22 Botany Road and car yard. In SSMC Heritage Photographic Survey. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au. In SSMC Heritage Photographic Survey, 1977-1980, ID 098058001.

References:

Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madson in 1895

NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

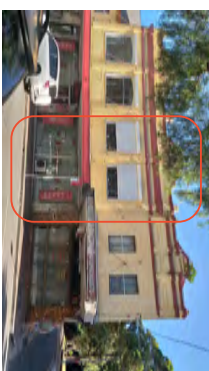
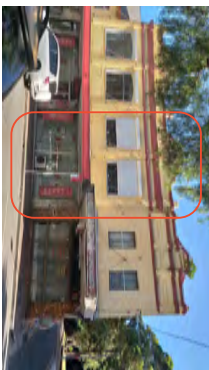
Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Alexandria, 1885-1930 incl.

City of Sydney Archives - 'Alexandria Municipality Rate Assessment Books', 1872-1895, CRS 650/1-19

Old System Deed Bk, 1616 No 62

Commercial building 'Thornton's Buildings'

24 Botany Road, Alexandria



Previous Street Number: 16
Part of Group: 24-26 Botany Road

Construction Date: 1892

Physical Description:

Two storey rendered and painted Victorian commercial building with parapet and awning over shopfronts.

Historical Notes:

Parapet inscribed with 'Thornton's Buildings' AD 1902.

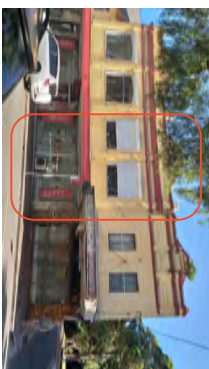
The allotment is part of an area measuring 107 feet by 97 feet leased by William Dart in April 1868 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to James Thornton around 1930.

The allotment is shown on the Trigonometric Survey of 1882 as vacant land, with the existing building shown on the revised survey of 1895. The building was completed around 1892 as a house and shop for lessee and tenant John Leber.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	I Glass, boot shop
1920	Mrs. E. Glass
1912-1913	Isaac Glass, bootmaker
1911	no listing
1910	George Cowdrey, bootmaker
1908	Miss M Bywater, draper
1904	John Richardson, grocer
1887-1900	John A Leber, furniture mart

26 Botany Road, Alexandria



Previous Street Number: 18
Part of Group: 24-26 Botany Road

Construction Date: c1902

Historical Notes:

See 24 Regent Street.

The northern half of the allotment is shown on the Trigonometric Survey of 1882 as land with a shed at the rear. The rate assessment for 1885 noted the property comprised a workshop tenanted by William Bridgen. The southern half of the allotment is shown on the Trigonometric Survey of 1882 with a building. The rate assessment for 1872 recorded William Dart as tenant and lessee and the building comprised five rooms with workshop and shed (shown on the survey at the rear of the house).

The existing building is not shown on the revised survey of 1895 and was probably completed around 1902 to match the neighbouring building at no. 24 Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	I Glass, boot shop
1913-1920	James Haslim, draper
1910-1912	Josian Davey, crockery merchant
1908	C. Tear & Co., clothing manufacturers
1904	Mrs. Johannah Hill, draper



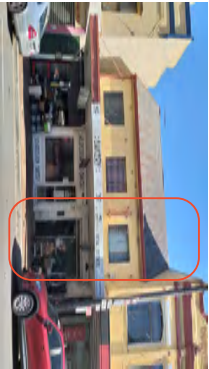
Figure 278: c1977, Assorted shops including Pizzeria restaurant, Yerna Quality Frocks, Pay Less and Glass Shoes at 24-34 Botany Road, Alexandria in SSMC Heritage Photographic Survey. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au. In SSMC Heritage Photographic Survey, 1977-1980, ID 098058008.

Prior					
Year	Owner	Description	Year and Occupant		
1890			John Lambert, iron moulder		
1892	empty	Mary Wellington	Workshop		
1886-1888			William Bridgen, thsmith (18-24)		
1885	William Bridgen	A Dark	Workshop		
1885	William Bridgen	A Dark	House		
1879	W. Dart	W. Dart	House		
1875	William Dart	William Dart	House & Shop		
1872	William Dart	William Dart	Brick, 5 rooms, workshop & shed		

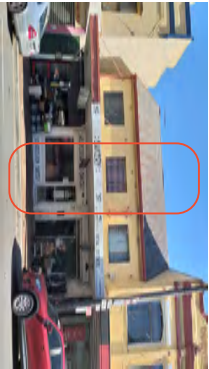
Commercial building

Recommended Inclusion in C56

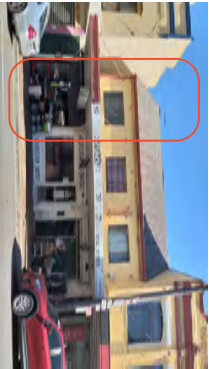
28 Botany Road, Alexandria



30 Botany Road, Alexandria



32 Botany Road, Alexandria



Assorted shops including Pizzeria restaurant,

Verna Quality Frocks, Pay Less and Glass Shoes at

22-34 Botany Road, Alexandria in SSMC Heritage

Photographic Survey 1977.

Previous Street Number: 20

Part of Group: 24-26 Botany Road

Construction Date: c1870

Physical Description:

Group of three two storey rendered and painted Victorian terraces with awning over shopfronts.

Historical Notes:

The allotment is part of an area measuring 107 feet by 97 feet leased by William Dart in April 1868 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to James Thornton in 1930.

The building is shown on the Trigonometric Survey of 1882 as part of a terrace of three. The terrace was probably constructed around 1870. The rate assessment for 1872 recorded William Dart as tenant and lessee and the building comprised four rooms.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1904-1930 William Ellis, ham & beef shop
1898-1900 L. Harris, dealer

1894 T.T. Nelson, tobacconist

1890 William Howell, painter

1888 William McLeish, upholsterer

1887 William McLeish, upholsterer

Previous Street Number: 22

Part of Group: 24-26 Botany Road

Construction Date: c1870

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 John Mapstone

1912-1920 William Ellis

1900-1911 William Roberts

1898 James Weatherly, boot maker

1894 William Bridgen, tinsmith

1890 Michael Ryan

1886-1888 Moses Bishop, carpenter

The Alexandria Council rate assessments lists the occupants for the following years searched:

1892 Albert A Ryan

1875-1885 Moses Bishop

1872 William Dart

Previous Street Number: 24

Part of Group: 24-26 Botany Road

Construction Date: c1870

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930 Ernest White, furrier

1920 Jack Simmonds

1910-1913 Percy Richard Papworth, hairdresser

1904-1908 William T Armstrong, hairdresser

1900 J.M. Dixon, printer

1898 Hugh Rooney, saddler

1894 Charles Heinrich, saddler

1890 Mrs. Slater, oil and colour merchant (Charles Heinrich, saddler?)

1887-88 No listing

The Alexandria Council rate assessments lists the occupants for the following years searched:

1872-1879 James Clark

References:

Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895

NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Alexandria, 1885-1930 incl.

City of Sydney Archives - 'Alexandria Municipality Rate Assessment Books', 1872-1895, CRS 650/1-19

Old System Deed Bk 1616 No 62

Recommended Inclusion in C56

Commercial building,
'D.Austin, 1892'

34 Botany Road, Alexandria



Previous Street Number: 26

Part of Group: Not applicable

Construction Date: c1892

Physical Description:

Two storey rendered and painted Victorian commercial building with parapet and awning over shopfront.

Historical Notes:

The allotment is part of an area measuring 9 pitches leased by Edmond O'Neill in April 1868 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to John Holiday in 1921.

The footprint of a building is shown on the Trigonometric Survey of 1882, with the existing building shown on the revised survey of 1895. The building was completed in 1892 as a house and shop for lessee David Austin.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	A.R. McDonald, wine retailer
1920	W. Campbell
1911-1913	Charles Exall, bootmaker
1910	Miss Fisher, dressmaker
1908	Josiah Davey, fromonger
1904	William Morgan, tea merchant
1898-1900	Henry Schmidt, hardsseer
1894	John Salisbury, hardsseer and tobacconist
1890	No listing
1887	Thomas Woods

Prior Development:

The 1875 Alexandria Rates Assessment lists the owner of a house on the site as William O'Neill and the occupant as Charles Villa. The property is described in 1872 as a wood house with 4 rooms owned by Julia O'Neill and occupied by David Davies.

References:

Sydney Water - PWD 34 1544 - "Waterloo Sheet No. 9", surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895

NSW Land Registry Services - Dawson and Dawson, surveys/ors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Alexandria, 1885-1930 incl.

City of Sydney Archives - 'Alexandria Municipality Rate Assessment Books', 1872-1895, CRS 650/1-19.

Old System Deed Bk 1285 No 903 & Bk 1231 - 709.

Commercial building,
'Macnamee's Buildings'

36 Botany Road, Alexandria



Previous Street Number: 28

Part of Group: 36-40 Botany Road

Construction Date: c1887

Physical Description:

Two storey rendered and painted Victorian commercial building with parapet and awning over shopfronts.

Historical Notes:

The allotment is part of an area measuring 21 3/4 pitches leased by Robert Gault in October 1861 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to John Holiday in 1921.

The footprint of a building is shown on the Trigonometric Survey of 1882, with the existing building shown on the revised survey of 1885. The building was completed in 1887 as a house and shop for lessee Andrew Steinbrenner.

The Sand's Sydney Directory lists the occupants for the following years searched:

1920	A.S. Rake
1913	Frank Hubbard, licensed dealer
1910-1912	Frederick Mitchell, licensed dealer
1908	Mrs. Amy Brennan, laundry
1904	William Cody, laundry
1900	W. Lee, ham and beef shop
1890	Mrs. Burns
1888	Charles Heinrich, saddler
1887	John Cox

Prior Development:

The 1885 Alexandria Rates Assessment lists the owner of a house on the site as Alexander McBeath. The property is described in 1879 as a House & Stable.

38 Botany Road, Alexandria



Previous Street Number: 30

Part of Group: 36-40 Botany Road

Construction Date: c1887

Historical Notes:

See 36 Botany Road

A portion of the front of the three block allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	J. Bailey, fishmonger
1920	S.J. Starr
1908-1913	Morris Franks, pawnbroker
1904	Mrs. Leah Austin, pawnbroker
1894-1900	David Austin, pawnbroker
1890	John Ryan, printer
1888	William E. Hardy, fancy repository
1887	Mrs Williams

Prior Development:

The 1885 Alexandria Rates Assessment lists the owner of a house on the site as Thomas Kemp and the occupant as John Cox. The property is described in 1879 as a House owned by E Kemp and occupied by George Black.

40 Botany Road, Alexandria



Previous Street Number: 32

Part of Group: 36-40 Botany Road

Construction Date: c1887

Historical Notes:

See 36 Botany Road

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	no listing
1920	Lock Wong
1908-1913	C.H. & S. Warley, grocers
1904	Charles Young, grocer
1894-1900	W. McDonald, grocer
1894	John Ballard, jeweller
1880	G. Cahill, produce and fuel merchant
1888	Charles D. Clarke, dealer
1887	George Bedford, plasterer, Bismark Cottage

Prior Development:

The 1885 Alexandria Rates Assessment lists the owner of a house on the site as Andrew Steinbrenner and the occupant as Jane Williams. The property is described in 1872 as a Brick house 3 rooms owned by Andrew Steinbrenner and occupied by Moses Bishop.

Commercial building

42 Botany Road, Alexandria



Previous Street Number: 34
Part of Group: Not applicable
Construction Date: 1911

Physical Description:

Two storey/face brick Federation commercial building with decorative parapet and awning over shopfront.

Historical Notes:

The allotment is part of an area measuring one acre leased by William West in January 1856 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of a building is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895. The existing building was completed around 1910.

A portion of the front of the allotment was resumed in 1956 by the Department of Main Roads for proposed road widening of Botany Road.

The Sand's Sydney Directory lists the occupants for the following years searched:

- 1921-1930 Victor Leone, fruiterer
- 1920 E.P.B. Weinberg
- 1912-1913 Israel Lipman, dealer
- 1911 Mrs. Mary Bailey
- 1910 no listing

Prior Development:			
Alexandria Rate Assessments			Sands Directory
Year	Occupant	Owner	Description
1908			George Cowdrey, leather store
1904			Herbert Lance, leather store
1900			G. Biliett, leather store
			Albert Gee Walker, oven maker
1898			G. Biliett, leather store
1894			M.L. Butler, chemist
1892	John Dennett	John West	House
1890			Alexander Colquhoun
1888			Jacobs and Barnett, boot factory, John Dennett, blacksmith
			John West
1885	John Dennett	John West	House
1879	J.G. Bedford	J West	House
1875	Thomas Holmes	Andrew Steinbrenner	House

References:

- NSW Land Registry Services – Crown Plan Ms 15887 Sy R (15887-3000) – ‘Plan of re-alignment in connection with the proposed widening of part of Botany Road’, gazetted May 1956
- Sydney Water - PWD 34 1544 – ‘Waterloo Sheet No. 9’, surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895
- NSW Land Registry Services – Dawson and Dawson, surveyors, Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757
- Mitchell Library - Sand's Sydney and suburban directory – Botany Road, Alexandria, 1885-1930 incl.
- City of Sydney Archives – ‘Alexandria Municipality Rate Assessment Books’, 1872-1895, CRS 650/1-19
- Old System Deed Bk 1635 No 809 & Bk 1231 – 709

Update Listing

Recommended Inclusion in C56

Cricketers Arms Hotel

56-58 Botany Road, Alexandria



Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Accommodation
Former use: Hotel

History:

Historical Notes

Previous Street Number: Not applicable
Part of Group: Not applicable
Heritage Item Cricketers Arms Hotel including interior
Sydney LEP 2012: I4
Heritage Inventory #: 2420459
Construction Date: c1928

Statement of Significance:

It represents a good example of its architectural style on a prominent corner site. It makes strong contribution to the streetscape of Botany Rd and Henderson St.

Designer/Maker:

Builder/Maker:

Physical Description:

Three storey, Federation Free style hotel. It features with rendered parapet, mounded window surroundings and tiled ground floor walls.

Modification and dates:

A photo dating from 1926 shows a two storey Victorian Regency style building with an iron-post verandah. Henderson St was widened in 1928 and it is likely that the current three storey building was built then.

Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant.

Historic Themes:

Assessment of Significance

SHR Criteria a) [Historical significance]

The hotel is associated with the residential settlement and commercial establishment in the local area. Botany Rd is among Sydney's earliest thoroughfare.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

The hotel addresses the corner site and contributes to the streetscape.

SHR Criteria d) [Social significance]

The hotel was mainly patronised by workers in Eveleigh workshop.

SHR Criteria e)

SHR Criteria f) [Research Potential]

SHR Criteria g) [Representativeness]

Integrity/Intactness: Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance.

Recommended management:

Associations with Aboriginal People

Pub frequented by Aboriginal people as noted by Elders in interviews with CIR for the Botany Road Urban Design Study.

The Dictionary of Sydney reports that from the 1950s through to the 1970s it was one of the few pubs in Sydney where Aboriginal people were permitted to drink.

References

Heiss, Anita. Aboriginal People and Place, Baranti: Indigenous History of Sydney City.

Edney, Christine. Where have all the drinking holes gone? An historical survey of hotels and similar premises in the city of Sydney Council area South of Cleveland St, 2006.

Noel Butlin Archives, Tooths & Company Yellow Cards.



Figure 280: 1893 map of the Boroughs of Waterloo and Alexandria showing the Sycamore Hotel on the subject site.



Figure 283: 1920s. Cricketers Arms Hotel. Source: Toon & Company Yellow Card 1 Side 1, available online: <https://openresearch-repository.anu.edu.au/handle/1885/131183>.



Figure 281: 1926. Cricketer's Arm Hotel prior to road widening. Source: Heritage NSW listing.



Figure 284: 1930. Cricketers Arms Hotel. Source: Noel Butlin Archives, Toon & Company Yellow Cards, Cricketers Arms, Card 2 Side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/131180>.



Figure 282: 1929. Auction notice showing Cricketer's Arm Hotel. Source: SLNSW, Alexandria Subdivision Plans, 006-ZSP/A2/6, File number TL1040342.



Figure 285: 1949. Cricketers Arms Hotel. Source: Noel Butlin Archives, Toon & Company Yellow Cards, Cricketers Arms, Card 2 Side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/131176>.

Former CBC Bank including interiors

60 Botany Road, Alexandria



Previous Street Number: 44
Part of Group: Not applicable
Heritage Item Former CBC Bank including interior
Sydney LEP 2012: I5
Heritage Inventory #: 2420460
Construction Date:
Statement of Significance: It represents a good example of the Victorian Italianate style by prominent government architect Mansfield. It is a landmark building on a prominent corner site.

Designer/Maker:
Builder/Maker: Mansfield Brothers
Physical Description: Two storey Victorian Italianate style building.
Modification and dates:

Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:
Former use: Bank

History:

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

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pymont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney. (Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Com Banking Coy of Sydney Ltd – A Manning, mgr. (No 44)
1920	Com Banking Coy of Sydney Ltd – G.A Layton, mgr. (No 44)
1910	Commercial Banking Coy of Sydney Limited (Branch) – G.A Layton, mgr. (No 44)
1900	Commercial Banking Coy of Sydney Limited (Branch) – G.A Layton, manager. (No 44)
1888-1890	Commercial Banking Coy of Sydney Limited (Branch) – G.A Layton, resident manager. (No 44)

Historic Themes:

Assessment of Significance

SHR Criteria a) [Historical significance]	It remarks the commercial establishment on Botany Rd and the southern suburb of Sydney.
SHR Criteria b) [Associative significance]	It was designed by the government architect Mansfield.
SHR Criteria c) [Aesthetic significance]	It is a landmark building on a prominent corner site.
SHR Criteria d) [Social significance]	The hotel was mainly patronised by workers in Eveleigh workshop.
SHR Criteria e) [Research Potential]	-

SHR Criteria f) [Rarity]

SHR Criteria g) [Representativeness]

It is representative of financial establishment on outskirts but main arterial road of Sydney town.

Integrity/Intactness:

Assessment criteria:

Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

References

Heiss, Anita, Aboriginal People and Place, Barani: Indigenous History of Sydney City.



1985 Traffic at the intersection of Botany Road and Henderson Road, Waterloo. (Former CBC Bank seen on the right, site of Waterloo Metro station on the left).

Existing Heritage Item

Recommended Inclusion in C1

Terrace house

128 Botany Road, Alexandria



Historical Notes:

This terrace house appears on 1890s MWSB maps of Alexandria.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Walter Sealey
1920	Miss Louisa Tickner
1910	Miss Emily Carter
1900	WB Carter
1890	Patrick Dawson, dairy/keeper, William Morgan, storekeeper
1888	James Dawson, dairy/keeper
1887	James Dawson
1885	Richard Goldfinch



Figure 286: Terrace house at 128 Botany Road, Alexandria in SSMC Heritage Photographic Survey.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058058097.



Figure 287: Empty detached two storey terrace house at 128 Botany Road, Alexandria, in SSMC Heritage Photographic Survey.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058058317.

References

Department of Land & Property Information

Lot1 DP537045

11170-162

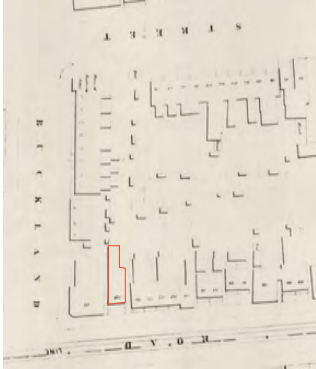


Figure 288: Detail of 1885 map of Waterloo and Alexandria, 128 Botany Road outlined orange. Source: SLNSW: hlpf04.slnsw.gov.au/delivery/DeliveryManagerServlet?mbsdid=ca8a00d8cfa3a5&dps_pid=IE4377245&_ga=2.142676.456849316.1598598905-773498240.1598598905.

Previous Street Number: Not applicable
Part of Group: Not applicable
Construction Date: c1885

Physical Description:

Two storey, rendered and painted Victorian terrace house, setback from Botany Road.

Commercial building

130-132 Botany Road, Alexandria



Previous Street Number:

Part of Group: Not applicable

Construction Date: c1885

Physical Description:

Two storey rendered and painted Victorian commercial building with parapet and awning over corner shopfront.

Historical Notes:

Bank of Asia shown on 1951 Map of Waterloo.



Figure 289: 1970. Traffic at the intersection of Botany Road and Buckland Street, Waterloo. (No. 130-132 Botany Road is seen on the left and No 134 near left). Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, South Sydney Municipal Council, Municipal Engineers' Department Photographs, ID 047/047045.



Figure 290: Detail of 1951 map of Waterloo. Source: City of Sydney Archives.

134-136 Botany Road, Alexandria



Previous Street Number:

Part of Group: Not applicable

Construction Date:

Physical Description: c1885

Two storey rendered and painted commercial building with parapet and awning over corner shopfront.

Historical Notes:

See table to left. Lock Lee & Co shown on 1951 Map of Waterloo.

Commercial building

Recommended Inclusion in C1

Sands Directory Search 130-136 Botany Road, Alexandria

No	1885	1887	1888	1890	1900	1910	1920	1930
130	E Cobley, dealer	Mrs W Morgan, dressmaker	Mrs W Morgan, dressmaker	Mrs W Morgan, dressmaker	no listing	130-132 J.J. Thorn, grocer & fruiterer	Will Booth	G Day, Boot Repairer
132	no listing	George L Watkins, grocer	Bush Bros., grocers	Bush Brothers, grocers	J.J. Thorn, greengrocer	130-132 J.J. Thorn, grocer & fruiterer	War Sang	no listing
Buckland Street								
134	Henry Ashton, blacksmith	Conn and Siddens, hairdressers	James F.G. Siddens, grocer	James F.G. Siddens, newsagent and hairdresser	no listing	no listing	no listing	134a Lock Lee & Co, furniture manufacturers.
136	James Wiseman	William Knight	William Knight	F Cole, bricklayer	J Siddens, billiard saloon	no listing	Alexandria Cabt. Works	no listing

Former ‘Star Hotel’

170 Botany Road, Alexandria



Previous Street Number:

Part of Group: Not applicable

Construction Date: c1885

Physical Description:

Two storey, rendered and painted Victorian former 'Star Hotel' with 'The Star' on the parapet.



Figure 291: Star Hotel Card 1 side 1.

Source: Noel Bullin Archives, Toon & Company Limited Yellow Cards, available online: <http://ndi.handle.net/1885/105832>



Figure 292: 1970, Star Hotel.

Source: Noel Bullin Archives, Toon & Company Limited Yellow Cards, Star Hotel Card 6 side 2 available online: <http://ndi.handle.net/1885/105832>

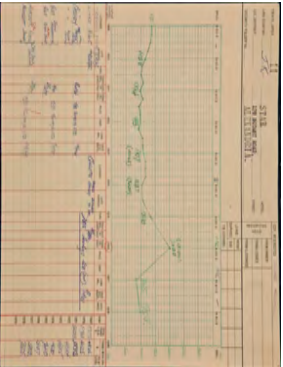


Figure 293: 1970, Star Hotel.

Source: Noel Bullin Archives, Toon & Company Limited Yellow Cards, Star Hotel Card 6 side 1 available online: <http://ndi.handle.net/1885/105832>

Sands Directory Search 170-178 Botany Road, Alexandria										
Current No	1886 no numbers	Previous No	1887	1888	1890	1895	1900	1910	1920	1930
170	Star Hotel - Thomas Murphy	176/180	Star Hotel - Martin Egan (176)	Star Hotel - Martin Egan (176)	Star Hotel - Martin Egan (176)	Star Hotel - John Hedges (176)	Thomas Robertson, Star Hotel - Sydney Edgar Wood (176)	Star Hotel - Sydney, Edgar Wood (no number) 180	Star Hotel - Alfred Martin (no number) 176-178	Star Hotel

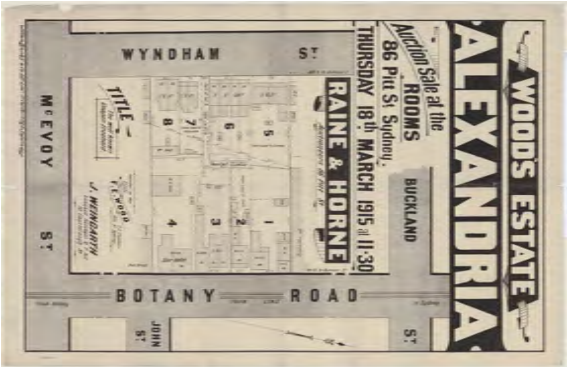


Figure 294: 1915, Wood's Estate subdivision plan showing Star Hotel as number 178 Botany Road.
Source: SUNSW, Alexandria Subdivision Plans, 038-2/2/SP/A2/27, File number FL10403394.

Terrace group

Terrace group

172-176 Botany Road, Alexandria



178-182 Botany Road, Alexandria



Previous Street Number:

Part of Group: Not applicable

Construction Date: c1885

Physical Description:

Group of three, two storey rendered and painted Victorian terrace houses with verandahs.

Previous Street Number:

Part of Group: Not applicable

Construction Date: c1885

Physical Description:

Group of three, single storey rendered and painted terrace houses with front verandahs and gardens.

Sands Directory Search 170-178 Botany Road, Alexandria

(The numbering of this section of Botany Road has changed many times since 1885. A search of the Sands Directory, relative to the location of the Star Hotel is contained below.

Current No	1886 no numbers	Previous No	1887	1888	1890	1895	1900	1910	1920	1930
172	Moore and O'Brien, corn dealers	178/182	Moore and O'Brien, produce merchants	Moore and O'Brien, produce merchants	no listing		A and J Webb, produce merchants (178)		Edward Walsh (180)	Ah Wah (180)
174	William H Baker	180/184	William H Baker	no listing	no listing		Thomas Lawrence (180)	James P Branigan (182)	Hamilton Blair (182)	Mrs A Cameron (182)
176	George Winkworth	182/186	Samuel Griffin, painter	no listing	'Somerset terrace' Samuel Griffin, painter (182)		no listing 182	Mrs Catherine Lee (184)	Mrs Catherine Lee (184)	Mrs Catherine Lee (184)
178	Fanny Winters	184/188	Fanny Winters	no listing	no listing		Charles Coleman (184)	John Manning (186)	George Wilson (186)	Cornelius Casey (186)
180	William Stokes, bootmaker	186/190	William Stokes, bootmaker	no listing	no listing	Henry Mercer (180)	no listing 186	Ernest Jepson (188)	Arthur Porteus (188)	Eric T Martin (188)
182	Isaac Robey	188/192	William Moore	no listing	no listing	James W Burrows (182) Pike's Lane	Robert Gribble (188)	Edward Arnold (190)	no listing 190	Charlie Young
184	Frederick Fox, pallass maker				no listing		James Wright (190) Pike's Lane	A Paine, store Moore Lane	Miss Annie Paine (192) Moore Lane	Miss A Paine, grocer (192) Moore Lane

Moores Lane, Alexandria

Terrace Goup

1-5 Moores Lane, Alexandria



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: 1898-1900

Physical Description: Row of five single story/ rendered and painted terrace houses.

Historical Notes: The subject lots lie on part of the 1400 acres which was granted to William Hutchinson on 27 May 1823. The allotment is part of the land leased by G Dudley in July 1856 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years before passing into freehold.

The subject properties first appear in the Sands Directory in 1898, at which time they were accessed from Wyndham Street. From 1902 the land had been further subdivided and the properties were accessed from Botany Road.

Moore's Lane was referred to as Pike's Lane between 1895 and 1900.

The Sand's Sydney Directory lists the occupants for the following years searched:

References:
PA 13781
PA 27088
Vol 7853 Folio 212
Vol 4473 Folio 203

Sands Directory Search 1-5 Moores Lane, Alexandria

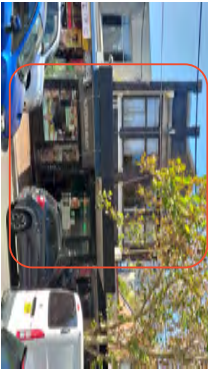
No	1898	1899	1900	1901	1903	1905	1910	1915	1920	1925	1930	1933
	Moore Lane off Wyndham	Moore Lane, off Wyndham	Moore Lane, off Wyndham (referred to as Pike's Lane from Botany Rd 1895-1900)	Moore Lane, off Botany Road	Moore Lane, off Botany Road	Moore Lane, off Botany Road	Moore Lane, off Botany Road	Moore Lane, off Botany Road	Moore Lane, off Botany Road	Moore's Lane, off 192 Botany Road	Moore's Lane, off 192 Botany Road	Moore's Lane, off 192 Botany Road
1	Charles Goode, bootmaker	Charles Goode, bootmaker	Charles Goode, bootmaker	Charles Goode, bootmaker	J Miller	Frederick Gibson, John Gibson	John Currie, Mrs Robinson	Hugh Ferguson, Andrew Russell	no listing	Walter Proud	Walter Proud	Walter Proud
2	Henry Douglas	Henry Douglas	Henry Douglas	C Alfred	GS Black	Samuel Sparkes	E Southall	William Simms	John Cowper, Andrew Russell	Albert Walsstrom	Mrs Annie Day	Mrs Annie Day
3	No listing	No listing	No listing	John Harvey	Mrs J Bailey	Mrs J Bailey	Mrs Johanna Bailey	John Tutler	S W Cochran	S W Cochran	W Carmody	W Carmody
4	No listing	No listing	No listing	Benjamin Harvey	Benjamin Harvey	Alfred W McDonald	Perry Marshall	James Beattie	no listing	Ab Fook	John Hughes	John Hughes
5	No listing	No listing	No listing	Henry Seeley	Ernest Patterson	Ernest Bell	Mrs Sarah Jane Arthur	Mrs Sarah Jane Arthur	Mrs Sarah Jane Arthur	Mrs Sarah Jane Arthur, Mrs Catherine Russell	John Lowe, Mrs Catherine Russell	W Lee, Mrs M Russell Lea

Recommended Inclusion in C56

Botany Road, Waterloo

Commercial building

29-29A Botany Road, Waterloo



Previous Street Number:

Part of Group: Not applicable

Construction Date: 1901

Physical Description:

Face brick Federation commercial building with parapet, awning and shopfronts.

Historical Notes:

This building is a good example of a commercial building on Botany Road developed during a key period in response to the growing industrialisation of the area at the turn of the 19th century.



Figure 296: 1989. View showing shops at 29 & 29A Botany Rd. Advertising signs for Tonys Waterloo Quality Meats and Hairdresser visible. Unlisted items of heritage interest in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 046046411.

Sands Directory Search 29-29A Botany Road, Waterloo

No	1883	1885	1887	1888	1890	1895	1900	Prior development									1901	1902	1905	1910	1920	1930
27	John Deely, bootmaker	John Deely, bootmaker	John Deely, bootmaker	John Collins	no listing	no listing	no listing	Prior development									W McDonald, provision merchant	W McDonald, provision merchant	Walshaw Bros, provision merchants	Walshaw Bros, provision merchants	George J Jones and N. grocers	Derrin Bros, grocers
29	Joseph Brissett dealer	John Leber, dealer	John Leber, furniture dealer	Frederick Barnes, dealer	Frederick Barnes, fancy repository	Frederick Barnes, fancy repository	no listing	Prior development									Patrick J Larkin, grocer	Patrick J Larkin, grocer	John A Leber, furniture dealer	Mrs Phoebe Munger, florist	Percival Scurr, hardware store	B Barber, butcher, 29a J.C., Pearce, pastry cook, Off 29 Saml R Winchester, billiard saloon

Recommended Heritage Item

Recommended Inclusion in C56

Commercial building, 33a-35 Botany Road

33A Botany Road, Waterloo

35 Botany Road, Waterloo



Previous Street Number: Not applicable

Part of Group: 33-35 Botany Road

Construction Date: c1906

Physical Description:

Two storey, rendered and painted Federation commercial building with parapet and awning over two shopfronts.

Historical Notes:

The allotment is part of an area measuring one acres leased by Thomas Pendergast in April 1854 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The allotment is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895 as a passage leading to rear premises. The building was completed around 1906 as a house and shop for lessee Reuben Beard.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Miss Ida Millane, confectioner
1925	James Miles, pastry cook
1920	James Miles, refreshment room
1913	Lee Yow & Co., fruiterers
1910	W. and A. Lowe, fruiterers
1908	Harry Lee, fruiterer
1907	Louis A Cohen, fruiterer
1905-1906	no listing
1900	no listing
1890	R B Boggis, greengrocer

Previous Street Number: Not applicable

Part of Group: 33-35 Botany Road

Construction Date: c1901

Historical Notes:

The allotment is part of an area measuring one acres leased by Thomas Pendergast in April 1854 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of a building is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895. The building was completed around 1901 as a house and shop for lessee Reuben Beard, draper.

The Sand's Sydney Directory lists the occupants for the following years searched:

1913-1930	William Crowley, hairdresser
1907-1910	Robert Hyslop, boot shop
1906	no listing
1905	R Beard, draper

Figure 297, c1977, Hot bread shop at 33 Botany Road, Alexandria in SSMC Heritage Photographic Survey, Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058058590.

Associations with Aboriginal people

The building is currently used by the Aboriginal Housing Company (AHC) as their offices. Incorporated in 1973, the AHC is an independent all Aboriginal governed non-profit charity and the first community housing provider in Australia.

The AHC website describes the history of the company further:

The company was formed in direct response to the widespread discrimination Aboriginal people experienced in the private rental market. There was an influx of people coming to the city for work, especially in the railways and factories, and they gravitated to the Redfern area as a second 'home'. Through the years the company has endured many battles from all types of authority, and has also battled with crime, drugs and alcohol on 'The Block'. The AHC made the decision to redevelop the area colloquially known as 'The Block'.

The AHC are currently redeveloping 'The Block' as "The Penruilwy Project". It aims to breathe new life into 'The Block', and restore a strong and healthy Indigenous community to Redfern with an emphasis on cultural values, spiritually and employment. Penruilwy aims to make Redfern the best urban Aboriginal community in Australia and in doing so, set the benchmark for all other communities.⁸⁹



Prior Development:				
Waterloo Rate Assessments				Sands Directory
Year	Occupant	Owner	Description	Year and Occupant
1900				J Davies, provision merchant
1899	Julia Davies	AJS Bank	Wood shop and house	
1898	Julia Davies	AJS Bank	Wood shop and house	
1896	J & W Johnson	AJS Bank	Wood shop and house	1894 Johnson Brothers, provision merchant
1893	S Johnson	John Turner	Wood shop	John Numm, draper
1883-1888	John Numm	R. Wilson	Shop, 1 room House and shop	John Numm, draper
1879-1884	Robert Wilson	R. Wilson	House and shop	

References:

- Sydney Water - PMWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895
- NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757
- Michell Library - Sand's Sydney and suburban directory - Botany Road, Waterloo, 1883-1930 incl. City of Sydney Archives - 'Waterloo Municipality Rate Assessment Books', 1879-1885, CRS 643/1-3 & Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

89: <https://www.ahc.org.au/about-us/>

Recommended Heritage Item

Assessment of Significance - 33a Botany Road, Waterloo	
SHR Criteria a) [Historical significance] An item is important in the course or pattern of the local area's cultural or natural history.	The two storey, rendered and painted Federation commercial building located at 33a Botany Road, Waterloo lies on land that was part of an area measuring one acre leased by Thomas Pendgeast in 1854 from William Charles Cooper's Waterloo Estate.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phase – maintains or shows the continuity of a historical process or activity 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria b) [Associative significance] An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.	This building is currently used by the Aboriginal Housing Company (AHC) as their offices as has strong associative significance with the local Aboriginal community.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human occupation – is associated with a significant event, person, or group of persons 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important people or events – provides evidence of people or events that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
SHR Criteria c) [Aesthetic significance] An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.	Does not meet this criterion.
SHR Criteria d) [Social significance] An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.	This building is currently used by the Aboriginal Housing Company (AHC) as their offices. Incorporated in 1973, the AHC is an independent all Aboriginal governed non-profit charity and the first community housing provider in Australia. The AHC are currently redeveloping 'The Block' in Eveleigh Street, Redfern as "The Penruwy Project". This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.

Assessment of Significance - 33a Botany Road, Waterloo	
Guidelines for INCLUSION <ul style="list-style-type: none"> – is important for its associations with an identifiable group – is important to a community's sense of place Types of items which meet this criterion include: <ul style="list-style-type: none"> – items which are esteemed by the community for their cultural values; – items which if damaged or destroyed would cause the community a sense of loss; and/or – items which contribute to a community's sense of identity. 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is only important to the community for amenity reasons – is retained only in preference to a proposed alternative Items are excluded if: <ul style="list-style-type: none"> – they are valued only for their amenity (service convenience); and/or – the community seeks their retention only in preference to a proposed alternative.
SHR Criteria e) [Research Potential] An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria f) [Rarity] An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria g) [Representativeness] An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	Does not meet this criterion.
Integrity/intactness:	The street façade of the building has been modified.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
Statement of Significance The two storey building at 33a Botany Road, Waterloo is significant at a local level for its historical, associative and social values. The two-storey rendered and painted Federation commercial building at 33a Botany Road is currently being used by the Aboriginal Housing Company (AHC) as their offices. This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.	

Recommended Inclusion in C56

Recommended Inclusion in C56

Commercial building

37 Botany Road, Waterloo



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: c1883

Physical Description:

Two storey, rendered and painted Victorian commercial building with decorative parapet. Evidence of former verandah remains.

Historical Notes:

The allotment is part of an area measuring one acres leased by Thomas Pendergast in April 1884 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of possibly a building is shown on the Trigonometric Survey of 1882 and the existing building is shown on the revised survey of 1895. The building was completed around 1883 as a house and shop for lessee and tenant John Nunn. The Sand's Sydney Directory lists the occupants for the following years searched:

1930	S. Goodman, manufacturing tailor
1920	Fernandez & Co. drapers
1913	Farquhar McCallum, draper
1904-1910	R. Beards, draper
1898-1903	no listing
1894	A.J. Nunn, draper
1884-1890	John Nunn, draper
1883	no listing

Note: In 1887 John Nunn, draper, is listed for numbers 35,36,37 and 39 Botany Road, Waterloo.

39 Botany Road, Waterloo



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: c1883

Physical Description:

Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895

References:

NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757
Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Waterloo, 1883-1930 incl. City of Sydney Archives - 'Waterloo Municipality Rate Assessment Books', 1879-1885, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

Commercial building, 39-41 Botany Road, Waterloo

41 Botany Road, Waterloo



Previous Street Number: Not applicable

Part of Group: 39-41 Botany Road

Construction Date: c1884

Physical Description:

Two storey, rendered and painted Victorian commercial building with parapet and awning over two shopfronts.

Historical Notes:

The allotment is part of an area measuring one acres leased by Thomas Pendergast in April 1884 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years. The title was converted to freehold and the property sold to Elizabeth E. Warren and Edward B. Devine in 1920.

The footprint of a building is shown on the Trigonometric Survey of 1882 and the existing building is shown on the revised survey of 1895. The building was completed around 1884 as a house and shop for lessee Elizabeth Austin.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	W Taranto, fruiterer
1913-1920	Vincent Taranto, fruiterer
1910	G. Fava & Co. fruiterers
1908	Harry Holmes, fruiterer

Prior Development:

Waterloo Rate Assessments			
Year	Occupant	Owner	Description
1880-1884	John Nunn	Elizabeth Austin	House and shop
1879	John Brigden	Mrs. Austin	House and shop

41 Botany Road, Waterloo



Previous Street Number: 41

Part of Group: 39-41 Botany Road

Construction Date: c1885

Physical Description:

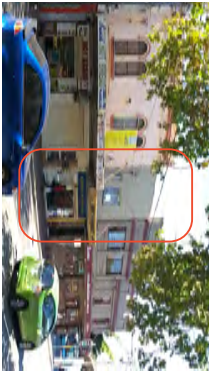
Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895

References:

NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757
Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Waterloo, 1883-1930 incl. City of Sydney Archives - 'Waterloo Municipality Rate Assessment Books', 1879-1885, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16
Old System Deed Bk 1301 - 959

Commercial building

43 Botany Road, Waterloo



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: c1883

Physical Description:

Two storey, rendered and painted Victorian commercial building with parapet and awning over shopfront.

Historical Notes:

The allotment is part of an area measuring one acre leased by Thomas Pendergast in April 1854 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of a building is shown on the Trigonometric Survey of 1882 and the existing building is shown on the revised survey of 1895. The building was completed soon after 1882 as a house and shop for lessee Elizabeth Austin.

The Sand's Sydney Directory lists the occupants for the following years searched:

- 1930 no listing
- 1883-1920 William Slowgrove, tobaccoconst



View showing cars and shops at 31-47 Botany Road. Advertising signs for Kirby's Pharmacy, TAB and Abbots Tavern visible. Unlisted items in Redfern Waterloo Heritage Study, 1989.

Part of Group: Not applicable

Physical Description:

Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar. 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895

NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Waterloo, 1883-1930 incl. City of Sydney Archives - 'Waterloo Municipality Rate Assessment Books', 1879-1895, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

The footprint of a building is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895. The existing building was probably completed after 1910.

The Sand's Sydney Directory lists the occupants for the following years searched:

- 1930 M.C. Kirby, chemist
- 1920 P.J. Shalvey, butcher
- 1910 William Fountain, butcher
- Waterloo Meat Market, Joseph Hann, proprietor

Commercial building, former PJ Shalvey Butcher

45-47 Botany Road, Waterloo



Previous Street Number: 45

Part of Group: 45-47 Botany Road

Construction Date: c1910

Physical Description:

Two storey, rendered and painted Federation commercial building with parapet and awning over shopfront.

Historical Notes:

This building is a good example of a commercial building on Botany Road developed during a key period in response to the growing industrialisation of the area at the turn of the 19th century.

The allotment is part of an area measuring one acre leased by Thomas Pendergast in April 1854 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of a building is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895. The existing building was probably completed after 1910.

The Sand's Sydney Directory lists the occupants for the following years searched:

- 1930 M.C. Kirby, chemist
- 1920 P.J. Shalvey, butcher
- 1910 William Fountain, butcher
- Waterloo Meat Market, Joseph Hann, proprietor

Prior Development:					Sands Directory	
Waterloo Rate Assessments					Year and Occupant	Year and Occupant
Year	Occupant	Owner	Description			
1906	Elliot & Paul	E. Pendergast	Wood shop and sheds		1906-13 Waterloo Meat Market, Joseph Hann, proprietor	
1902	Thomas Turner	E. Pendergast	Butchery		1905-02 T.M Turner, butcher	
1899	E. A. Pendergast	J.K. Pendergast	Wood shop and stables		1901 - no listing	
1898	E. A. Pendergast	J.K. Pendergast	Wood shop and stables		1900 William Kealey	
1896	Thomas Pendergast	J & K. Pendergast	Wood shop, stables and sheds			
1893	Thomas Pendergast	J & K. Pendergast	Wood shop		1894 John J. Pendergast, butcher	
1888	Timothy Flynn	J. Pendergast	Shop 4 rooms		Timothy Flynn, butcher	
1887	Timothy Flynn	J. Pendergast	Shop 4 rooms		1885 Timothy Flynn	
1884	Charles Kerrigan	Thomas Pendergast	House and shop		C. Kerrigan, butcher	
1883	Charles Kerrigan	Thomas Pendergast	House and shop		C. Kerrigan, butcher	
1881	Leonard Pointing	Thomas Pendergast	House and shop			
1880	Leonard Pointing	Thomas Pendergast	House and shop			
1879	Samuel Barr	Thomas Pendergast	House and shop			

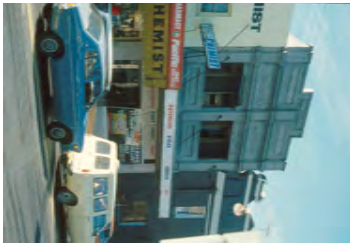


Figure 298: Building constructed 1927 (P.J. Shalvey Butcher).

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 059/058/8.

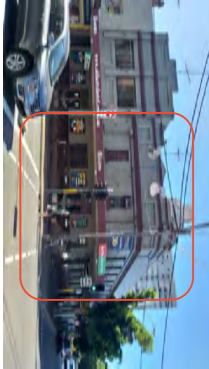
References:

- Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar. 1882. Survey revised by S. Mills in 1893 and by H. Madsen in 1895
- NSW Land Registry Services - Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757
- Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Waterloo, 1883-1930 incl. City of Sydney Archives - 'Waterloo Municipality Rate Assessment Books', 1879-1895, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

Recommended Inclusion in C56

Abbott's Hotel

49 Botany Road, Waterloo



Previous Street Number: 47

Part of Group: Not applicable

Construction Date: c1881

Physical Description:

Two storey rendered and painted Victorian corner hotel with parapet and awning.

Historical Notes:

The allotment is part of an area measuring one acres leased by Thomas Pendergast in April 1854 from William Charles Cooper's Waterloo Estate Leasehold for a period of 99 years.

The footprint of the hotel is shown on the Trigonometric Survey of 1882 and on the revised survey of 1895. The date of construction and/or date of rebuilding have not been determined. Alterations may have been made around 1900 when the lease was acquired by George Abbott. In 1907 the hotel's name changed from the Sportsman's Arms to Abbott's Hotel.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Abbott's Hotel, Theodore C. Durstian
1920	Abbott's Hotel, Mrs. Ellen Neilson
1913	Abbott's Hotel, Joseph M. Monaghan
1910	Abbott's Hotel, Thomas Muir
1907-1908	Abbott's Hotel, George Abbott
1905-1906	Sportsman's Arms, George Abbott
1902-1904	Sportsman's Arms, Edward Sullivan
1900	Sportsman's Arms, William Thompson
1898	Sportsman's Arms, David Folet
1894	Sportsman's Arms, Robert Waugh
1890	Sportsman's Arms, John Brayley
1884-1888	Sportsman's Arms, Ellen Wallace
1883	Wallace Hotel, Ellen Wallace



Figure 289: 1888. View showing hotel on corner at 45-47 Botany Road and Raglan Street. 2 storey commercial building with unusual detailing & in prominent position
Source: City of Sydney Archives. www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 1988, ID 046046345.

References:

Sydney Water - PWD 34 1544 - 'Waterloo Sheet No. 9', surveyed by J. Richmond, 30th Mar 1882. Survey revised by S. Mills in 1893 and by H. Madson in 1895

NSW Land Registry Services – Dawson and Dawson, surveyors. Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

Mitchell Library - Sand's Sydney and suburban directory – Botany Road, Waterloo, 1883-1930 incl.

City of Sydney Archives – 'Waterloo Municipality Rate Assessment Books', 1879-1885, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

Noel Butlin Archives, Tooth & Company Limited Yellow Cards.

The Waterloo Municipal Council rate assessments list the following publicans:

1906-1907	George Abbott
1902	Edward Sullivan
1899	James Burke
1896-1898	David Folet
1893	Robert Waugh
1883-1885	Ellen Wallace
1879-1881	William Wallace

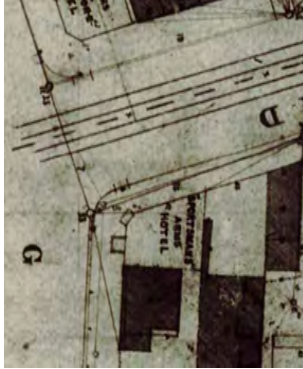


Figure 300: 1893 map of the Boroughs of Waterloo and Alexandria showing the Sportsman's Arms Hotel on the subject site.

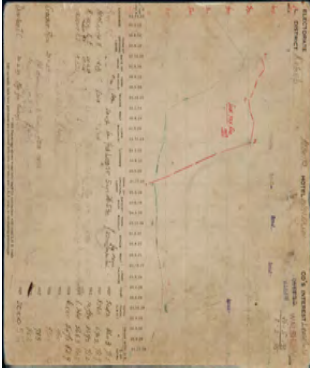


Figure 301: Abbott's Hotel, Card 1.

Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Abbott's hotel Card 1 side 1, available online: <https://openresearch-repository.anu.edu.au/handle/1885/12790>



Figure 302: 1930, Abbott's Hotel.

Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Abbott's Hotel Card 2 side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/12790>

Congregational Church

103-105 Botany Road, Waterloo



Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Heritage Inventory #: 2420461
Construction Date: 1883
Current use: Church
Former use: Church

Statement of Significance:

The Gothic church of rendered brick construction was constructed in 1883 to replace the congregation chapel built in 1865. The symmetrical design of the facade demonstrate high quality architectural traits of the building. It is one of the earliest worship venues in Waterloo.

Designer/Maker: Herbert S Thompson
Builder/Maker: F. Tucker

Physical Description:

Two storey Victorian Gothic style church with cedar pulpit, gallery and staircase. The building is symmetrical in plan and elevation. The main hall is 6 bay deep as demonstrated by engaged piers and lancet windows on the side wall. The gable facing the street, features rendered finches, large central lancet window and two projecting belfcores. The building sets back from Botany Road and presents a garden, fence entrance steps to the front.

Modification and dates:

The front stone dwarf wall has been removed and replaced with palisade fence. The stone piers of the gate still stand in the front garden.

The foundation stone inscribed year 1865. However, according to Sydney Morning Herald 26 November 1883, the foundation-stone of a new Congregational Church, Botany road, Waterloo, was laid on Saturday. The new building would contain sittings for 470. The estimated cost, including the site, is £2800, towards which nearly £1200 are already promised". It is clear from the report that the 1865 foundation stone was for the former Congregation Chapel, which was opened on 28 Jan 1865 and cost 300pounds. The chapel was enlarged in the following year to accommodate more people (at cost of 400 pounds). The architect was Herbert S. Thompson and the builder was F. Tucker of Petersham. The church "is to be built of bricks cemented with slated roof. Enriched inside with covel boarded and decorated ceiling broken up into panes by means of principals and mouldings". "Two verses are included in the design and every attention is to be paid to ventilation. The frontage to Botany Rd is to be enclosed with dwarf stone wall and piers with iron railing, gates and lamp standards."

Sands Directory

1887-1888 Rev E Adams

Historic Themes:

Assessment of Significance

SHR Criteria a) [Historical significance]	It is a long established congregation church in Waterloo, since 1865.
SHR Criteria b) [Associative significance]	
SHR Criteria c) [Aesthetic significance]	It is delicate and well designed Gothic style architecture.
SHR Criteria d) [Social significance]	It relates to the local parish and worship activity in South Sydney area.
SHR Criteria e) [Research Potential]	-
SHR Criteria f) [Rarity]	-

SHR Criteria g) [Representativeness]
It is good example of moderate scale local church designed by local architects.

Integrity/intactness:
Assessment criteria:
Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

References

Tropman & Tropman Architects, South Sydney Heritage Study 1993.
Heiss, Anita, Aboriginal People and Place, Barani: Indigenous History of Sydney City.
Eland, Judith, South Sydney: Shaping the Future, 1975.
John Oultram Heritage & Design, Cauliflower Hotel 123 Botany Road Waterloo NSW Heritage Impact Statement, 2010.



Figure 304: Date unknown, South Sydney Congregational Church.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/1/1989, ID 046046347.



Figure 303: 1989, South Sydney Congregational Church. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 1989, ID 046046346.

Cauliflower Hotel

123 Botany Road, Waterloo



Figure 305: 1930, Cauliflower Hotel. Note awning.

Source: Neal Butlin Archives, Tooth & Co. Limited Yellow Cards.

Figure 306: 1929, Dunlop truck in front of Cauliflower Hotel at 123 Botany Road.

Source: Neal Butlin Archives, Tooth & Co. Limited Yellow Cards.

Figure 307: 1936, Cauliflower Hotel.

Source: Neal Butlin Archives, Tooth & Co. Limited Yellow Cards.

Figure 308: 123 Botany Road

Source: Unlisted items in Redfern Waterloo Heritage Study, 1988

Modification and dates:

Early alteration

1907: minor alterations; 1921: rearrangement of ground level bar counter (four bars amalgamated into one large public bar); 1927: alteration to the laundry at south-east corner of the site; 1934: addition of wall tiling and extension of awning on Wellington Street frontage.

Later alteration

City building application records indicate alterations were undertaken to the Hotel in 1953, 1954, 1972, 1976, 1977, 1998 (U98-00566 including roofing over beer garden), 1999 (U99-01493 approved gaming area relocation). The awning on Wellington St side was added between 1930-1936. There was a painted cauliflower icon under the gablet at first level wall. A double storey Georgian style public house at a corner site.

Further information:

Heritage inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Hotel

Former use:

Hotel

History:

Historical Notes

The "Eora people" was the name given to the coastal Aboriginals around Sydney, Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

The history written for the Jubilee of Waterloo municipality states that the new Council first met in 1860/1861 in the bakery where the Cauliflower Hotel now stands.

Assessment of Significance

SHR Criteria a)
[Historical significance]

The hotel is understood to have been built on the site of former market gardens where cauliflowers had been grown. Hence the name. A study by John Outram suggests the hotel began operations by October 1887 when the local council agreed to erect a horse trough in front of the hotel. The hotel was one of four operating public houses on Wellington Street Waterloo. The other three were Australian Arms, Duke of Wellington and Rose of Denmark.

SHR Criteria b)
[Associative significance]

The hotel owner and licensee, George Rolfe, is recorded in the 1879 rates book. He was also a market gardener and owned a "skittle alley" next door to the south. The hotel appears on 1880s maps. In 1865, 1869, 1876, 1882, 1887 and 1892 the Sands Directory records the licensee as George Rolfe. In 1886 the Licensed Victualler's Directory shows the licensee as George Rolfe. The hotel remained under the ownership and management of Rolfe family until the late 1920s. In 1900, following the death of George Rolfe, the licence was transferred to his son with Rachel Rolfe (nee Hickson), George Rolfe (junior). In 1906, the licence was transferred to the widow of George Rolfe (junior), Mary J. Rolfe (nee Lowry). Mrs Mary J. Rolfe was recorded as the licensee in 1910 and 1920. The licensees of the hotel changed frequently since.

SHR Criteria c)
[Aesthetic significance]

In 1920 the ground level bar was remodelled by the new licensee, Walter Page. Later licensees included Myles Duggan (1927) and J.H. McCoy (1948). During 1927 and 1934, Tooley's Ltd operated the hotel. However by 1934 Tooley's had been supplanted by Tooth & Co.

SHR Criteria d)
[Social significance]

Alterations and additions were undertaken in 1953, 1954, 1972, 1976, 1977, 1998, 1999.

Historic Themes:

Australian theme
(abbrev)

3. Economy-Developing local, regional and national economies

New South Wales theme

Commerce-Activities relating to buying, selling and exchanging goods and services

Local theme

8. Culture-Developing cultural institutions and ways of life

Integrity/intactness: Assessment criteria:

Leisure-Activities associated with recreation and relaxation

none

Recommended management:

The building should be retained and conserved.

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features.

The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Due to extensive alteration at ground level, works at interior of ground floor will have minor heritage impact. The room layout at the first floor remains largely original. Future works are to minimise any changes and alteration to the original features. The cauliflower mock-up and roof chimneys are of high significance and should be retained.

Associations with Aboriginal People

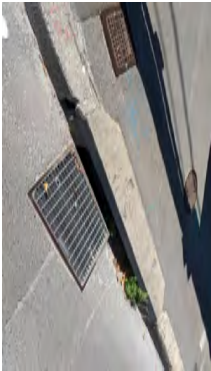
Attended by Aboriginal people but social significance for Aboriginal people not known (if any).

References

- Tropman & Tropman Architects, South Sydney Heritage Study 1993.
- Hess, Anita, Aboriginal People and Place, Baranti: Indigenous History of Sydney City.
- Edney, Christine, Where did all the drinking holes go: an historical survey of pubs in the City of Sydney south of Cleveland St, 2006.
- John Outram Heritage & Design, Cauliflower Hotel 123 Botany Road Waterloo NSW Heritage Impact Statement, 2010.
- Noel Butlin Archives, Tooth & Company Limited, Yellow Cards, <http://hdl.handle.net/1885/97209>

Alignment Pin

123 Botany Road, Waterloo



Further information:

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Previous Street Number:	Not applicable
Part of Group:	Not applicable
Heritage Item	Alignment pin
Sydney LEP 2012:	RTA S170 Register
Heritage Inventory #:	4309672
Construction Date:	After 1882
Statement of Significance:	This alignment pin, installed after 1882, is of local significance. Alignment pins took the form of wooden posts, wrought stones, cement blocks or more commonly iron castings, and these were identifiable through the presence of a broad arrow marked on the upper surface. Those in use on Botany Road consisted of iron castings placed in the kerb or footpath by NSW Land Registry Services surveyors for the purpose of marking the road alignment. This alignment pin remains an active survey mark for the purpose of confirming cadastral boundaries.
Former use:	Survey mark
Current use:	Survey mark
History:	In 1882, a tramline opened from the Redfern Railway Terminal via Devonshire, Chalmers, Castlereagh, Redfern and Regent Streets, then Botany Road to a depot at the Terminus in Banksmeadow Park. Following the construction of the tramway Botany Road Trust undertook a program of pavement and kerbing construction along the route. The tram service ceased operation in 1949 and was replaced by government operated diesel buses.
Historic Themes:	3. Economy-Developing local, regional and national economies

Designer/Maker:	Department of Lands
Builder/Maker:	Department of Lands
Physical Description:	Cast iron alignment pin embossed with a broad arrow pointing to a survey mark, used by surveyors to show where the alignment of a road changed. Measures approximately 10cm x 10cm across top, visible on gutter.
Modification and dates:	-
Physical Condition:	Original condition assessment: 'Good condition' (last updated: 18/02/2005)
Archaeological Potential:	2007-08 condition update: 'Fair (kerb) Good (pin)'. (Last updated: 17/4/09)

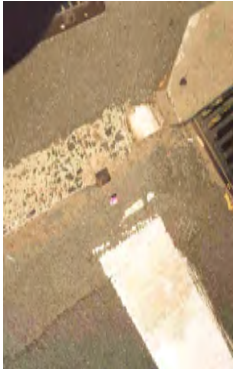


Figure 309: Botany Road Alignment Pin. Note: It would appear that the actual alignment pin is now missing. Source: S170 Register

New South Wales theme	Transport-Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	SHR Criteria c) [Aesthetic significance]	Surviving road-side details such as this alignment pin give character and interest to the modern road and provide important reminders of the early ancestry and historic importance of the modern Botany Road. The alignment pin has been assessed as being of low local significance by this criterion.	SHR Criteria g) [Representativeness]	The integrity of its design enables the alignment pin to demonstrate the defining aspects of this type of survey mark. However, alignment pins in the form of iron castings were the most numerous in use and it has been assessed as being of no significance under this criterion.
Local theme	none	SHR Criteria d) [Social significance]	Survey marks by their very nature are of little relevance to the wider community. The specific function of the alignment pin is not readily apparent amongst the many other service pit hatches that line the pavement in the area directly adjacent to the pin. The alignment pin has been assessed as being of no significance under this criterion.	Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
Australian theme (abbrev)	4. Settlement-Building settlements, towns and cities	SHR Criteria e) [Research Potential]	The presence of this alignment pin enables survey plans from its period of installation to be readily oriented, thus providing direct evidence of the evolving road network. The alignment pin has been assessed as being of low local significance by this criterion.	Integrity/intactness:	Intact and upright. In original location.
New South Wales theme	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	SHR Criteria a) [Historical significance]	The alignment pin represents the expansion of the NSW road network, and the updating of an earlier link in that network. The pin represents direct evidence of the formalisation of the boundary of Botany Road some time after 1882. The alignment pin has been assessed as being of low local significance by this criterion.	Recommended management:	Prior to any activity being undertaken in the vicinity of the alignment pin position the NSW Land Registry Services should be informed and permission granted from the Surveyor General and Botany Bay Council. This pin should then be "recovered", that is its correct position in relation to the property boundary identified and then reinstated within the reconstructed kerb by a suitably qualified survey party. Should the pin be identified as being unsuitable for reinstatement once removed from the kerbing, advice should be sought from the NSW Land Registry Services as to what would be a suitable replacement. This should be reinstated in the place of the existing alignment pin that would be made available to Botany Bay Council.
Local theme	none	SHR Criteria b) [Associative significance]	The construction of the alignment pin does not have any special association with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history. The alignment pin has been assessed as being of no significance under this criterion.	References	Austral Archaeology Pty Ltd, Botany RTA Sub-Region Heritage Study (Phase 1), 2004. Ian Berger, Environmental Technology Branch, RTA, Heritage Assessment of Alignment Pin, Waterloo, 2004. Tropman & Tropman Architects, South Sydney Heritage Study 1993. Heiss, Anita, Aboriginal People and Place, Barani: Indigenous History of Sydney City. Edney, Christine, Where did all the drinking holes go: an historical survey of pubs in the City of Sydney south of Cleveland St, 2006. John Outtram Heritage & Design, Cauliflower Hotel 123 Botany Road Waterloo NSW Heritage Impact Statement, 2010.

Terrace House

131 Botany Road, Waterloo



Previous Street Number:

Part of Group: Not applicable

Construction Date: Pre 1883

Physical Description:

Two storey rendered and painted Victorian terrace house.

Historical Notes:

Relates to the early residential development of the area.

This building is a representative example of a Victorian terrace, evident throughout the inner western suburbs of Sydney.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Mrs A Burnett
1920	Joseph Windeyer
1910	John Lee
1900	John Mayo
1890	Mrs Catherine Morris, greengrocer
1887	Thomas Hathorne, greengrocer
1888	James Weeks, bootmaker
1885	Joseph Church, confectioner
1883	Fanny Mayo, grocer

[Commercial In Confidence]



Figure 310: 1988. View showing terrace house 131 Botany Rd with vacant lot next door. In Redfern Waterloo Heritage Study.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 046046417.



Figure 311: 1883. Waterboard plan showing outline of 131 Botany Road.

Source: Sheet 3 Plan Detail, Survey in the Municipalities of Waterloo and Alexandria.



Previous Street Number:

Part of Group: Not applicable

Construction Date: c1945

Physical Description:

Single storey, face brick warehouse building with roller shutter doors and original steel framed windows. Sandstone kerbs and gutters.

Historical Notes:

Reflects light industrial building development in the area.

This building is a representative example of small scale warehouse buildings located within the inner suburbs of Sydney.

Prior Development:

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	No listing - 159 Edward R Summers, motor builder
1920	Sing Lee, grocer
1910	no listing

The building is not shown on the 1943 aerial but is shown on the 1951 aerial of the area. The City Surveyors Detail Sheet No 20 - Waterloo, dated 1951, notes Kafka Furniture Manufacturers and Haxwell & Jones Motor Engineers.



Figure 312: Sketch plan of Waterloo - Andersons Subdivision.

Source: SLNSW, Waterloo Subdivision Plans, Q22-2/SPW/25, file no F157420156.



Figure 314: 1951 plan showing Haxwell & Jones Motor Engineers and P.E. Kafka, furniture manufacturers occupying the subject building.

Source: City of Sydney Archives, City Surveyors Detail Sheet No 20 - Waterloo.

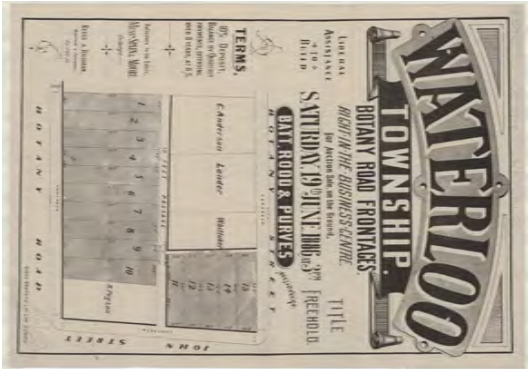


Figure 313: 1886 subdivision plan showing B. Pogson occupying the subject building.

Source: SLNSW, Alexandria Subdivision Plans, Q40-Z/SP/A239 - Waterloo Township Botany Road Frontages, file no FL403604.

John Street, Waterloo
Warehouse Building

2 John Street, Waterloo



Previous Street Number: Not applicable
Part of Group: Not applicable
Construction Date:
Physical Description:
Two storey painted brick warehouse.

Historical Notes:
Reflects commercial development of the area from the turn of the 19th century.
The building is a good example of a warehouse building from the turn of the 19th century.
This building is a representative example of warehouse buildings located within the inner suburbs of Sydney.

Designer/Maker:
Builder/Maker:
Noted as C.R.T.S Centre on 1951 Map of Waterloo. Was used by Tate as a School of Tannery, teaching tannery apprentices.

The Sand's Sydney Directory lists the occupants for the following years searched:

1930	Albert C Nettleton
1920	Albert C Nettleton
1910	Alfred T Anderson
1900	Arthur Weiss
1890	David Hopkins, compositor
1885	John D Fitzgerald

Modifications:
D/2007/1478A - Adaptive reuse as commercial offices.

Terrace group, 'Gordon Terrace'

1-25 John Street, Waterloo



Previous Street Number: Not applicable
Part of Group: 1-25 John Street
Heritage Item
Sydney LEP 2012: 12087
Heritage Inventory #: 2420839
Construction Date: c1885

Statement of Significance:
The building is a representative example of a mid Victorian terrace group constructed c1885 during the key period of subdivision and subsequent development of Waterloo.

Designer/Maker:
Builder/Maker:
Physical Description:

The building is a group of 12 two storey mid Victorian flitge terrace houses constructed of rendered masonry with paired timber curved head double hung windows at ground floor level and timber French doors to the first floor level, cast iron decoration to the verandahs and a parapet roof. The terrace group is terminated at each end by a 2 storey commercial buildings built to the boundaries also constructed of rendered masonry with a decorative rendered parapet screening a corrugated iron skillion roof.

Physical condition and/or Archaeological potential:
In reasonably good condition.

Modification and dates:

The corner commercial building at the western end has been heavily cosmetically altered. The windows and doors have been replaced and much of the original render detailing has been removed. The corner commercial building at the eastern end appears to be a former corner shop to which an unsympathetic 3rd floor has been added.

Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Former use:

History:

Historical notes:

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

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

(Information sourced from Anita Heiss: "Aboriginal People and Place", Barant: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The site is located within a land grant of 1400 acres to William Hutchinson in 1823. The grant was named 'Waterloo' and was sold to Daniel Cooper and Solomon Levey in 1825 and from 1833 came under the sole ownership of the Cooper family. The Cooper family managed their land in leaseholds where it was long term leased (usually 99 years) at a low rental until expiration of the lease when the land reverted to ownership by the Cooper family. Changes to the taxation system from the mid 1890s, placed a heavy financial burden on the Cooper family and from around 1912 the Waterloo Estate was broken up and subdivided with the majority of leases being converted to freehold from 1920. However in the case of 1 John St the conversion did not take place until as late as 1950.

The land was originally acquired by leasehold by Robert Ellison in 1857 and included the whole block of John St between Botany Rd and Botany St. In 1874 the lease was purchased by Francis Peter McCabe and remained in the McCabe family until 1929. The building was constructed around 1885. A survey in 1894 shows the building at 1 John St and the terraces at 3 - 23 John St. The 13 properties remained under single title until 1966 when they were subdivided into individual lots.

Historic Themes:

Australian theme
(abbrev)

3. Economy-Developing local, regional and national economies

New South Wales theme

Commerce-Activities relating to buying, selling and exchanging goods and services

Local theme

none

Australian theme
(abbrev)

4. Settlement-Building settlements, towns and cities

New South Wales theme

Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities

Local theme

none

Existing Heritage Item

Assessment of Significance

SHR Criteria a) [Historical significance]

The building dates from the key period of subdivision of the Waterloo estate.

SHR Criteria b) [Associative significance]

-

SHR Criteria c) [Aesthetic significance]

The building is a good example of a mid Victorian terrace group with corner commercial building. The terraces demonstrate many of the key elements of the Victorian flitge style including cast iron balustrades to the verandahs and rendered detailing.

SHR Criteria d) [Social significance]

-

SHR Criteria e) [Research Potential]

-

SHR Criteria f) [Rarity]

The building is not rare.

SHR Criteria g) [Representativeness]

The building is a representative example of a mid Victorian terrace group found in the inner suburbs of Sydney.

Integrity/Intactness:

Medium

Assessment criteria:

Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Modifications:

167 Botany Road (1 John Street) Building Inspector Cards

1955 Application to erect new building not approved
1960 Wm Townsend & Sons, reinstatement after fire
1968 Use assembling gas appliances
1977 Empisal Australia Pty Ltd
1984 Zadvale P/L, warehousing and display of brass furniture.

25 John Street

D/2015/619 - Convert garage to habitable room.
D/2005/2196 - Alterations and additions. Rooftop addition, terrace and carparking.

[Commercial in Confidence]

Existing Heritage Item

Terrace group, ‘Gordon Terrace’

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstaate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

References

Heiss, Anita. Aboriginal People and Place, Bararrri: Indigenous History of Sydney City.



Figure 315: 1989, 3-11 John Street, Between Botany Road and Botany Street. View showing two storey Victorian terraces and parked cars, in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 0461046356.



Figure 316: 2020, Gordon Terrace viewed from intersection of Cope Street.

Sands Directory Search 1-25 John Street, Waterloo							
No	1885	1888	1890	1900	1910	1920	1930
1		no listing					
3		Mrs WC Benton, dressmaker	no listing				
5		Mrs L Wood	Joseph Hurley	W.H Lewis, grocer	William Dye	William Dye	Albert E Smith
7		Thomas McSherry, constable	Mark Coates, agent	no listing	William Cook	John Alfred Ceissman	no listing
9	Thomas Stokes, bus stables	no listing	Mrs Kerr	no listing	John Cavanough	Timothy Kavanagh	Walter Dean
11	John Griffiths	Solomon Bourne	James Lappan	J Burnett, carter	Frederick Ward	William Quinn	William Quinn
13		William Moore, produce merchant	William Moore, produce merchant	D M Goldrick	Benjamin Derflian	William Morris	George Rying
15		Henry Hilzinger, butcher	Alexander Donaldson, soapmaker	James Coomber, painter	Walter Gibson	Mrs Fanny Withers	Frederick Williamson
17		James Hooper	George T Pollard, constable	no listing	Benjamin Keys	Daniel Brown	Charles Pickford
19		Charles Fairclough, carpenter	Charles Adlington	John Tallman	Augustof Schreers	John Fedmond	F Chong
21		Richard McEvoy, tailor	Alfred Dougdale, clerk	no listing	no listing	Arthur Sing	George McSweeney
23		F Cottell (Botany Street)	Charles Newman (Botany Street)	W Randall	George Gray	James Hancock (Botany Street)	M.G. Dwyer, fruiterer (Botany Street)
25		No listing	no listing	no listing	Mrs Martha Smith, grocer		



Figure 317: 1989, View looking south west from the corner of John Street and Botany Street in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 0461046357.



Figure 318: 1989, 3-25 John Street. Row of intact 2 storey Victorian terraces including corner shop. Botany Street is at left, in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 0461046355.



Figure 319: 1989, Rosangela Matthew House. View looking south east from the corner of Botany Rd and John Street showing corner building at 167 Botany Rd (also known as 1 John St). Sign for OceanPacific visible. Unlisted items of heritage interest.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 1989, ID 0461046728.



Figure 320: 1989, View looking south showing terrace house Gordon Terrace at 13 John Street, in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/1/1989, ID 0461046940.



Figure 321: 1989, View looking south showing terrace houses at (from L to R) 23, 21, 19 & 17 John Street, in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/1/1989, ID 0461046728.

Cope Street, Waterloo Sheas Creek Drainage Channel #89

Between 186-188 and 184 Cope Street, Waterloo



Previous Street Number: 141A Botany Road

Part of Group: Sydney Water

Construction Date: 1934

Physical Description:

Open drainage channel with sandstone base and brick walls, 2030mm wide x 1750mm deep.

Historical Notes:

Provides evidence of early drainage of the area - connected to Sheas Creek, a tributary of the Cooks River.



Figure 324: Geological sketch map of the locality of the estuarine beds, Sheas's Creek Canal Sydney NSW 1896. Source: City of Sydney Archives: <https://archives.cityofsydney.nsw.gov.au/>, original held at CSIRO, accessed 17 July 2020.

Figure 325: Extract from 1951 Zetland Plan showing street numbers changed. Subject row 161-175 Botany Street with stormwater channel at 157-159 Botany Street.



The course of Sheas Creek originally flowed from the freshwater springs and sandhills of Sunny Hills, passing just south of the study area, to where the northern end of the Alexandria Canal is visible today, 200m from Hurstley St, Alexandria. It was a narrow, winding creek, part tidal and part free flowing, running through suburbs including St Peters and Mascot before discharging into Botany Bay. It would have originally been lined with mangroves and provided an excellent habitat for local fauna.⁹⁰



Figure 322: 1889. Early Waterloo & Redfern Sewerage Plan highlighting location of stormwater drain and relationship to The Little Waterloo Dam.

Recommended Sydney Water Heritage Item

Terrace Group

190-204 Cope Street, Waterloo



Previous Street Number: 161-175 Botany Street

Part of Group: 190-204 Cope Street

Construction Date: 1880s

Physical Description:

Single storey Victorian terrace group.

Historical Notes:

See Sands Directory search below



Figure 323: 1989. View looking SW across Cope St showing terrace houses at (from L to R) 202, 200, 198, 196, 194, 192 & 190 Cope Street. Unlisted items of heritage interest, in Redfern Waterloo Heritage Study. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au/, in Redfern Waterloo Heritage Study, 6/17/1989, ID 046004675.

Sands Directory Search 190-204 Cope Street, Waterloo (Formerly Botany Street)

Cope Street (Botany St)	Previous	1883	1885	1887	1888	1890	1900	1910	1920	1930
190	161	No listing	No listing	Dawson - , bootmaker	Dawson - , bootmaker	no listing	Henry Williams	William R Taylor	Alfred James Webber	Cecil Dawson
192	163	No listing	No listing	Charles Jones	Christian Earl	Richard Richards	Denis McGarry	James Holmes	John Keogh	Leo Smith
194	165	Thomas Sullivan	John Sedgwick, tanner	Edward Role	Edward Role	Edward Role	Henry Newman	Mrs Catherine Williams	Walter Hooker	Frederick J Preston
196	167	Samuel Kernome, plasterer	James Davies	James Davies	Fridolf Odman, chemist	James Ryan	no listing	William Tweeddale	Henry Russell	Henry Russell
198	169	Benjamin Grallin, carpenter	Benjamin Crellen, carpenter	J Sedgwick, tanner	J Sedgwick, tanner	Charles Newman, bricklayer	no listing	Frances Floett	Frank Tritton	A Brown
200	171	William Wass, painter	William Mass, painter	James Ryan	James Ryan	Daniel Thompson	no listing	no listing	Charles Miller	Harry Brown
202	173	Joseph Pender	no listing	William Howell	Jackson - , bricklayer	William Jackson	Alfred Anderson	John Marshall	George Davies	George Davies
204	175	James Whittaker	James Pender	Mrs J Whittaker	John F Skinner	Mrs E Whittaker	John Montgomery	John Montgomery	John Montgomery	James Thompson

90: <https://www.abc.net.au/news/2018-06-21/what-happened-to-sydneys-grand-plans-for-a-system-of-canal/98590471/mw-0>

Raglan Street, Waterloo

Recommended Inclusion in C56

Corner shop

125-131 Raglan Street, Waterloo



Previous Street Number: 125-131

Part of Group: Not applicable

Construction Date: 1887

Physical Description:

Two storey rendered and painted corner shop.

Historical Notes:

Evidence of former balconies remains.

This building is a representative example of corner shop commercial development that occurred in the area during the late 19th century in response to the growing industrialisation of the study area.

Of particular note is the decorative parapet.

The Sand's Sydney Directory lists the occupants for the following years searched:

Figure 328: c1977. General store at 125 Raglan Street, Waterloo in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 0580058065.



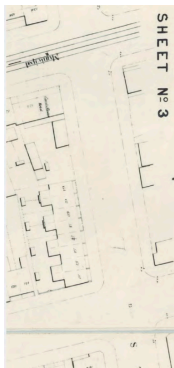
Sands Directory Search 125-131 Raglan Street, Waterloo						
No	1887-8	1890	1900	1910	1920	1930
125	William T Coops, grocer	William T Coops, grocer	William T Coops, grocer	John Ross, grocer	Charles Edmund Davis, grocer	Ireland and Haebé, grocers.

Wellington Street, Waterloo

Recommended Heritage Item

Terrace group

122-136 Wellington Street, Waterloo



Previous Street Number: 50-64 Buckland Street

Part of Group: 122-136

Construction Date: 1883

Physical Description:

Row of two storey terrace houses dating from 1883.

Historical Notes:

Representative example of Victorian terrace group constructed c1883 during the key subdivision and subsequent redevelopment of Waterloo.

50-64 Buckland Street, Waterloo

Sands Directory Search 122-136 Wellington Street, Waterloo

No	1883	1886	1887	1897	No	1888	1900	1910	1920	1930
50		Edgar Hilder, photographer	Miss Elsie Irwin, George Douglas, chemist	John Hill	122	John Hill	John Hill	Richard Gee	Richard Gee	No listing
52		John Abbott	Griffith Parry, butcher	No listing	124	M Fitzgerald	M Fitzgerald	Charles Anderson	Herbert Barham	Mrs Florence Day
54		James Cook	Frank Trenchard	James Creaney	126	William Pugsley	William Pugsley	F Walters	John F Townsend	Foster Anderson
56	Ellen Palsey	James Lyons, engineer	James Lyons, engineer	No listing	128	Joseph Stephens	Thomas Douglas	No listing	Cecil Tucker	Mrs Olive Fraser
58	John Pugsley	John Byatt, carpenter	Charles Tricliff, carpenter	James Lyons, engineer	130	James Lyons, engineer	James Lyons, engineer	No listing	Mrs Mary Ann Lyons	William Reynolds
60	Edward Curry	Mrs Todd, bootmaker, Frederick Todd, bootmaker	George Pike, butcher	Frederick Sawyer	132	Frederick Sawyer	Frederick Sawyer	No listing	Miss Rachel Rolfe	William F Free
62	John Cook	John Cooke	John Cooke, fireman	John Cook	134	Richard Gee	Richard Gee	No listing	John J.M. Lillis	Mrs M Willmott
64			No listing	No listing	136	John Cook	John Cook	No listing	Thomas Watson	W Freeman

Recommended Heritage Item

Assessment of Significance - 122-136 Wellington Street, Waterloo			
<p>SHR Criteria a) [Historical significance] An item is important in the course or pattern of the local area's cultural or natural history.</p> <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phase – maintains or shows the continuity of a historical process or activity <p>Types of items which meet criterion (a) include:</p> <ul style="list-style-type: none"> – Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intractness of the item or any structure on the place; – Items associated with significant historical events, regardless of the intractness of the item or any structure on the place; – Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or – Items where the physical fabric (above or below ground) demonstrates any of the points described above. 	<p>The group of terraces at 122-136 Wellington Street, Waterloo date from the key Victorian period of subdivision of the Waterloo estate.</p> <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association 		
<p>SHR Criteria b) [Associative significance] An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</p> <p>Does not meet this criterion.</p>			
<p>SHR Criteria c) [Aesthetic significance] An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</p> <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – shows or is associated with creative or technical innovation or achievement – is the inspiration for a creative or technical innovation or achievement – is aesthetically distinctive – has landmark qualities – exemplifies a particular taste, style or technology <p>Types of items which meet this criterion include:</p> <ul style="list-style-type: none"> – items which demonstrate creative or technical excellence, innovation or achievement; – items which have been the inspiration for creative or technical achievement; – items which demonstrate distinctive aesthetic attributes in form or composition; – items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or – items which demonstrate the culmination of a particular architectural style (known as climactic). 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important people or events – provides evidence of people or events that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association 	<p>The row of two storey terrace houses is mostly intact and is a good example of a mid-Victorian terrace group. The terraces demonstrate many of the key elements of the Victorian Illigree style including cast iron balustrades to the first floor verandahs, high light windows over front entrance doors and rendered detailing.</p> <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – is not a major work by an important designer or artist – has lost its design or technical integrity – its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded – has only a loose association with a creative or technical achievement 	

Recommended Heritage Item

Assessment of Significance - 122-136 Wellington Street, Waterloo	
<p>SHR Criteria d) [Social significance]</p> <p>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</p>	Does not meet this criterion.
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – is important for its associations with an identifiable group – is important to a community's sense of place <p>Types of items which meet this criterion include:</p> <ul style="list-style-type: none"> – items which are esteemed by the community for their cultural values; – items which if damaged or destroyed would cause the community a sense of loss; and/or – items which contribute to a community's sense of identity. 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – is only important to the community for amenity reasons – is retained only in preference to a proposed alternative <p>Items are excluded if:</p> <ul style="list-style-type: none"> – they are valued only for their amenity (service convenience); and/or – the community seeks their retention only in preference to a proposed alternative.
<p>SHR Criteria e) [Research Potential]</p> <p>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</p>	Does not meet this criterion.
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – has the potential to yield new or further substantial scientific and/or archaeological information – is an important benchmark, or reference site or type – provides evidence of past human cultures that is unavailable elsewhere 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – the knowledge gained would be irrelevant to research on science, human history or culture – has little archaeological or research potential – only contains information that is readily available from other resources or archaeological sites
<p>SHR Criteria f) [Rarity]</p> <p>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</p>	Does not meet this criterion.
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – provides evidence of a defunct custom, way of life or process – demonstrates a process, custom or other human activity that is in danger of being lost – shows unusually accurate evidence of a significant human activity – is the only example of its type – demonstrates designs or techniques of exceptional interest – shows rare evidence of a significant human activity important to a community 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – is not rare – is numerous but under threat

Assessment of Significance - 122-136 Wellington Street, Waterloo	
<p>SHR Criteria g) [Representativeness]</p> <p>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</p> <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	<p>The building is a representative example of a mid-Victorian terrace group found in the inner suburbs of Sydney.</p>
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – is a fine example of its type – has the principal characteristics of an important class or group of items – has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity – is a significant variation to a class of items – is part of a group which collectively illustrates a representative type – is outstanding because of its setting, condition or size – is outstanding because of its integrity or the esteem in which it is held 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – is a poor example of its type – does not include or has lost the range of characteristics of a type – does not represent well the characteristics that make up a significant variation of a type
<p>Integrity/Intactness:</p>	<p>The row of terrace houses is generally intact.</p>
<p>Assessment criteria:</p>	<p>Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the listings below for the level of statutory protection.</p>
<p>Statement of Significance</p> <p>The terrace group at 122-136 Wellington Street, Waterloo is significant at a local level for its historical, aesthetic and representative values.</p> <p>This row of eight two storey terrace houses, constructed c1883, span from Cope Street to the heritage listed Caulfielder Hotel on Botany Road. The terrace group is a representative example of a mid-Victorian terrace group constructed during the key period of subdivision and subsequent development of the Waterloo Estate. The terrace row displays many of the key elements of the Victorian filigree style and is generally intact.</p>	

Cope Street, Redfern

Terrace group

26-52 Cope Street, Redfern



Previous Street Number: Botany Street

Part of Group: 26-52 Cope Street

Construction Date: Pre 1883

Physical Description:

Two storey Victorian terrace group.

Historical Notes:

The table to the right lists the occupants for the years searched in the Sands Directory. The properties are listed on the western side of the Cope Street, which was formerly known as Botany Street. Listings prior to 1882 are alphabetical.



Figure 330: The 1951 map of Redfern shows that Cope Street was known as Botany Street.

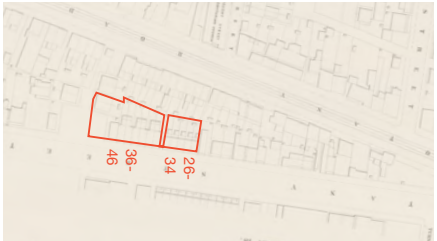


Figure 331: The 1888 map of Redfern shows the terrace houses constructed at 26-46 Botany Street.

Sands Directory Search 26-52 Cope Street, Redfern (Formerly Botany Street)											
	1883	1885	1887	1888	1890	1900	1910	1920	1930		
26	Miss Hane Wainsley, machinist	Elizabeth Whomsley	Uriah Dudley, engineer	John Wiggins, bootmaker	no listing	no listing	William Rowe	William Rowe	David Setter		
28	Alfred Ward, bootmaker	Alfred Ward, boiler-maker	James Gilliam	James Christnas, ticket writer	no listing	Mrs Mary Howard	John Quick	Mrs Elizabeth Mason	Mrs Elizabeth Mason		
30	Mrs Harriet Giles	R Hannabuss, tailor	Thomas McCarthy	Edward Baker	Edward Baker	no listing	John Hall	Mrs Elizabeth Middleton	James O Middleton		
32	William Morrison, bootfinisher	William Morrison, bootfinisher	John Read	John Read	John Read	Henry Dwyer	Alfred E. Davis	R.J.Flynn	Robert Jw Flynn		
34	Edward K Bancroft	W Williams	Robert Backhouse	Robert Backhouse	Robert Backhouse	George Banks	no listing	John Crook	Edward Wells		
36	George Dingle	Charles Arndt, engineer	William G Jones, blacksmith	George McKnight, engineer	George McKnight, engineer	George McKnight	George McKnight	George J Houghton	Mrs N Byrnes		
38	Silas Rice, carpenter	John King, stonemason	William Reynolds	William Reynolds	David Elliot, plumber	Wm. Ellery, teacher of music	John Goodhall	Hugh Moore	Mrs C Moore		
40	George Brenhall, carpenter	George Brenhall, builder	James Carelton, coachbuilder	James Carelton, coachbuilder	James Carelton, coachbuilder	G.H. Edward, constable	Horace Preston, pastrycook	Charles Young	Mrs Mary Clune		
42	John Ashdown	Francis Little, coachbuilder	No listing	Frederick Watts	James Coull	no listing	Edward Kirk	Edward Kirk	Mrs Esther Moggrige		
44	John Scott, plasterer	Donald Angus, carpenter	Joseph Dartnell, bootmaker	John Wheeler	Henry Furlong	Peter Edward Connolly, fitter	James Cummins	Harold G Smith	Edward Kirk		
46	William Markley	William Whately	Benjamin Hook, steward	Samuel Wurrey	no listing	John McCarthy	Ernest Jones	Edmund Lewis	Edmund Lewis		
48	Thomas Whitby	James Storey	John Dermody, bootmaker	Mrs Batey	Mrs M.A. Beryon, boarding house	Henry Lappin	Henry Byrnes	George Toon	Mrs Florence Toon		
50	Mrs Grace Shepherd	W Stephens, sailmaker	John Campbell, brass finisher	WR Sanders, stonemason	Mrs C Nicholson	E Green	no listing	Victor Hamnford	Edmond Oates		
52	Frederick Chambers, painter	William D Ross, stonemason	John Walker, carpenter	John Walker, carpenter	John Mapstone	Byron Pogson, William Cartlaw, fuel merchant	Mrs Mary A Alderson	Edward Sullivan	Edward Sullivan		

Recommended Inclusion in C56

Marian Street, Redfern 'Watertower', former McMurtrie's shoe factory

1-9 Marian Street, Redfern



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date: 1903, 1920s, adaptive reuse 1984

Physical Description:

Five storey, rendered and painted Federation former factory building.

Historical Notes:

Associated with the tanning industry in Sydney and the state of NSW including McMurtrie & Co. Ltd., boot manufacturers (1903-1980s).

This large warehouse building was adapted to residential apartments in 1984.

Originally a tannery, this building may have significance to the local community, previous workers and their families.

It may also be significant to people working at other tanneries throughout NSW.

Some external detailing remains relating to the original phase of development of the warehouse.

Peter Mulronev architect for adaptive reuse of building as residential apartment building known as 'The Watertower'.



Figure 332: n.d. McMurtrie and Co.

Source: <https://www.thewatertower.com.au/about>



Figure 333: n.d. McMurtrie (NSW) Pty Limited.

Source: <https://www.thewatertower.com.au/about>



Figure 334: n.d. McMurtrie (NSW) Pty Limited.

Source: <https://www.thewatertower.com.au/about>

The building and its transformation from shoe factory to residential apartments is described on the website for the property:

The building that now houses the Watertower was formerly McMurtrie's shoe factory. The building, mainly constructed of iron bark timber uprights and beams with a brick skin, was built in stages. The western side of the building, along Cornwalls Street with a narrow frontage in Marian Street, was constructed around 1903. McMurtrie's added to the original building during the 1920s to encompass most of the block bounded by Rosehill, Marian and Cornwalls Streets. The northern tower facade was added later to screen the water tank that was added to provide additional gravity-fed water pressure for the leathework in the factory. The brick chimneys stack that used to soar high above the building was removed during the residential redevelopment.

As well as a more general range of footwear, McMurtrie's shoe factory supplied boots for the Australian Army during two world wars. They continued to operate until the late 1980s when competition from cheaper imported shoes began to make it difficult to operate profitably. The photographs currently hanging in the building's foyer provide some impressions of the building's past character and history. When McMurtrie's moved out, the building stood abandoned and increasingly derelict for some years.

In the late 1970s architect Peter Mulronev, through his development company Fernuro, began the challenging project of transforming the old factory from its dilapidated state to one of the first warehouse apartment conversions in Sydney. The development was plagued by problems including the difficulty of gaining approval for what was then an unfamiliar type of building project and by industrial confrontations.

Even though Peter Mulronev was forced to compromise some of his original vision for the project he was able to retain many valued characteristics of the building's industrial heritage – its high ceilings, the massive hardwood columns and rafters that are the structural supports for the building, and the huge window spaces. The courtyard that originally served for deliveries to the building was converted to accommodate a swimming pool and tropical garden. All residents have benefited from Peter Mulronev's vision that created the apartments as individualised living spaces rather than as endless replications of the same design.

The development was opened in 1984 by Clover Moore, now Lord Mayor of the City of Sydney. The first residents moved into the building in 1985 and the initial Owners Corporation (then the Body Corporate) convened early in 1987. Over time the Watertower community thrived and developed its own characteristics and spirit. Some residents have lived in the Watertower since its inception, and many residents – both owners and renters – have lived in the building for significant periods of time. Owners of apartments have always played a very active role in the management of the Watertower which contributes to a sense of joint ownership and responsibility for Watertower community matters.

Source: <https://www.thewatertower.com.au/about>

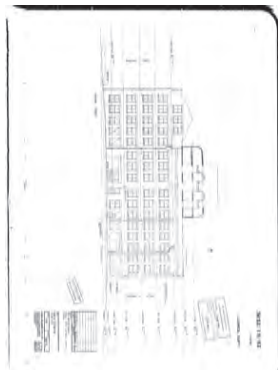


Figure 335: North Elevation, Peter Mulronev Pty Ltd.

Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

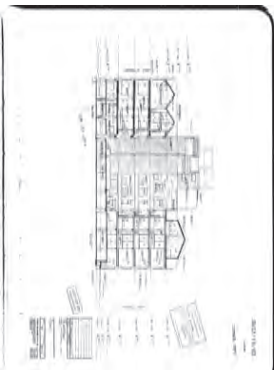


Figure 336: Section, Peter Mulronev Pty Ltd.

Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>



Figure 337: Ground Floor Plan, Peter Mulronev Pty Ltd.

Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>



Figure 338: Third Floor Plan, Peter Mulronev Pty Ltd.

Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

References:

Hassell and Urbis, Draft Botany Road Corridor Urban Design Study Report for DPLE: <https://www.thewatertower.com.au/about>
<https://www.dailytelegraph.com.au/newslocal/city-east/sydney/s-warehouse-conversion-lad-which-started-with-redfern-s-watertower-is-30-years-old/news-story/9fc8ba2bc9f64c1ddbee248be91844>
<https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurries Shoe Factory	
<p>SHR Criteria a) [Historical significance]</p> <p>An item is important in the course or pattern of the local area's cultural or natural history.</p>	<p>The Federation warehouse building at 1-9 Marian Street was constructed in 1906 as the McMurries Shoe Factory which had associations with the tannery industry in Sydney.</p> <p>Converted to residential apartments in 1985, the Watertower represents an early example of adaptive-reuse of a former industrial building.</p>
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phase – maintains or shows the continuity of a historical process or activity <p>Types of items which meet criterion (a) include:</p> <ul style="list-style-type: none"> – items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place; – items associated with significant historical events, regardless of the intactness of the item or any structure on the place; – significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or – items where the physical fabric (above or below ground) demonstrates any of the points described above. 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
<p>SHR Criteria b) [Associative significance]</p> <p>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</p>	<p>Does not meet this criterion.</p>
Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurries Shoe Factory	
<p>SHR Criteria c) [Aesthetic significance]</p> <p>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</p>	<p>The Federation warehouse building at 1-9 Marion Street is aesthetically distinctive and has landmark qualities.</p> <p>It is an early example of the adaptive reuse of a former warehouse building for residential purposes.</p>
<p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> – shows or is associated with, creative or technical innovation or achievement – is the inspiration for a creative or technical innovation or achievement – is aesthetically distinctive – has landmark qualities – exemplifies a particular taste, style or technology <p>Types of items which meet this criterion include:</p> <ul style="list-style-type: none"> – items which demonstrate creative or technical excellence, innovation or achievement; – items which have been the inspiration for creative or technical achievement; – items which demonstrate distinctive aesthetic attributes in form or composition; – items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or – items which demonstrate the culmination of a particular architectural style (known as climactic). 	<p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> – is not a major work by an important designer or artist – has lost its design or technical integrity – its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded – has only a loose association with a creative or technical achievement
<p>SHR Criteria d) [Social significance]</p> <p>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</p>	<p>Does not meet this criterion.</p>

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurties Shoe Factory	
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
Statement of Significance The Federation warehouse building at 1-9 Marian Street is significant at a local level for its historical, associative, aesthetic, rarity and representative values. Constructed in 1906 as the McMurties Shoe Factory, the building has historical connections with the tannery industry in Sydney. The building at 1-9 Marion Street is a representative example of a Federation warehouse and one of the larger remaining examples in the area. The facade is aesthetically distinctive and the building has landmark qualities. Converted to residential apartments in 1985, the 'Watertower' represents an early example of adaptive-reuse of a former industrial building. The original facade is mostly intact. Some of the interior columns extant and have been incorporated into the modified spaces of the residential dwellings.	

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurties Shoe Factory	
SHR Criteria e) [Research Potential] An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria f) [Rarity] An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.	The building at 1-9 Marion Street is one of the larger remaining Federation warehouse buildings in the area. Converted to residential apartments in 1985, the 'Watertower' represents an early example of adaptive reuse of a former industrial building.
Guidelines for INCLUSION <ul style="list-style-type: none">– provides evidence of a defunct custom, way of life or process– demonstrates a process, custom or other human activity that is in danger of being lost– shows unusually accurate evidence of a significant human activity– is the only example of its type– demonstrates designs or techniques of exceptional interest– shows rare evidence of a significant human activity important to a community	Guidelines for EXCLUSION <ul style="list-style-type: none">– is not rare– is numerous but under threat
SHR Criteria g) [Representativeness] An item is important in demonstrating the principal characteristics of a class of NSMs (or the local area's). <ul style="list-style-type: none">– cultural or natural places, or– cultural or natural environments	The original building is a representative example of a Federation warehouse constructed in 1906.
Guidelines for INCLUSION <ul style="list-style-type: none">– is a fine example of its type– has the principal characteristics of an important class or group of items– has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity– is a significant variation to a class of items– is part of a group which collectively illustrates a representative type– is outstanding because of its setting, condition or size– is outstanding because of its integrity or the esteem in which it is held	Guidelines for EXCLUSION <ul style="list-style-type: none">– is a poor example of its type– does not include or has lost the range of characteristics of a type– does not represent well the characteristics that make up a significant variation of a type
Integrity/Intactness:	The c1906 facade of the 1-9 Marion Street is mostly intact and displays detailing commonly used on Federation style warehouses. Some original interior columns are extant and have been incorporated into the modified spaces of the residential dwellings.

Rosehill Street, Redfern
Terrace pair

84-86 Rosehill Street, Redfern



Corner shop

88 Rosehill Street, Redfern



Previous Street Number: 90-92, 72-74

Part of Group: 84-86

Construction Date: 1895

Physical Description:

Single storey pair of terrace houses.

Historical Notes:

Potential group item with No 88 Rosehill Street. Representative pair of single storey late Victorian terrace houses, constructed circa 1895.

Prior to 1895 the Rosehill Hotel occupied the site. The Sand's Sydney Directory lists the occupants for the following years searched:

Previous Street Number: 94, 76

Part of Group: Not applicable

Construction Date: 1895

Physical Description:

Two storey painted brick corner shop with verandah.

Historical Notes:

Potential group item with No 84-86 Rosehill Street.

From at least 1883 until 1895, the Rosehill Hotel occupied the site and that of the neighbouring terrace houses.

By 1895, the subject corner shop had been constructed. It was used as a grocers until the turn of the century when it was used as the Sydney United Friendly Societies Dispensary. In 1907 it became dining rooms, with a restaurant until 1918. A variety of tenants occupied the building until the 1930s ranging from greengrocers to hairdressers. The building is currently used as a bakery and cafe.

Figure 339: 1888. Detail of map of Redfern shows a different configuration to current of 84-88 Rosehill Street. Prior to the current buildings on site, the Rosehill Hotel spanned the three sites.

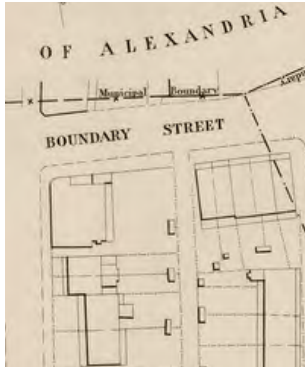


Figure 341: 1937 Gibbons' Estate Auction Notice Plan shows 84-88 Regent Street. Source: SUNSW, Redfern Subdivision Plans, Gibbons' Estate, Redfern.

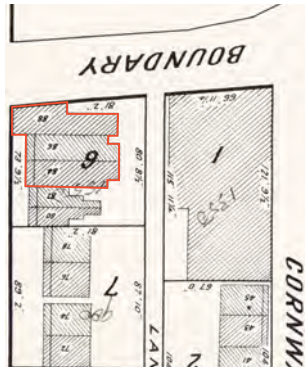


Figure 340: 1951. Detail of map of Redfern shows current configuration.

Sands Directory Search 84-88 Rosehill Street, Redfern													
No	1895	1897	1898	1900	1901	1902	1903	1905	1906	1907	1908	1910	Current
72	Samuel Kets, butcher	Samuel Kets, butcher	Samuel Kets, butcher	C Petersen	John Murray	Alfred Bell, bootfinisher	Alfred Bell, bootfinisher	Alfred Bell, bootfinisher	Alfred Bell, bootfinisher	Alfred Bell, bootfinisher	Alfred Bell, bootfinisher	John Gray	84
74	No listing	no listing	no listing	Wm Ashdown	John Boothman	Frederick Waite, bootfinisher	Frederick Waite, bootfinisher	John Murray, painter	George Ross	George Ross	George Ross	Frederick Horsley	86
76	T.J.Cain, grocer	TJ Cain, grocer	TJ Cain, grocer	Wm Graham	Wm Graham, Sydney United Friendly Societies Dispensary	John Wylie, engineer Sydney United Friendly Societies Dispensary	John Wylie, engineer Sydney United Friendly Societies Dispensary - John Hall, dispenser	Gavin T Logan, Sydney United Friendly Societies Dispensary - GV Godwin, dispenser	Gavin T Logan, Sydney United Friendly Societies Dispensary - GV Godwin, dispenser	Gavin T Logan, Mrs J Wallace, dining rooms	Gavin T Logan, James Hodges, restaurant	76-78 Frank Hawkins, restaurant	88
												Samuel Wray, restaurant	
												John Cross, restaurant	
												Wm Bond, greengrocer	
												Harry Falconer	
												W H Glover, hairdresser	
Here Boundary Street													

Assessment of Significance - 84-86 Rosehill Street, Redfern	
SHR Criteria a) [Historical significance] An item is important in the course or pattern of the local area's cultural or natural history.	The single storey terrace pair at 84-86 Rosehill Street, Redfern are historically significant as simple workers cottages typical of the late Victorian era. Together with 88 Rosehill Street, they read as a group.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phase – maintains or shows the continuity of a historical process or activity 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
Types of items which meet criterion (a) include: <ul style="list-style-type: none"> – items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place; – items associated with significant historical events, regardless of the intactness of the item or any structure on the place; – significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or – items where the physical fabric (above or below ground) demonstrates any of the points described above. 	
SHR Criteria b) [Associative significance] An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria c) [Aesthetic significance] An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.	The single storey terrace pair are simple late Victorian workers cottages. Although modified, evidence of their original character is still evident in the roof line, front verandahs, party walls and brick detailing. Together with the two storey corner shop at 88 Rosehill Street, they read as a late Victorian group, distinctive amongst the contemporary developments which surround them.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows or is associated with, creative or technical innovation or achievement – is the inspiration for a creative or technical innovation or achievement – is aesthetically distinctive – has landmark qualities – exemplifies a particular taste, style or technology 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is not a major work by an important designer or artist – has lost its design or technical integrity – its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded – has only a loose association with a creative or technical achievement

Assessment of Significance - 84-86 Rosehill Street, Redfern	
SHR Criteria d) [Social significance] An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.	Does not meet this criterion.
SHR Criteria e) [Research Potential] An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria f) [Rarity] An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.	Does not meet this criterion.
SHR Criteria g) [Representativeness] An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	The late Victorian single storey terraces at 84-86 Rosehill Street are representative examples of workers cottages in the area.
Guidelines for INCLUSION <ul style="list-style-type: none"> – is a fine example of its type – has the principal characteristics of an important class or group of items – has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity – is a significant variation to a class of items – is part of a group which collectively illustrates a representative type – is outstanding because of its setting, condition or size – is outstanding because of its integrity or the esteem in which it is held 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is a poor example of its type – does not include or has lost the range of characteristics of a type – does not represent well the characteristics that make up a significant variation of a type
Integrity/intactness:	Modifications have been made to the front facades which have affected their integrity including enclosure of the front verandah to 86 Rosehill Street.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
The single storey late Victorian terrace pair at 88 Rosehill Street are significant at a local level for their historical, aesthetic and representative values. The single storey terrace pair at 84-86 Rosehill Street, Redfern are historically significant as simple workers cottages typical of the late Victorian era. Together with 88 Rosehill Street, they read as a group. The single storey terrace pair are representative examples of simple late Victorian workers cottages in the area. Although modified, evidence of their original character is still evident in the roof line, front verandahs, party walls and brick detailing. Together with the two storey corner shop at 88 Rosehill Street, they read as a late Victorian group, distinctive amongst the contemporary developments which surround them.	

Assessment of Significance - 88 Rosehill Street, Redfern	
SHR Criteria a) [Historical significance] <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The two storey, late Victorian corner shop, located on the corner of Rosehill and Boundary Streets, was constructed c1895 on the site of the former Rosehill Hotel. Initially a grocer's shop, the Sydney United Friendly Societies Dispensary operated from the building from 1901-1906. From 1907-1918 the building housed a restaurant.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows evidence of a significant human activity – is associated with a significant activity or historical phrase – maintains or shows the continuity of a historical process or activity 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – has incidental or unsubstantiated connections with historically important activities or processes – provides evidence of activities or processes that are of dubious historical importance – has been so altered that it can no longer provide evidence of a particular association
Types of items which meet criterion (a) include: <ul style="list-style-type: none"> – Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intichness of the item or any structure on the place. – Items associated with significant historical events, regardless of the intichness of the item or any structure on the place; – significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or – Items where the physical fabric (above or below ground) demonstrates any of the points described above. 	
SHR Criteria b) [Associative significance] <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	Does not meet this criterion.
SHR Criteria c) [Aesthetic significance] <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The late Victorian corner shop at 88 Rosehill Street is aesthetically distinctive and has landmark qualities.
Guidelines for INCLUSION <ul style="list-style-type: none"> – shows or is associated with, creative or technical innovation or achievement – is the inspiration for a creative or technical innovation or achievement – is aesthetically distinctive – has landmark qualities – exemplifies a particular taste, style or technology 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is not a major work by an important designer or artist – has lost its design or technical integrity – its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded – has only a loose association with a creative or technical achievement

Assessment of Significance - 88 Rosehill Street, Redfern	
SHR Criteria d) [Social significance] <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	Does not meet this criterion.
SHR Criteria e) [Research Potential] <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	Does not meet this criterion.
SHR Criteria f) [Rarity] <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	Does not meet this criterion.
SHR Criteria g) [Representativeness] <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> <ul style="list-style-type: none"> – cultural or natural places; or – cultural or natural environments 	The building is a representative example of a late Victorian corner shop.
Guidelines for INCLUSION <ul style="list-style-type: none"> – is a fine example of its type – has the principal characteristics of an important class or group of items – has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity – is a significant variation to a class of items – is part of a group which collectively illustrates a representative type – is outstanding because of its setting, condition or size – is outstanding because of its integrity or the esteem in which it is held 	Guidelines for EXCLUSION <ul style="list-style-type: none"> – is a poor example of its type – does not include or has lost the range of characteristics of a type – does not represent well the characteristics that make up a significant variation of a type
Integrity/Intichness:	Though some detail has been lost, the building retains its decorative parapet and cornice, brick detailing and first floor balcony.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
The two storey, late Victorian corner shop at 88 Rosehill Street is significant at a local level for its historical, aesthetic and representative values. Located on the corner of Rosehill and Boundary Streets, the building was constructed c1895 on the site of the former Rosehill Hotel. Initially a grocer's shop, the Sydney United Friendly Societies Dispensary operated from the building from 1901-1906. From 1907-1918 the building housed a restaurant. The building at 88 Rosehill Street is a representative example of a late Victorian corner shop that is aesthetically distinctive and has landmark qualities.	

Henderson Road, Alexandria
Warehouse building

5 Henderson Road, Alexandria



Previous Street Number: Not applicable

Part of Group: Not applicable

Construction Date:

Physical Description:

Two storey painted brick warehouse with stepped parapet.

Historical Notes:

This warehouse has recently been refurbished and is currently used by the Australian Railway Historical Society as their archive and offices.

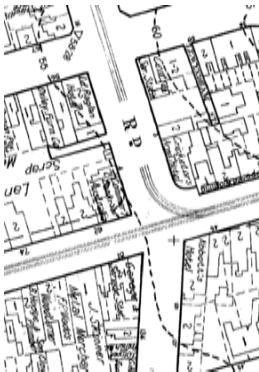


Figure 342: Extract from 1951 map of Zetland.



Figure 343: c1977. View of street fronts of (from L to R) Lindwall & Ward Pty Ltd General Printers (6 - 7 Henderson Rd) and J. A. Bussey building 1928 (3 & 3A Henderson Rd) and the Cricketers Arms Hotel (56-58 Botany Road) after R. Public telephone booth and sign for Get Smart with OSR visible. In SSMC Heritage Photographic Survey. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 057057758.



Figure 344: c1977. Get Smart at No.3 Henderson Road adjoining Cricketers Arms, with partial view of No 5, in SSMC Heritage Photographic Survey. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 057057835.



Update Listing

Lord Raglan Hotel

12 Henderson Road, Alexandria



Builder/Maker:

Sidney Warden, F.I.A.,
for Tooth & Company

Physical Description:

W.E. Chidzey (?)

The Hotel is located on the south-eastern corner of Henderson and Wyncham Roads. The site is surrounded by light industrial and commercial buildings, with some residential. There are three other hotels of the Late Federation/Inter-war period within close proximity, the Alexandria Hotel, The Abbots and Cricketers Arms, Wyncham Road and Henderson Road carry high traffic volumes.

Exterior: Two storey, face brick building with rendered details. The ground floor to both street frontages is tiled (modern tiles) and has modern aluminium framed doors and windows. This part of the elevation is protected by a suspended awning. At first floor level, the elevation continues into a high parapet with a rendered cornice supported by closely spaced corbel brackets. At the centre of the northern elevation (to Henderson Street) is a rendered panel, corresponding to a recessed verandah. The panel continues into the parapet and rises above it in a stepped line. The inset verandah has a concrete railing. Rendering is also used to define the corners of the first floor. There are two symmetrically spaced double hung (multi-pane) windows to each side of the verandah. The side elevation to Wyncham Street is shorter and simpler. It contains four evenly spaced double hung timber windows.

Statement of Significance:

The Lord Raglan Hotel has local historic, social and aesthetic significance.

The site has been the location of a hotel since the late nineteenth century onwards. The Lord Raglan Hotel is part of a large group of Sydney hotels owned and rebuilt by Tooths & Co. during the inter-war period. Along with rival brewery, Toomeys, Tooths & Co. dominated the Sydney hotel trade during this period. The hotel is typical of the standard of building constructed by Tooths & Co. at this time.

Designed by Sydney architect Sidney Warden, F.I.A. and constructed c. 1924, the existing hotel building has aesthetic significance as a representative example of a modest, yet handsome, two storey Inter-war Stripped Classical Style building. The building contributes to the streetscape by virtue of its architectural style, corner location and relationship to three nearby hotels of a similar period.

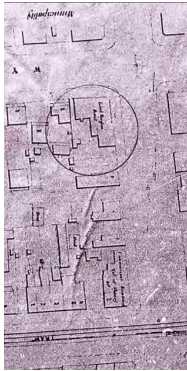


Figure 345: 1885 map showing earlier Lord Raglan Hotel. Source: NSW Land Registry Services, Sydney Metropolitan Detail Series, Waterloo Section 8, 1895.

Further Information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Former use:

History:

Historical Notes The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. (Information sourced from Arita Hales, "Aboriginal People and Place", Barani, Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The Lord Raglan Hotel stands on land once occupied by the Cadigal people, whose territory extended from Sydney Cove to the southern side of Port Jackson and south to modern day Petersham.

The subject property is located upon on land grant made to William Hutchinson on 23 May, 1823 and known as the Waterloo Estate. In 1825, Hutchinson sold this land to the business partnership of Daniel Cooper and Solomon Levy for £2,700. The main feature of the area at this time was its extensive swamps, the most important being the Waterloo Swamp on the east of what later became Botany Road and Shea's Creek Swamp to the west. Prior to intervention, the area was prone to flooding and persistent marshy conditions. While this did not discourage farming, it did little to promote permanent development.

Botany Road (1821) would remain the only main road through the area for some time to come. Cooper and Levy also acquired the adjoining Mount Lachlan Estate of 185 acres in 1829. Combined, the two estates created what was known as Waterloo Estate or the Cooper Estate, given that it was solely acquired by Daniel Cooper following Levy's death in 1833. By these means, most of the area now Alexandria, Waterloo, Zealand and Rosebery became, and remained for much of the nineteenth century, the property of a single owner.

Under the terms of Daniel Cooper's will, the Waterloo and Mount Lachlan Estates were transferred to William Charles Cooper (later Sir William), the second son of his principal heir, Daniel Cooper the Younger. The Estate was held in trust until William came of age in October 1872.

During the 1850s, the trustees began offering 99 year leases (with building covenants) for a nominal ground rent. In 1858, the area became part of the newly incorporated Municipality of Redfern. Two years later, the area was separated to create the Borough of Waterloo. Eight years later, it was split into Boroughs of Waterloo and Alexandria. This split deprived the Borough of half its former lands and population and hence rates. Political upheavals aside, improved transportation into the area acted as a stimulant for local development. From 1869 a system of horse drawn omnibuses operated as far as Alexandria, trams began operation twenty years later. Local industries, such as the Waterloo and Buckland Mills, Alderson's Woodwash, Forsythe's Ropeworks and numerous brickworks opened, providing important employment opportunities for the Sydney worker who typically lived close to his/her place of work.

The most significant feature of the Cooper's long period of ownership of the Waterloo and Lachlan Estates was that very little of the area was disposed of by sale. The practice of granting 99 year leases continued into the 1860s, after William Charles Cooper had acquired full control of his estate (1872). By the 1880s, the Waterloo Estate had undergone substantial changes. The water reserves had largely dried up, the original vegetation had been removed and the ground had been scoured by fire. The whole area had been converted from a great sponge to a 'tract of barren sand hills.'

Waterloo began to developed in earnest during the closing decades of the nineteenth century. With the exception of ribbon development along Botany Road, for most of the nineteenth century, residential occupation of was concentrated on the northern part of the estate, south of Redfern. In addition to the official leases, the practice of squatting was widespread.

The area was well known for its Chinese market gardens, with gardens appearing in Wyncham Road, Buckland Street and Garden Street in the Sands Directories of the 1870s and 1880s. Paradoxically, noxious industries, such as fell mongering, also appeared in the latter part of the century.

The sale of small sections of the Waterloo Estate began in the 1880s and continued through into the twentieth century. Waterloo was actively promoted as a suburb for the 'working man'. The small residential subdivisions of the mid 1880s (lease and freehold) included Beaconsfield, Hill View, Chester, Waterloo Freehold and Waterloo suburb Estates. Most of these subdivisions were located near (or on) Botany Road.

Early maps and plans include Henderson Road as part of Raglan Street. When the street name was changed is not known. The street, and later the hotel, were most likely named for James Henry Somerset FitzRoy, Lord Raglan (1788-1859), who gave the order that lead to the Charge of the Light Brigade during the Crimean War (1854-56).

The existing Lord Raglan Hotel is not the first building to be located on the site. While it is difficult to identify the site in municipal rate records of the late nineteenth century, the Metropolitan Detail Series plan of 1895 indicates the presence of a hotel, also called the Lord Raglan Hotel, on the site at this time. This hotel is described in the first clearly identifiable rate record for the property (for the year ending February 1904 as a 'brick hotel'. The Lord Raglan Hotel is not, however, listed in John Sands Suburban Directories until 1901. There are no known photographs of this building.



Figure 346: 1949, Lord Raglan Hotel. Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, <http://hdl.handle.net/1885/100529>

Included in C1

Lord Raglan Hotel

At an unknown time, one of Sydney's largest breweries, Tooth & Co., acquired an interest in (and later the freehold) for the Lord Raglan Hotel, Tooth & Co. Street Card records for the hotel start in the 1920s. The Alexandria Rate Books, however, indicate that they were the lessee from the Cooper Estate from at least 1904. Tooth & Co. had been founded in 1835 by John Tooth and his brother-in-law Charles Newman. The Company remained a separate entity (with the addition of Resches in 1929) until acquired by Carlton and United Breweries in 1983. The Lord Raglan Hotel was operated by sub-leases or managed by a licensee for the Company and remained in their ownership until at least the late 1960s. The hotel was one of numerous hotels that Tooth & Co. owned or leased in the Sydney area. Between 1898 and 1940, Tooths & Co. and their rival, Toohneys, acquired the freeholds of hundreds of pubs, largely taking control of the liquor trade in Sydney. Surviving correspondence from the Tooth Company records indicates that the Lord Raglan Hotel was rebuilt around 1924. In this year the architect Sidney Warden wrote of a proposal for an

‘...entirely new Building consisting of two stories. The building will be constructed of brick throughout. The elevations will have O.K. (sic) brick facings relieved with cement cornices, balcony and ornament etc. A suspended awning is to be erected over the footpath to the full extent in Wyndham Street and to the Private Entrance in Henderson Road, and a tiled dado will be formed under the awning... The Public Bar will be modernly appointed with suspended canopy, and the whole of the building to be finished in a first class manner. To erect by building according to my sketch plan would cost approximately eight thousand pounds (£8,000).’

Warden later notes that the new building will cover more of the site than the earlier one. Plans held by the State Archives (Liquor Licensing Board, Plans 68564 and 68565) may well be Warden's plans for the hotel.

Warden's practice concentrated on the design of hotel buildings in a variety of styles. In 1941 Warden designed the County Clare Hotel for Tooth & Co in 1941, a fine example of the Interwar Functional Style which still stands on Broadway. Warden also designed the Royal Hotel, on the corner of Queen Street and Auburn Road in Auburn (c.1940s), this time in the P & O Style. The Lord Raglan Hotel provides a modest example of the Interwar Stripped Classical Style. The finest examples of this style of architecture are provided by the government buildings constructed in Canberra during the interwar period, including the Provisional Parliament House (Old Parliament House).

An example of a hotel in the City of Sydney also built in this style is provided by the Bat and Ball Hotel, on the corner of Cleveland and South Dowling Street. This building is listed as a heritage item on the LEP.

Seventeen tenders were received for Warden's proposal (September, 1924) to rebuild the Lord Raglan Hotel. The new building was evidently finished by September 1927, as indicated by a complaint made concerning a leaking parapet. The cost of construction is not known. The building was photographed for the Tooth & Co. Company records in August 1930 and again in the mid 1940s. At this time, the surrounding area was described as 'Industrial, poor class residential'. A foot print of the building as it stood in 1951 is shown below.

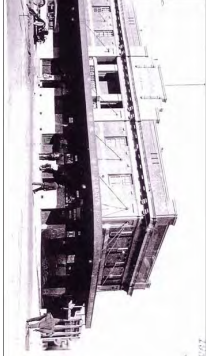


Figure 347: Lord Raglan Hotel, August 1930. Tooth & Co. Company Archives, NBAC. Source: Tooth & Co. Company Archives

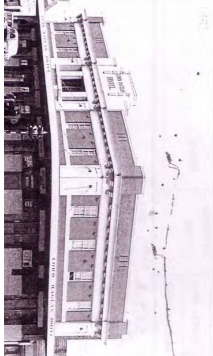


Figure 348: The Lord Raglan, 1947. Tooth & Co. Company Records, NBAC. Source: Tooth & Co. Company Archives

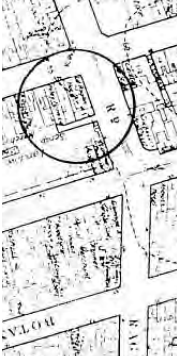


Figure 349: Detail of Sydney Civic Survey, Zealand, 1951 (Frame 1927).

A major renovation was carried out in 1956 to plans prepared by the original architect of the building, Sidney Warden. A copy of these plans is held by the City of Sydney Archives. The cost of the new works was placed at £22,034.8. The work involved new doors and windows to the ground floor, new doors onto the first floor balcony overlooking Henderson Road and internal alterations.

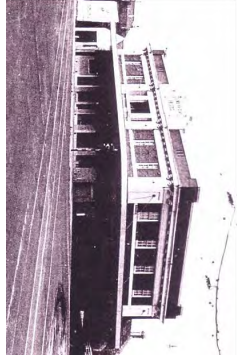


Figure 350: The Lord Raglan Hotel, undated. Toohs & Co. Company Records, NBAC. Source: Tooth & Co. Company Archives

More recently, at an unknown date, the tiling was redone to the ground floor elevations and new doors provided.

The Sand's Sydney Directory lists the occupants for the following years searched:

- 1930 John H Hamett
- 1920 D Cohen
- 1910 Walter Hughes

Historic Themes:

Australian theme (abbrev)

3. Economy-Developing local, regional and national economies

New South Wales theme

Commerce-Activities relating to buying, selling and exchanging goods and services

Local theme

Australian theme (abbrev)

4. Settlement-Building settlements, towns and cities

Local theme	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
Australian theme (abbrev)	Community facilities.
New South Wales theme	5. Working - Working
Local theme	Labour-Activities associated with work practices and organised and unorganised labour
Australian theme (abbrev)	None
New South Wales theme	8. Culture-Developing cultural institutions and ways of life
Local theme	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities
New South Wales theme	Leisure-Activities associated with recreation and relaxation
Local theme	None
Australian theme (abbrev)	9. Phases of Life-Marking the phases of life
New South Wales theme	Persons-Activities of, and associations with, identifiable individuals, families and communal groups
Local theme	None

Update Listing

Lord Raglan Hotel

Included in C1

Assessment of Significance

SHR Criteria a)
[Historical significance]

The site has been the location of a hotel since the late nineteenth century, with the existing building dating from c. 1924.

SHR Criteria e)
[Research Potential]
SHR Criteria f)
[Rarity]

The building is not rare.

SHR Criteria b)
[Associative significance]

The Lord Raglan Hotel has significance for its long association with Tooths & Co., one of Sydney's major breweries. The hotel was one of many owned by Tooths & Co. within the Sydney metropolitan area during the period 1890 to 1940. It is among a number of hotels rebuilt by the brewery during the inter-war period.

SHR Criteria g)
[Representativeness]

The Lord Raglan Hotel is representative of a modest yet handsome inter-war era Stripped Classical Revival style hotel of the type and standard built by Tooths & Co. throughout the suburbs of Sydney at this time.

Integrity/Intactness:

The Lord Raglan Hotel displays a mixed degree of integrity. While the basic form and external appearance of the hotel remained unaltered, the 1956 works were quite extensive. These alterations were, however, designed by the original architect for the building. In more recent times, the front walls have been refitted, the doors changed and the bar refitted. This has had a negative impact on the external presentation of the ground floor of the hotel as an inter-war hotel. Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

SHR Criteria c)
[Aesthetic significance]

A modest, yet handsome, example of the inter-war Stripped Classical Revival Style, occupying a corner site, which has a natural prominence within an otherwise mixed streetscape. It forms part of an interesting group of late Federation/inter-war hotels within the immediate vicinity with the Alexandria Hotel, The Abbots and Cricketers Arms.

Assessment criteria:

SHR Criteria d)
[Social significance]

The hotel is held in high esteem as a social and recreational venue particularly for nearby residents.

Associations with Aboriginal People

Pub frequented by Aboriginal people as noted by Elders in interviews with CIR for the Botany Road Urban Design Study.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.

All conservation, adaptive reuse and future development should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

There shall be no vertical additions to the building and no alterations to the façades of the building other than to reinstate original features particularly at ground floor level.

The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring, wall ties and the main stair should be retained and conserved.

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

References

Sydney Civic Survey, Zetland, Frame 19 (27), 1951
Edney, Christine, Where have all the drinking holes gone? An historical survey of hotels and similar premises in the city of Sydney Council area South of Cleveland St, 2006.

NSW NSW Land Registry Services, Sydney Metropolitan Detail Series, Waterloo Section 8, 1895.

Tooth & Co., Tooth & Co. Company Records: Yellow Series: Lord Raglan Hotel.
Warden, Sidney, Alterations and additions to the Lord Raglan Hotel, Corner Henderson Road and Wyndham Street, Alexandria, 1956.

<https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2431109&ad-image=4>



Figure 35.1: 1928 Henderson Road from Garden Street. (Lord Raglan Hotel in the distance).
Source: State Library of NSW, www.digital.sl.nsw.gov.au, Government Printing Office 1-13137, FL 832308.



Figure 35.2: 1928 Henderson Road from Botany Road. (Lord Raglan Hotel on the left, Cricketer's Arm Hotel on the right).
Source: State Library of NSW, www.digital.sl.nsw.gov.au, Government Printing Office 1-13137, FL 832308.

Wyndham Street

Recommended Inclusion in C1

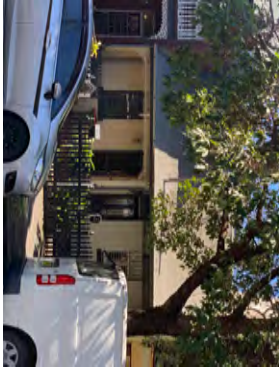
Terrace group

Terrace group

102-108 Wyndham Street, Alexandria



110-112 Wyndham Street, Alexandria



Previous Street Number:

Part of Group: Not applicable

Construction Date: Pre 1883

Physical Description:

Group of four two storey rendered and painted terrace houses with verandahs.

Historical Notes:

See table below.

Previous Street Number:

Part of Group: Not applicable

Construction Date: Pre 1883

Physical Description:

Pair of single storey/ rendered and painted terrace houses with verandahs and attics.

Historical Notes:

See table below.

Sands Directory Search 102-112 Wyndham, Alexandria

No	1883 No numbers	1886 No numbers	1887	1888	1890	1900	1910	1920	1930
102	George Harden, bricklayer	George Harden, bricklayer	George Harden, bricklayer	George Harden, bricklayer	George Harden, bricklayer	George Harden, bricklayer	Frederick Cole	Frederick Ledwell	Frederick Ledwell
104	George Harden, bricklayer	George Harden, bricklayer	George Harden, bricklayer	Sydney Hillard, carriage trimmer	No listing	Walter Harden	Archibald Sinclair	Frederick Cole	Frederick Cole
106	Mrs Susanah Macnish	Thomas Grace, builder	No listing	Richard Zuber, painter, Mrs E Hourm, midwife	No listing	No listing	John Charles Jessop	Harold Langham	A Bertaldo
108	'Moreton Terrace' Alfred Moles, commercial traveller (1885)	'Moreton Terrace' Alfred Moles, commercial traveller	Alfred Moles, commercial traveller	James M Burt, carpenter	John Gray, brass finisher	S.P. Andrews	W.S. Bailey	Henry Chase	Mrs Alice Chase
110	James Haynes	James Hoath, blacksmith	William Howe	William Howe	Patrick Curran	James Ellis	William Harden	Miss Elizabeth King	Arthur Splatt
112	John Cunningham (1885)	John Taylor, clerk	Ralph Cruwys	Ralph Cruwys	John Field, cabinetmaker	James Robinson	Richard Edwards	Miss Maud Piper	Geo Tracey

[Commercial In Confidence]



Figure 353: Detail of 1885 map of Alexandria showing terraces at 102-112 Wyndham Street and the Rose of Australia Hotel on the corner of Buckland Street.

Commercial building
Included in C1

118 Wyndham Street, Alexandria



Previous Street Number: 118

Part of Group: Not applicable

Construction Date: c1890

Physical Description:

Two storey rendered and painted corner commercial building with contemporary addition.

Historical Notes: See table to right.

Located within the 'C1 Alexandria Park Heritage Conservation Area' and identified as a Contributory building.

Terrace
Included in C1

120 Wyndham Street, Alexandria



Previous Street Number: 119

Part of Group: Not applicable

Construction Date: c1890

Physical Description:

Two storey rendered and painted terrace house.

Historical Notes: See table to right.

Located within the 'C1 Alexandria Park Heritage Conservation Area' and identified as a Contributory building.

Terrace house

122-124 Wyndham Street, Alexandria



Previous Street Number: 120

Part of Group: 122-124

Construction Date: Pre 1885

Physical Description:

Single storey rendered and painted terrace house with verandah, set back from the street.

Historical Notes: See table below.

Terrace house

126 Wyndham Street, Alexandria



Previous Street Number: 121

Part of Group: Not applicable

Construction Date: Pre 1885

Physical Description:

Single storey rendered and painted terrace house.

Historical Notes: See table below.

Terrace house pair

128-130 Wyndham Street, Alexandria



Previous Street Number: 122-123

Part of Group: Not applicable

Construction Date: c1886

Physical Description:

Pair of two storey rendered and painted terrace houses.

Historical Notes: See table to below

Sands Directory Search 118-130 Wyndham, Alexandria

No 1885 No numbers 1886 No numbers 1887 No listing 1888 No listing 1890 Robert Coates, grocer 1900 Mrs C Coates, grocer 1910 William Day, grocer No 1920 George Clark Shivers, greengrocer 1930

Sands Directory Search 118-130 Wyndham, Alexandria

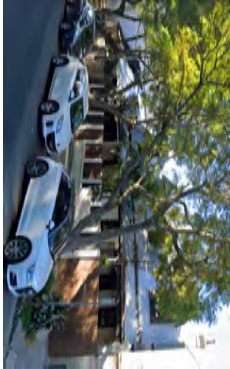
118	No listing	No listing	No listing	Robert Coates, grocer	Mrs C Coates, grocer	William Day, grocer	118	George Clark Shivers, greengrocer
119	No listing	No listing	No listing	Thomas Marsh, engine cleaner	Thomas Marsh, engineer	Mrs John Clampett	120	John H Clampett Joseph Marsh
120	Mrs Coats (1880)	Mrs Coats	Mrs Coats	Mrs Coats	Jonah Evans	No listing	Mrs Jane Hutchinson 124	A.J.Lieber no listing
121	Thomas Marsh, engineer	Thomas Marsh, engineer	Thomas Marsh, engineer	Thomas Marsh, engineer	Albert Joyett	WJ Jackson	126	James M Marsh James M Marsh
122	George Hurcombe, 'Ebernezer Ville'	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe, van proprietor	128	Lee Bryant Mrs Hamah Lloyd
123	James Squire	John Turner, printer	James Squires	John Anderson	Cornelius Manning	130	Alfred Goosh	J Sinclair

Figure 954: 1936, Wyndham Street looking south over Buckland Street. No's 118, 120, 126, 128-130 Wyndham Street see on left with Alexandria Park on the right. Source: State Library of NSW, Government Printing Office 1-21968, FL1881448



Terrace group

162-168 Wyndham Street, Alexandria



Previous Street Number: 138-141

Part of Group: 162-168

Construction Date: 1883

Physical Description:

Group of four single storey rendered and painted terrace houses with attics.

Historical Notes:

The Sand's Sydney Directory lists the occupants for the following years searched:

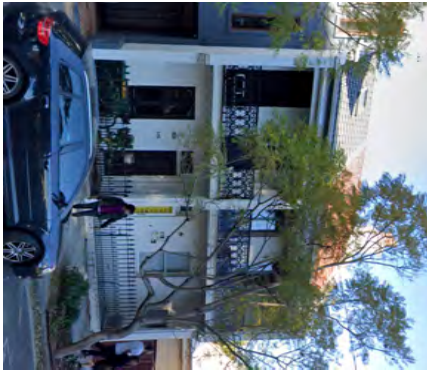
1 936. Wyndham Street opposite No. 154 looking south. Nos 162-168 and 176-178 seen on the left with Alexandria Park on the right.. Source: State Library of NSW, Government Printing Office 1-2-1907, FL 1889008.



Sands Directory Search 138-141 Wyndham Street, Alexandria (previous numbers)										Sands Directory Search 162-168 Wyndham Street, Alexandria			
No	1883	1885	1886 'Park/veiw Terrace'	1887 'Park/veiw Terrace'	1890	1900	1910	No	1920	1930			
138	Brimble	Alfred Blundell, plumber	John Watkins, bootmaker	John Watkins, bootmaker	Robert Blackley	No listing	William Buckley	162	Jeremiah Morley	Francis J Stokes			
139	Patrick Daley, stonemason	Patrick Daley, stonemason	Patrick Daley, stonemason	Patrick Daley, stonemason	Isadore Whiteman	Henry Monk	George McLeod	164	William Abraham	no listing			
140	John Berry, carpenter	John Berry, carpenter	John Berry, carpenter	John Berry, carpenter	William Watson, stonemason	John Sander	James Nettleton	166	Arthur Bachell	Arthur Baehill			
141		John Watson	David Cranshaw, carpenter	David Cranshaw, carpenter	No listing	Henry Bercher	John Burnett	168	James Curtain	Joseph Breen			

Terrace pair

176-178 Wyndham Street, Alexandria



Terrace group

182-194 Wyndham Street, Alexandria



Previous Street Number: 145-146
Part of Group: 176-178
Construction Date: Pre 1883
Physical Description: Pair of two storey rendered and painted terrace houses with verandahs.
Historical Notes: Refer table to right.

Previous Street Number: 148-154
Part of Group: 182-194
Construction Date: c1883/pre 1885
Physical Description: Group of five single storey rendered and painted terrace houses with front verandahs. Pair of single storey rendered and painted terrace houses.
Historical Notes: Refer table to right.
The Sand's Sydney Directory lists the occupants for the following years searched:



Figure 355: c1977. Structure at 180 Wyndham Street, Alexandria in SSIMC Heritage Photographic Survey.
Source: City of Sydney Archives. www.archi.wa.s3.amazonaws.com
© SSIMC Heritage Photographic Survey, 1977-1980. ID 059058085.

Sands Directory Search 145-154 Wyndham Street, Alexandria (previous numbers)										Sands Directory Search 176-190 Wyndham Street, Alexandria		
No	1883 No numbers	1885 No numbers	1886	1887	1900	1910	No	1920	1930			
145		George Harrison	George Harrison	George Harrison	Patrick Healy	Henry Hill	176	no listing	Walter Crane			
146	George E Wood, hay and corn dealer	George E Wood	George E Wood	Edward J Wood, contractor, 'Quirnbah Terrace'	Edward Woods, van proprietor	George Stokes	178	Cornelius Manning	F Day			
147	William King	William King	William King	William King	PF Miller	William Lawson	180	Harry Green	E J Wilkinson			
148	Tenants unclear	Charles Brynrell Thomas Riley James Watson Alexander Montgomery John Blackman, bricklayer John Tracy Andrew Russell	James King William Dickson, plasterer William Fitzakerley, felononger	No listing	William Weaver	William George Horseman	182	Thomas Bowen	E V Jarvis			
149				Frederick Fox (no number)	No listing	Rudolph Bobbig	184	Frederick Silver	William Cammody			
150				John Blackwell (no listing)	John Thomas Martin	Henry Robinson	186	John Ryan	Edmund Crawley			
151				William Dickson, plasterer (no number)	No listing	Charles Woodcock	188	Mrs Maud Clark				
152				Robert Blackley	Richard McEvoy	Francis Eward Worthington, 152a Robert Henderson	190	William Jarvis	W Weston			
153				Charles Hart	No listing	Peter Harvey	192	Robert Moore	James McGowan			
154			Miss Russell, dressmaker	Miss Russell, dressmaker, 'Eureka Cottage'	No listing	Andrew Russell	194	Con. Curtain	Andrew Shaw			

Existing Heritage Item

Former Electric Light Substation No 89

212-214 Wyndham Street, Alexandria



Previous Street Number: Not applicable
Part of Group: Not applicable
Heritage Item Former Electric Light Substation No. 89 including interiors.

Sydney LEP 2012: 12240
Heritage Inventory #: 5062452
Construction Date: 1917
Statement of Significance:

Built in 1917, Electric Light Substation No. 89 represents a surviving example of the original network of more than 360 substations built by Sydney Municipal Council from 1904 to 1936, which first supplied electricity to Sydney's industries and houses. The period and location of the substation records the expansion of Sydney's electricity network and the growth of electricity use in Alexandria. The building also marks the major changes electricity brought for Alexandria's growth, development and population.

Aesthetically, the building demonstrates the characteristic modest overall form, quality of design and construction for Sydney's substations, which were designed to a higher standard than required for their function in order to integrate into their established urban contexts by reflecting neighbouring architecture or popular styles of the time.

Electricity Substation No. 89 represents a good example of a simply detailed, purpose-designed and built substation from the inter-war period. It demonstrates typical characteristics of this architectural period applied to a utilitarian building including the heavy geometric massing, symmetry of the main building, parapet to the gabled roof, face brickwork, original signage, pattern of small windows openings with brick arch lintels and an emphatic centrally-placed entrance.

The building contributes to the streetscape and is a significant example of civic architecture in the area. The building's conversion to offices and some earlier alterations have retained its architectural integrity as a recognisable former substation.

Substation No. 89 is also rare in the locally as an example of a two-storey substation and the oldest known surviving in Alexandria. The different form and earlier period of the building compared to other substations in the local area reflect its additional original functions to accommodate workers and storage, mostly on the second level.

Substation No. 89 forms part of one of the largest known collections of industrial and warehouse buildings of its kind in Australia, which records City of Sydney's past as one of only two historic industrial heartlands in Australia. This collection of buildings provides evidence of Australia's

20th twentieth century transformation through industrialisation when Sydney became one of the largest industrialised cities in the South Pacific.

Substations demonstrate the fundamental role that electricity played in powering Australia's industrialisation and how technological innovations of the time, specifically electricity, defined Sydney's industrial development during the twentieth century. Often constructed to service the high energy demands of factories in the near vicinity, the number, concentration and location of substations provide markers of twentieth century industrial centres and factories in the way that chimney stacks mark the location of factories predating electricity.

The larger number of substations in Alexandria demonstrates its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Alexandria's Wyndham Street contained a number of industries during the first half of the twentieth century, as well as housing to the north near Alexandria Park.

Electric Light Substation No. 89 is of local heritage significance in terms of its historical, aesthetic, rarity and representative value.

Designer/Maker: Sydney Municipal Council
Builder/Maker: Sydney Municipal Council

Physical Description:

Former Electric Light Substation No. 89 was built by Sydney Municipal Council in 1917. The substation comprises a two-storey brick building contained under a gabled roof with a parapet wall facing the street.

This simply detailed, purpose-designed and built substation from the inter-war period exhibits typical characteristics of inter-war architecture applied to a utilitarian building including the heavy geometric massing, symmetry of the main building, parapet to the gabled roof, face brickwork, original signage, pattern of small window openings with multi-paned sashes, brick arch lintels on the side wall, and an emphatic centrally placed entrance. The recessed rendered section of the street facade, pilasters between the bank of three windows on the upper level, and documented former decoration over the entrance demonstrate some classical references typical of a number of inter-war styles.

A large identity plaque surmounts the main entrance. Some of the etching and other original decoration around this entrance has been removed and the entrance door replaced.

The two-storey scale and building form is rare for substations in the local area, which reflects its additional original functions to also accommodate workers and storage, mostly on the second level. The larger sash windows and loading dock with attached hoist located on the upper level of the side northern elevation reflect the original use of the upper level for workers and storage. By comparison, the smaller elevated windows on the ground floor of the same elevation reflect the design of this level for mostly containing the substation machinery.

The building's conversion to offices and some earlier alterations have retained its architectural integrity as a recognisable former substation.

The former side transmission yard with its ancillary buildings of the same period and materials are set back from the street.

Internally, the roof, foundations and floor structures have not been inspected by the authors.

Category: Individual building, Style: Inter-war, Storeys: 2, Facade: Face brick and render, Side/ Rear walls: Unpainted brick, Roof: Gabled parapet.

Modification and dates:

Timeline of known dates for changes to the site: 1920s Roller shutter opening in the front wall of the building engaged, resulting in the removal of the leading-in block and decorative lintel bearing the Sydney Municipal Council monogram 1967 (approx) Building decommissioned and replaced by small kiosk-style unit constructed in close proximity for supply of low-voltage electricity 2012 Substation adaptively reused as commercial premises.

Further Information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Commercial
Former use: Electricity substation

History:

Historical Notes Early development of the locality:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Brani website: <http://www.sydneybrani.com.au/>

The suburb of Alexandria was once part of a vast sand dune system covered by heath, low scrub, creeks and freshwater wetlands that dominated the landscape of the southern suburbs of Sydney. It provided a habitat for a range of fauna such as birds, fish and eels, and was a good food source for the Gadigal, the local Aboriginal people.

The land that today incorporates the areas of Alexandria, Waterloo, Zetland and Rosebery was originally one large estate. Originally granted to former convict and public servant William Hutchinson in 1823, the estate, its buildings and water mill, were then sold to Daniel Cooper and Solomon Levy in 1825 before Cooper became its sole owner in 1833.

For a large part of the nineteenth century, the area was semi-rural low-lying land with swamps. The principal activities were market gardening, dairying and wool-washing. A number of dams were built in this area, including the Little Waterloo Dam, the Big Waterloo Dam and the Upper Dam, as shown on 1865-1890 Highbotham and Robinson maps of Alexandria and Waterloo.

Waterloo Council was formed in 1860. The municipality of Alexandria was separated from Waterloo and became the Borough of Alexandria in 1868. The area was connected to the city through a network of trams extending along Botany Road and Elizabeth Street.

The land of the Cooper Estate was progressively subdivided into small acreages and sold for residential purposes in 1872 and 1884 with the final sale taking place in 1914. The release of the Cooper Estate opened up large tracts of land for industrial uses at a time when surrounding areas had become more densely populated. This resulted in the relocation of many industrial establishments from Redfern and Surry Hills to the Alexandria and Waterloo area.

This intensive period of industrial development increased land value in the area and forced out all but a few of the remaining market gardeners. Felimonogering, tanning and wool-washing industries were typical of Alexandria. The wetlands of the area offered ideal features for these industries which needed to be located close to a plentiful water supply.

By 1943 an Alexandria Council celebratory publication claimed that Alexandria was the largest industrial municipality in Australia, proudly proclaiming that 'an area of 1,024 acres has been crowded not less than 550 factories' (Alexandria Municipal Council 1943, p78). Secondary industries declined in the area from the 1970s as industry expanded to the outer suburbs.

Former Electric Light Substation No 89

Industrial history:

As one of only two major centres for historic Australian industry during the period when industry was centred in cities, Sydney's industrial development is part of the national history of industrialisation. Australia's industrialisation formed part of the 'second industrial revolution' which began during the mid-nineteenth century. This second revolution was driven by major technological innovations including the invention of the internal combustion engine and the assembly line, development of electricity, the construction of canals, railways and electric-power lines.

Sydney's twentieth century industrial development records when and how Sydney became one of the largest industrialised cities in the South Pacific and the diversification of Australia's economy beyond primary industry. Together with Melbourne, Sydney's twentieth century industrial boom expanded Australia's economy from the 'sheep's back' to the industry stack, or from primary production to manufacturing. By 1947 more Australians were working in city industries than in farms or mines.

Sydney's industrial development not only impacted on the national economy. Twentieth-century industry in Sydney also played a major role in developing Australia's self-sufficiency, growth, urbanisation, society and its contribution to the war effort for World War II. Sydney's industrial development has affected the lives of many Australians directly and indirectly, whether through the number of workers employed, goods and technology produced, the prosperity it engendered, or the social change and urban environments it generated.

Substations history:

One of the major innovations in industry during the nineteenth century was the development of electricity as a power and lighting source, which enabled and then replaced water and steam power. The mills and workshops of the earlier Industrial Revolution in Britain and North America were mainly water and steam powered, whereas Australia's twentieth century industrial buildings were powered by electricity.

As part of supplying electricity to Sydney's houses and industries for the first time, Sydney Council built Sydney's first power stations and substations during the first half of the twentieth century. Sydney Council, then known as Sydney Municipal Council or the Municipal Council of Sydney, was charged with supplying electricity to Sydney city and surrounding areas in 1896 through the law named the Municipal Council of Sydney Electric Lighting Bill passed on 18th October 1896. Electricity supply was managed through the council's department known by a number of names:

the Electric Lighting Committee, the Electric Light Department and the Electricity Department from 1920 to 1935. From 1935 the electricity undertaking was named Sydney County Council when it was reformed as a separate authority as a result of the Gas & Electricity Act of 1935. The various names for the council and subsequent electrical authority are recorded in the initials and building names inscribed in substation facades.

Sydney's first power station at Pyrmont began operating in 1904. The large network of substations were constructed in strategic locations to supply power from these power stations to individual customers and other electricity networks. Their specific purpose was to house machinery to convert high voltage electricity for industrial or domestic use. Substations were often sited in close proximity to factories to service their high energy demands. Consequently, the number, concentration and location of substations provide markers of twentieth-century factories and industrial centres in the way that chimney stacks marked factories pre-dating electricity.

Alexandria demonstrates this pattern with its large number of substations reflecting its history as a major industrial area mostly developed after the advent of electricity and before substations of this kind were no longer needed for supplying electricity. Alexandria's Wyndham Street contained a number of industries during the first half of the twentieth century.

By 1956, these surrounding industries included the Hollywood Textile Co. to the immediate south, the National Biscuit Co. to the east and W. Cooper Carrier opposite, as well as housing, mostly terraced rows to the north.

The period and location of surviving substations record the progressive extension of Sydney's electrical network from the centre of Sydney to surrounding areas, the scale and importance of this network, and the fundamental changes electricity brought for Sydney's growth, development and society. Sydney Municipal Council built its first substations at Town Hall, Taylor Square, Woolloomooloo and Ultimo, followed by Glebe, Newtown, Camperdown and surrounding areas. From 1904 to 1935, Sydney Council built more than 360 substations and almost 400 pole transformers throughout Sydney and surrounding suburbs. More continued to be built in the following decades. The Energy Australia (AusGrid) heritage and conservation register records that 33 of the surviving substations are located within the City of Sydney. This number excludes those no longer owned or operated by the electricity supplier, including this Substation No. 89.

Each substation has its own number inscribed on the building facade, which reflects its role in the broader electrical network and generally the total number, sequence and period of construction, with some exceptions where disused numbers were reallocated. Most substations were constructed in established urban areas on a small portion of land acquired or subdivided specifically for this purpose. These buildings, while modest in scale and different in function to surrounding buildings, were designed and constructed to a good standard, in a style designed to harmonise with surrounding architecture, in order to reduce community fears or resistance to the incursion of this new technology and impacts on the appearance of streets.

The rise of electricity during the late nineteenth century, and in particular small motors for driving machinery and electrical lights, changed the configuration of industrial buildings and machinery. Electricity meant that factories could be designed with a more flexible layout because small electric motors eliminated the need for belt and shaft drives from the steam plant. Factory building design became less reliant on windows for natural light and gas lighting ventilation because of the advent of electric lighting. Electricity also created a new market for factories to produce the new consumer goods reliant on electric power, such as fridges, washing machines, telephones, stoves, ice cream, and the engineering for electric lights, trains and trams.

Site history:

The land for this substation was acquired in mid 1916. The building was constructed and equipped by early 1917.

As well as transforming mains electricity to low-voltage for use in the immediate area, the building was also designed to accommodate personnel working on the mains and as a store for their construction materials. These facilities occupied the rear portion of the ground floor, the entire top floor and the remainder of the substation site.

Likely during the 1920s, the roller shutter opening in the front wall of the building was enlarged to allow installation of a large induction voltage regulator. This resulted in the removal of the leading-in block and the decorative lintel bearing the Sydney Municipal Council monogram and the substation number.

During the early 1950s, the transformers were moved outside of the switch room within the building to a new wire mesh enclosure on the opposite side of the driveway, leading to the rear yard.

In 1996 the electrical load of the substation was transferred to a new small kiosk-type substation in the forecourt of the existing building. The depot facilities were also relocated and the substation decommissioned at that time.

In September 2012 the property was sold and subsequently converted for use as offices. (Pennington 2012: 45, 276)

Historic Themes:

Australian theme
3. Economy-Developing local, regional and national economies

New South Wales theme

Technology-Activities and processes associated with the knowledge or use of mechanical arts and applied sciences

Local theme
Electricity
4. Settlement-Building settlements, towns and cities

New South Wales theme

Utilities-Activities associated with the provision of services, especially on a communal basis
Electricity Substation

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. Archival and photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes. No vertical additions should be made to the building. Face brickwork, original signage, windows, openings, hoist and other original building features should be conserved and maintained. New uses for the building are to complement and enhance the internal and external character of the building by conserving and interpreting significant fabric and spatial qualities. Alterations for a new use, including changes for compliance with Australian building standards, should allow the essential form of the building to remain readily identifiable.

References

Cumming, Scott, *Chimneys and Change: Post European Environmental Impact in Green Square*, in G. Karskens and M. Pogowsky (eds.), *Histories of Green Square*, 2004, p.36-37.
Pennington, James, *Electricity Substations of the Sydney Municipal Council*, 2012, pp.45, 276.
TZG Architects and Orwell & Peter Phillips Architects, *Conservation Management Plan: Substation No. 6 and Underground Mains Conveniences*, Taylor Square, 2002.
Polton, Frances, *The book of Sydney suburbs*, 1996.

Included in C1

Buckland Street, Alexandria
Terrace group, 7-23
Buckland Street

7-23 Buckland Street, Alexandria



7-19 Buckland Street, Alexandria



21 Buckland Street, Alexandria



23 Buckland Street, Alexandria

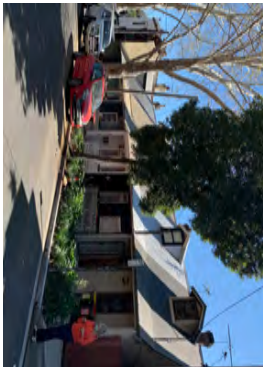


Figure 356: 2020. 7-23 Buckland Street, Alexandria.

Previous Street Number: 1-19

Part of Group: Not applicable

Construction Date: Pre 1885

Physical Description:

Corner shop and row of single storey terraces, some with attic extensions.

Historical Notes:

The terrace row is located within the 'C1 Alexandria Park Heritage Conservation Area' and identified as a Contributory building.

Buckland Street comprises houses of mixed stock with some double storey terraces mixed amongst single semi-detached dwellings. The predominant form of housing is semi-detached single storey dwellings. The streetscape is well established and has a number of mature trees lining its verge providing a pleasant view and shading along the street.

References:

SoEE for 9 Buckland St, Alexandria, Paul King Building and Design, 2010

Previous Street Number: 1-15

Part of Group:

Construction Date: Pre 1885

Physical Description:

Group of seven single storey rendered and painted terrace houses with verandahs, some with attics.

Historical Notes:

The terrace row is located within the 'C1 Alexandria Park Heritage Conservation Area' and identified as a Contributory building.

7 Buckland Street

7 Buckland Street underwent significant alterations and additions in 2001, including the addition of a dormer window to the street elevation and a large first floor addition to the rear, including a first floor balcony.

9 Buckland Street

The existing single storey terrace is of double brick construction and dates from the Victorian period. Later alterations in the form of a lean-to at the rear of the dwelling have been made after the original development.

13 Buckland Street

The site is currently occupied by a single storey dwelling with an attic addition and is accessible from the rear lane, being Wynham Lane. A dormer window was added in 2007.



Figure 357: c1977. Assorted advertising signage on Buckland Street (23 Wynham Street), Alexandria in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 057/057845.

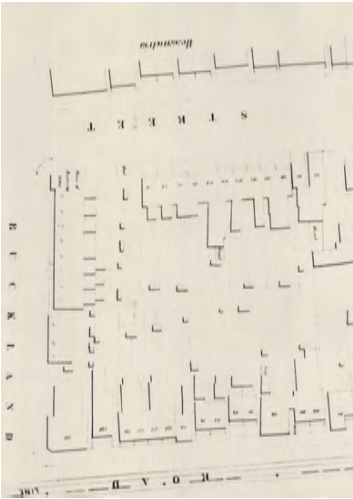


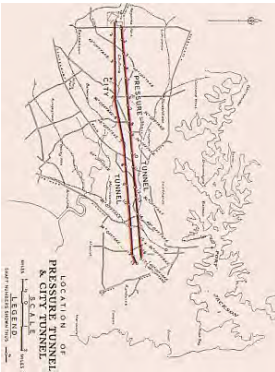
Figure 358: Detail of 1885 map of Alexandria showing terraces at 102-112 Wynham Street and the Rose of Australia Hotel on the corner of Buckland Street.

Sands Directory Search 7-23 Buckland Street.										
1885 no numbers	1886 no numbers	Previous No	1887	1888	1890 Cloverton Terrace	1900	1910	Current No	1920	1930
Charles Pasfield	Charles Pasfield	1	Charles Pasfield	Charles Pasfield	Charles Pasfield, stonemason	George Bishop	John Smith	5	no listing	Lo Jsek, Kie Toon
Hannah Collins	John Tomison	3	Frederick Holland	George Nicholson, sailmaker	George Nicholson, sailmaker	William Meager	no listing	7	Archibald McMurttrie	F J Silver
		5	James Hobson, bootmaker	James Hobson, bootmaker	no listing	Mrs M A O Salmon	Thomas Lee	9	Mrs Mary Preston	Mrs Sherwood
		7	Edward Dowsett, clerk	Arthur Olsen, cooper	John Stgle	William Elliott	Charles Hilder	11	David Gerry	J W Walton
James Hobson, bootmaker	James Hobson, bootmaker	9	Henry Holland, tailor	Mrs Annie Carter, dressmaker	Mrs E Cole	Alex Munro, George Gray	David Horsecroft	13	John B Toy	G O'Brien
John Burnett	Peter Neil, sawyer	11	Peter Neil	Peter Neil	Mrs Gilbert	no listing	Edward Parker	15	no listing	Mrs A Brown
Frank Wigington, boatbuilder										
James Morris, glasscutter										
Walter Bright, carpenter	Mrs Marshall, dressmaker	13	Fred. Davies, blacksmith	Frederick Davies, blacksmith	William Dark	no listing	Patrick Floyd	17	Percy Wallace	James Manning
		15	William Emerton, coach builder	no listing	William Veitch, stonemason	no listing	Thomas O J Davenport	19	William Thompson	William Thompson
		17	Annie Carter	Annie Carter	Georjie Munce, butcher	Fred Carter, carpenter	Mrs Emma Tait	21	no listing	I Hughington
Hotel not listed	Jane Parker, Rose of Alexandria Hotel	19	Jane Parker, Rose of Alexandria Hotel	Jane Parker, Rose of Alexandria Hotel	Mrs Jane Parker	Rose of Alexandria Hotel - Johnathon Pearce	Rose of Alexandria Hotel - Jane Pearce	23	Mrs Jane Sinclair	W Rankine, grocer
Here Wynham Street										

Waterloo/Alexandria Pressure Tunnel and Shafts

Existing Heritage Item

Potts Hill Road to Waterloo Pumping Station, Potts Hill To Waterloo



Part of Group:	Not applicable
Heritage Item	Pressure Tunnel and Shafts
Sydney Water S170:	130141
Heritage Inventory #:	4570942
Construction Date:	1921-1935
Statement of Significance:	The Pressure Tunnel is of high historical and technical significance as it represents a successful engineering response to the difficulties of increasing the volume of water from the Potts Hill Reservoir to the Pumping Station at Waterloo.
Designer/Maker:	Water Board
Builder/Maker:	Water Board
Physical Description:	Its maximum grade is 1 in 100, and its minimum is 1 in 200. Its total length is approximately 16 kilometres. The pipes are lined with sand-cement mortar and the space between the liners and walls of the tunnel is filled with concrete to support the liner against deformation from internal pressures and as a protection against corrosion. Shafts were constructed along the Pressure Tunnel. The shaft structures or Pressure Tunnel buildings provide for access to each of the shafts and internal components. The shafts are metal lined and there are eleven Pressure Tunnel buildings, the first located at Potts Hill and the final one being the Central Workshops.

Physical condition and/or Archaeological potential:	Tunnel is generally in good condition. Pressure Tunnel Shaft structures are generally in poor condition.
Modification and dates:	The bitumen lining was replaced cement lining between 1961-63.
Further information:	
Current use:	Water supply from Potts Hill to Waterloo
Former use:	Water supply from Potts Hill to Waterloo
History:	Investigation for a large pressure tunnel was begun in 1914. The tunnel was to extend from Potts Hill Reservoir to the Waterloo pumping station, approximately 16 kilometres. It was approved by the Parliamentary Standing Committee on Public Works in 1919. Trial bores were put down in 1921 and 1922. The first tests were conducted between Potts Hill No. 1 and No. 5, a length of 4 kilometres, but extensive rupturing of the lining occurred. Further fractures developed during testing of the tunnel between shafts 6 and 9. The section of the Pressure Tunnel due to the urgent need for water. In 1930 the Board approved lining the entire length of the tunnel with steel tube. The tubing allowed for internal securing of the individual sections of the tube. Due to lack of funds the lining of the pipe was ceased until 1933 when funds were raised to complete the job. The lining was completed by 1935. The internal lining of the pipes was done with bitumen which was done in the factory during manufacture. In 1933 a Royal Commission into the failure of the internal lining was ordered by the government. Lining of the Pressure Tunnel was underway by this point but the Royal Commission determined responsibility of the failures. The report contained great details of pressure tunnels and failures around the world and led to an influx of qualified engineers to the Water Board of the time.

Historic Themes:	Australian theme (abbrev)
New South Wales theme	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings
Health-Activities	associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans
Technology-Activities	and processes associated with the knowledge or use of mechanical arts and applied sciences
Settlement-Building	4. Settlement-Building settlements, towns and cities
Utilities-Activities	associated with the provision of services, especially on a communal basis
Local theme	none
Assessment of Significance	
SHR Criteria a) [Historical significance]	The Pressure Tunnel is a component of Sydney's water supply system whose function has remained unchanged since it was constructed.
SHR Criteria b) [Associative significance]	-
SHR Criteria c) [Aesthetic significance]	The tunnel is underground and can only be observed from the inside when dewatered.

SHR Criteria d) [Social significance]	3. Economy-Developing local, regional and national economies
SHR Criteria e) [Research Potential]	The construction of the tunnel was delayed when the two tunnelling machine imported from England were unable to tunnel through the sandstone bedrock. The sandstone was far too hard for the cutting tools and manual labour was used instead. The fractures that resulted under full head provided a better understanding of the substrata and its properties.
SHR Criteria f) [Rarity]	This item is rare in NSW.
SHR Criteria g) [Representativeness]	It is representative of the successful engineering response to the difficulties of increasing the volume of water from Potts Hill to Waterloo, and the provision of a dependable water supply during the inter-war period.
Integrity/intactness:	Internally the tunnels are substantially intact. The shafts are considerably altered.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:	Manage the place and its significant components in accordance with the Heritage Council State Owned Heritage Asset Management Guidelines and the Minimum Standards of Maintenance and Repair in the NSW Heritage Regulations. Manage significant site elements in accordance with a Conservation Management Plan (CMP). If no CMP exists, consult with Asset Management Commercial Services with respect to commissioning a CMP. When commissioning a CMP, do so in accordance with the Model Brief for CMPs available on ConnectNet. Seek endorsement of the CMP from the Heritage Council of NSW. Works undertaken in accordance with a Heritage Council-endorsed CMP do not require further approval under the NSW Heritage Act. Involve heritage professionals as required under the terms of the CMP, or as otherwise determined necessary. Review CMP every 5 years or in a major change of circumstances, whichever is sooner. Review of a CMP should only be undertaken following consultation with Asset Management Commercial Services. When commissioning a CMP review, do so in accordance with the Model Brief for CMPs available on ConnectNet. Where no CMP is in place, or where works are outside the scope of the existing CMP, assess heritage impacts of proposed works in accordance with Sydney Water Environment Impact Assessment guidelines (e.g. undertake a Heritage Assessment and/or Statement of Heritage Impact as required, obtain Heritage Council approval as required). Consult with the Heritage Manager, Environment and Innovation, when major works are planned which affect items of State heritage significance. Undertake archival and photographic recording before major changes, in accordance with Heritage Council guidelines. Lodge copies of the archival record with the Sydney Water Archives and the NSW Heritage Office. Where the item is listed in a Local Environmental Plan Schedule of Heritage Items, determine if works are exempt from approval under the LEP provisions. Where works are not exempt, obtain necessary approvals from the local council, in accordance with SWC EIA Guidelines.
References	Graham Brooks and Associates Pty Ltd, Sydney Water Heritage Study, July 1996.

Figure 359: 1929 Bobany Flood resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FLA 10163



Heritage Conservation Areas

Alexandria Park Heritage Conservation Area - C1

Henderson Road (Inc. No. 12), Wyndham St (Inc. Nos. 118-120), Power Ave, Park Rd, Buckland St (Inc. Nos. 1-23) & Mitchell Rd



Heritage Conservation Area SLEP 2012 C1

Heritage Inventory #: 2421456

Construction Date: 1880-1940

Statement of Significance:

The Alexandria Park Conservation Area is significant for its ability to demonstrate the growth of the municipality of Alexandria in the second half of the nineteenth century and the first half of the twentieth century. The area developed in association with the industrial growth of Waterloo and the establishment of the Eveleigh Railway and Goods Yards, providing housing for workers. The housing stock reflects successive subdivisions of the Coopers freehold and Park View Estate. The industrial development illustrates a later overlay reflecting the growing importance of the area as an industrial centre in the early twentieth century. Alexandria Park provides a focus for the community.

Designer/Maker:

Builder/Maker:

Physical Description:

A coherent area of late nineteenth-century housing, encompassing a large range of housing types including 1-3 storey terraces and cottages. The area also includes corner shop buildings, industrial or warehouse buildings from the first half of the twentieth century particularly on major routes, and substantial civic buildings (former Town Hall and Mayor's residence) and the Lord Raglan Hotel dating from the early twentieth century.

The park provides a focus for the community.

Mitchell Road: Very mixed character Rating C

Anderson Street: New development Rating B

Phillips Street: Mix Victorian terrace development and detracting new development. Rating B

Gard Street: Victorian terrace development. Rating A

Henderson Road: Mixed development including Victorian terrace and larger scale factory. Rating B

Buckland Street: Victorian 1 and 2 storey, intact. Rating A.

Park Rd / Power Avenue: Park boundary Rating A

Garden Street: Alexandria Town Hall Rating A

Physical condition and/or Archaeological potential: Good

Low

Modification and dates:

The blumen lining was replaced cement lining between 1961 - 63.

Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available.

An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Residential, Commercial

Former use: Residential, Civic

History:

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries. For information about the Aboriginal history of the local area see the City's Barani website: <http://www.sydneymarri.com.au/>

The conservation area is part of William Hutchinson's 1400 acre grant. William Hutchinson came to New South Wales as a convict in 1799. In 1814 he was appointed Principal Superintendent of Convicts and Public Works. Hutchinson, Daniel Cooper and others established a water powered flour mill on Crown land in an area named Waterloo around 1818. Botany Road was constructed by Governor Macquarie to access the flour mills. In 1823, 1400 acres of the surrounding district was granted to Hutchinson by Governor Brisbane in recognition of his public service. Hutchinson sold his Waterloo Estate to Daniel Cooper and Solomon Levey in 1825. When Solomon Levey died in 1833 all property went to Daniel Cooper. Cooper's Estate at Waterloo passed to his great nephew on his death in 1853, and was locally managed by Mr Gerard Phillips.

The subject area was originally part of the Municipality of Redfern from 1858. In 1850, Waterloo Municipality was formed with Alexandria forming the west ward. A petition for formation of a new Municipality was produced following rapid growth in the area in the 1860s and the Municipality of Alexandria was incorporated in 1868.

The Alexandria Park area was occupied by Chinese market gardeners in the nineteenth century, encouraged by fresh water supply. An area of 10 acres south of Buckland Street was resumed for a Public Park on November 14th 1882. The park was proclaimed in 1889 and in 1897, two hundred trees were sent to the park by the Sydney Botanic Gardens. Mitchell's Road was an important early route through the area.

The area was consolidated in the 1870s with workers housing and the new Town Hall was erected on a block of land in Garden Street in 1881.

The Park View Estate fronting the newly proclaimed Public Park between Mitchell Road and Garden Street was subdivided and sold by Auction in 1886 with further auctions in 1891 and 1892. The estate was developed by the New South Wales Investment, Land and Building Company Ltd. Sales were boosted by the promise of a new Public School and the proximity to both Government Workshops, the Town Hall and a bus stand on Mitchell Road.

The northern section of the area and the block between Wyndham and Garden Street were developed prior to 1886, as part of Cooper Estate. Thomas Buckland was a manager of the Cooper estate and is remembered in Buckland Street. A piecemeal subdivision of Cooper Freeholds occurred in 1904 along Phillip Street.

The industrial character of Alexandria was consolidated in the early twentieth century and by the inter-war period. Alexandria was the second largest industrial centre in metropolitan Sydney.

In 1948, the City of Sydney's boundaries expanded to incorporate the Municipalities of Alexandria, Darlington, Erskineville, Glebe, Newtown, Paddington, Redfern and Waterloo. (park history City of Sydney Website)

Historic Themes:

Australian theme (abbrev)

4. Settlement-Building settlements, towns and cities

New South Wales theme

Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Local theme

none

Assessment of Significance

SHR Criteria a) [Historical significance]

An early Victorian/Federation subdivision associated with housing for workers for Eveleigh railway workshops, bound by principal traffic routes. The area illustrates the establishment and development of the Municipality of Alexandria, from 1868. The industrial development illustrates a later overlay reflecting the growing importance of the area as an industrial centre in the early twentieth century.

Integrity/Intactness:

Assessment criteria:

SHR Criteria b) [Associative significance]

Working Class settlement, corner store communities associated with the establishment of the railways and small-scale industry.

SHR Criteria c) [Aesthetic significance]

The one and two storey terraces have aesthetic value for their collective representation of the late Victorian style in working class development. Development fronting the park represents middle class terrace development.

SHR Criteria d) [Social significance]

Former civic focus associated with Alexandria Town Hall and mayor's residence. Alexandria Park provides a continuing civic and visual focus for the area.

SHR Criteria e) [Research Potential]

SHR Criteria f) [Rarity]

SHR Criteria g) [Representativeness]

Representative of Victorian subdivision (c. 1880s), terrace house development and industrial development from first half of the late twentieth century. The architecture represents a diversity of styles, similar in scale, form and detail. The area has a medium to high level of integrity. Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

1. Protection of significance:

(a) Subdivision - Retain Victorian subdivision - Do not allow amalgamation of sites

(b) Contributory building development:

- Retain 1 storey workers cottages
 - Retain 1-3 storey Victorian/Federation terraces
 - Retain civic buildings
 - Retain Victorian/Federation/Inter-war retail development
 - Retain Lord Raglan Hotel
 - Retain scale
 - Maintain building alignment
 - Retain form
 - Retain finishes and details
 - Reinstate verandahs, front fences, lost detail -
 - Protect intact rear lane
 - Additions to rear not to exceed ridge height and retain original roof form
 - Discourage front dormers
 - Promote public buildings
 - Promote retail areas
- (c) Contributory industrial building development:
- Retain inter-war and mid-twentieth century industrial development
 - Do not exceed scale
 - Limit redevelopment to existing volume

2. Redevelopment of non-contributing buildings:

- Encourage reinterpretation of Victorian subdivision
- Respect scale and form of significant development
- Respect building line of significant development
- Encourage rendered and painted finishes
- Encourage contemporary detail
- Provide landscape screening
- Limit carparking access from street
- Do not allow carparking forward of building line

3. Enhance significance of areas:

- Establish/maintain and enhance street planting to unify streetscapes
- Encourage render/paint finishes to detracting developments
- Remove/discourage reproduction of Victorian detail in contemporary development
- Interpret Victorian park

References

Architectural Projects, South Sydney Conservation Areas, 2003.



Figure 360: Entry gates to Alexandria Park.



Figure 361: Alexandria Park.

Redfern Estate Conservation Area - C56

Cleveland St, Elizabeth St, Phillip St, Cope St, and Regent St.



Heritage Conservation Area Sydney LEP 2012 C56

Heritage Inventory #: 2421496

Construction Date: 1921 - 1935

Statement of Significance:

The Redfern Estate Heritage Conservation Area is historically significant as an early Victorian structured subdivision covering the entire grant to William Redfern. The development of the estate from the 1840s - 1890s reflects the establishment of the Railway at Redfern. The importance of the suburb of Redfern in the mid/late nineteenth century is evidenced in the development of the Commercial Centre, the fine Civic buildings, the Park and the prestige housing on primary streets. The area is able to represent a great diversity of housing types dating from the period 1840 - 1890. Large scale factories and warehouses reflect the importance of manufacturing in Redfern in the early twentieth century

Designer/Maker: Various
Builder/Maker: Various

Construction years: 1842-1940

Physical Description:

A residential subdivision dating from 1842 covering the original grant of William Redfern. The subdivision comprises eight regular blocks with irregular secondary streets dividing these blocks. Redfern Street bisects the area and is the civic and commercial centre of the area, containing major civic, religious and commercial buildings. Shops date from the Victorian, Federation and interwar period. Housing ranges from early single storey cottages, Victorian terraces, some later terraces and recent medium density developments.

The Area is interspersed with factories and warehouses dating from the early twentieth century, some of which are being converted to residential uses. The urban fabric has deteriorated at Phillip Street west area and in the vicinity of the Australia Post complex, where sites have been amalgamated. Redfern Park provides a focus for the area.

Turner Street: Post World War 1 development, 3-5 storey flats, rear Heritage Items Rating C

Pitt Street: Predominantly intact grand Victorian terrace development.

2-3 storeys, Hotel, Town Hall. Detracting development at 65, 52, 2, 47, 43, 53, 72, 86, 114, 119, 146-152. Rating A

Phillip St. Park (housing commission opposite), school, detracting contemporary development, small scale Victorian terraces. Plant vacant site Rating C

George Street: Two storey terraces, Victorian, public buildings, school. Detracting development at rear Post Office, 125, 128, 97, 68, ICAC, flats. Rating B
Regent Street: Group Victorian shops near Redfern Street, detracting signboards, commercial development. Rating C

Cope Street: 2 storey Victorian terrace (detracting development 53). Rating A

Redfern Street: Significant Public Buildings. Victorian 2-3 storey development park, detracting shopfronts and above awning. 140, 134, 107, 112 detracting. Rating A

Great Buckingham Street: 2 storey Victorian terraces intact, detracting development at 85, 63, 29 and corner Redfern Street. Rating A

Elizabeth Street: 2 storey Victorian terraces, Park. Detracting mixed use development. Rating B
Chalmers Street: Victorian terrace development east side, detracting large scale contemporary development west side. Rating B

Wells Street: Small scale Victorian terraces, weatherboard cottages, mixed development and uses, flats (detracting). Rating B

Burnett Street: Small scale Victorian terraces. Rating Items, rear Chalmers Street properties. Rating B

William Street: 1 and 2 storey Victorian terrace development, early, intact. Rating A
James Street: No properties fronting lane, park. Rating C

Fernwick Street: Small groups terraces, mixed use and scale. Rating C Albert Street: Mixed scale / uses, small groups terraces. Rating C

Cleveland Street: Park, 2-3 storey grand Victorian terraces, detracting development corner George and Cleveland, 217, Post Office, Factory. Rating A

Physical condition and/or Archaeological potential:

This area was affected by the 1999 Sydney hailstorm, resulting in extensive replacement of roofing materials. Hasty re-roofing following the hailstorm has resulted in many cases in the installation of inappropriate roofing materials. Inconsistent roofing materials within terrace rows, the removal of separate front verandah and/or balcony roofs, and the removal of stucco detailing at the top of fin walls between terraces.

Medium, Archaeological potential

Modification and dates:

Industrial buildings / sites converted to residential in recent times.

Further information:

Industrial establishments in the conservation area needs further attention and heritage study. Former department store Hoddin & Son P/L warehouse at Elizabeth St (No 607-609) and Great Buckingham St (No 53-63) date from 1880s and may have high significance.

Heritage inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Industrial establishments in the conservation area needs further attention and heritage study. Former department store Hoddin & Son P/L warehouse at Elizabeth St (No 607-609) and Great Buckingham St (No 53-63) date from 1880s and may have high significance.

Current use:

Residential, Commercial, Industrial, Civic

Former use:

Residential, Commercial, Industrial, Civic

History:

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

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

(Information sourced from Anita Hies, "Aboriginal People and Place", Barani, Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani/>)

On June 17th, 1817 Dr William Redfern received a grant of 100 acres from Governor Macquarie. The land was described as a rich alluvial flat, surrounded by and partly encroached upon by sand hills. The boundaries were defined approximately by the present day Cleveland, Regent, Redfern and Elizabeth Streets. The grant was made on the condition that he did not sell or alienate the land within 5 years and that he cultivate 20 acres. Redfern (1774-1833) was a pioneering doctor who came to the country as a convict in 1801. He received the first medical diploma issued in Australia and had the largest private medical practice in the colony and was one of the most important empancipists in early N.S.W.

The growth of Redfern as a suburb commenced with the 1842 subdivision of the original Redfern land grant, which had been left in the trusteeship of Mr Alexander & Captain Pockley on Dr Redfern's death, in 1833.

The sale of the subdivision was handled by the auctioneer Mr Stubbs. The subdivision plan setting out the lines of streets and allotments, drawn up by the surveyor E.J.H. Knapp, formed the physical framework for the future development of Redfern. The estate was divided by George, Pitt and Chalmers (Castlereagh) Streets and Redfern Street into eight sections.

The earliest sales and development commenced near Regent and Cleveland Streets where a number of brick and stone houses were located by 1843. Cleveland Street was named after Captain Cleveland, an officer of the 73rd regiment. A few slab, lath and plaster or weatherboard homes were located further out to the east and south, with much of the remaining land being described as pasture land. Development pushed outwards towards Pitt Street and in 1846, the Cricketer's Arms Hotel at the corner of Redfern and Pitt Streets was built. The Congregational Church, at the corner of Cleveland and George Streets, was erected in 1847, largely due to the efforts of George Henwick, who was later to become Mayor of Redfern.

The pivotal period of development in Redfern was from 1842 to 1890. During this period Redfern progressed from the subdivision of the original land grant to a thriving inner suburb supporting many flourishing businesses. The municipality was proclaimed in 1869 and the Town Hall was erected at the height of this development in 1870. Redfern subsequently became known as the Borough of Redfern which remained an independent municipality until 1949.

By the early 1850's Redfern and particularly Pitt Street was known as a select address. In 1850 William Campbell of the Crown Solicitor's Office occupied the newly built Fitzroy Terrace in Pitt Street. The style of construction of houses in Pitt Street reflected the social status of the street with attic storey, timber columns, French doors, and stucco ruled out to resemble ashlar stonework often being used. The courthouse, police station, post office, fire brigade station were all built on the land between Pitt and George Streets. The roads were well laid out and well maintained.

Aided by its close proximity to Sydney, Redfern thrived. The first railway in N.S.W. ran from Redfern to Parramatta in 1855. Until the beginning of this century Redfern was the major railway station in Sydney. It's proximity to transport due to the train terminus and the horse drawn vehicles which travelled from Redfern along Pitt Street to the Quay, from 1861 to 1865, provided an entry corridor to the main precinct of Sydney.

The last sections (4 and 5) of the Redfern Estate (bounded by Chairmers and Elizabeth Street) were advertised for sale in 1882. By 1884, Section 4 had been subdivided into regular allotments for auction sale and Section 5 had been purchased by the Governor for a public park.

When Sydney's original railway terminus was built in the Cleveland Paddocks, which extended from Devonshire and Cleveland Streets to Chippendale, the station's name was chosen to honour William Redfern. The remains of Cleveland Paddocks is Prince Alfred Park, dedicated as a public reserve in 1856. The NSW Agricultural Society's architect, Benjamin Backhouse, was responsible for laying out the park in 1870 with curvaceous paths, terraces and shrubberies.

Redfern's position as a terminus within the growing railway system resulted in the creation of the new locomotion motor workshops, now known as Eveleigh (No. 1 to 4), in 1887. This coincided with the removal of the large works, over 1,000 men employed, of the Hudson Brothers. By 1889, 20,000 of Sydney's 25,000 manufacturing jobs were located in the Municipalities of Sydney, Balmain and Redfern. It was estimated, in 1890, that the Municipality of Redfern contained 450 businesses.

Until the postwar years the inner city retained its manufacturing workforce. In 1944-45 the City of Sydney had 135,454 manufacturing jobs, rising slightly to 136,210 by 1953-54. The exodus of manufacturing from the central city began in the mid 1950s and by 1981 there were only 33,000 manufacturing jobs in the city.

Redfern has long contained an aboriginal presence and has formed the focus of Aboriginal efforts to acquire civil rights. In 1943, Bill Ferguson hired the Town Hall at Redfern for a public meeting on September 2nd, where he launched his nomination for a place on the Welfare Board. The hall was packed and Aboriginal people came together to vote unanimously in favour of changes to their present situation. From here Ferguson went on to win a place on the Welfare Board.

Historic Themes:

Australian theme (abbrev) 2. Peopling-Peopling the continent

New South Wales theme

Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.

Local theme none

New South Wales theme

Industry-Activities associated with the manufacture, production and distribution of goods

Local theme

Factories

Australian theme (abbrev) 4. Settlement-Building settlements, towns and cities

New South Wales theme

Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.

Local theme none

Australian theme (abbrev) 4. Settlement-Building settlements, towns and cities

New South Wales theme

Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Local theme

Australian theme (abbrev) 8. Culture-Developing cultural institutions and ways of life

New South Wales theme

Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.

Local theme

Assessment of Significance

SHR Criteria a) [Historical significance]

The area occupies the grant of Dr William Redfern made in 1817. An early Victorian residential subdivision dating from 1842, structured in eight equal blocks.

Redfern developed from the 1840s to the 1890s as a prestigious inner city suburb with housing for the upper, middle and working class and several fine public buildings.

SHR Criteria b) [Associative significance]

Residential settlement, commercial centres, corner stores, pubs etc., associated with the establishment of the railway and small-scale industry.

SHR Criteria c) [Aesthetic significance]

Streetscape qualities, landmark buildings. Built form responding to the gently undulating topography. Small scale working class community and fine terraces built for the upper class in harmonious streetscapes. The park and fine plantings have high aesthetic values.

SHR Criteria d) [Social significance]

Continued community and residential focus since the 1850s.

SHR Criteria e) [Research Potential]

Archaeological potential on redeveloped sites and to the rear of pre 1860 properties.

SHR Criteria f) [Rarity]

Proportion of single storey circa 1850 buildings.

SHR Criteria g) [Representativeness]

The establishment of early Colonial / Victorian residential subdivision and its continued expansion.

Integrity/Intactness:

Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

1. Protection of Significance

(a) Subdivision
- Retain Victorian subdivision - Do not allow amalgamation of sites - Interpret original subdivision of Redfern Estate, and St Pauls Place

(b) Key Period Significant (Contributory)

Development:
- Retain 1 Storey Workers Cottages and protect setting - Retain 1-2 Storey Victorian terraces - Retain Victorian Public Buildings - Retain Victorian Retail Strip - Retain scale of Victorian development - Protect public buildings and grand terrace house development in primary streets. - Protect small scale workers cottages and their settings in secondary streets. - Maintain building alignment - Retain form - Retain finishes and details - Reinstate verandahs, front fences, lost detail - Protect intact rear lane - Additions to rear not to exceed ridge height and retain original roof form - Discourage front dormers - Promote public buildings - Promote retail strip

(c) Other Significant Development:
- Retain Federation/Interwar Public buildings and shops - Retain intact industrial development - Do not exceed scale - Limit redevelopment to existing volume - Prepare policy for redevelopment of industrial sites.

2. Redevelopment of Non Contributing Sites

- Encourage reinterpretation of Victorian Subdivision - Respect scale and form of significant development - Respect building line of significant development - Encourage rendered and painted finishes - Encourage contemporary detail - Provide landscape screening - Limit carparking access from street - Do not allow carparking forward of building line

3. Enhance Significance of Area

- Enhance Victorian streetscape and screen detracting development.
- Establish/maintain and enhance street planting to unify streetscape
- Encourage render/paint finishes to detracting developments
- Remove / Discourage reproduction of Victorian detail in contemporary development
- Interpret Redfern Estate subdivision and boundary - Interpret St. Pauls Place
- Prepare Conservation Management Plan for Park - Provide landscape screening to detracting sites

4. FSR and Height Controls to reflect desired future character of area.

- Height Controls and FSR Controls require review to ensure retention of significant development is encouraged and that new development provides suitable setting for significant development.
Maximum FSR
- Cleveland, Regent and Redfern Streets to be 1:5 : 1. Maximum height to be 9m.
- Elsewhere 6m height limit and 1 : 1 FSR generally appropriate.

5. Boundary Adjustment

- Maintain current Conservation Area boundary - Adjust Conservation Area boundary to reflect extent of original subdivision
- Adjust Conservation Area boundary to exclude areas which do not contribute to an understanding of the significance of the Conservation Area.
- Adjust Conservation Area boundary to include areas which contribute to an understanding of the significance of the Conservation Area.
Haltsom Note Reinstate appropriate period roofing materials lost as a result of the 1999 Sydney hailstorm and reinstate original separate verandah/ balcony roots to original profiles and materials.

References

Anita Heiss, Aboriginal People and Place, Barani: Indigenous History of Sydney City.
Architectural Projects, South Sydney Conservation Areas, 2003.

Figure 362: 1929 Botany Flood resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FLA 10163



Botany Road

1827

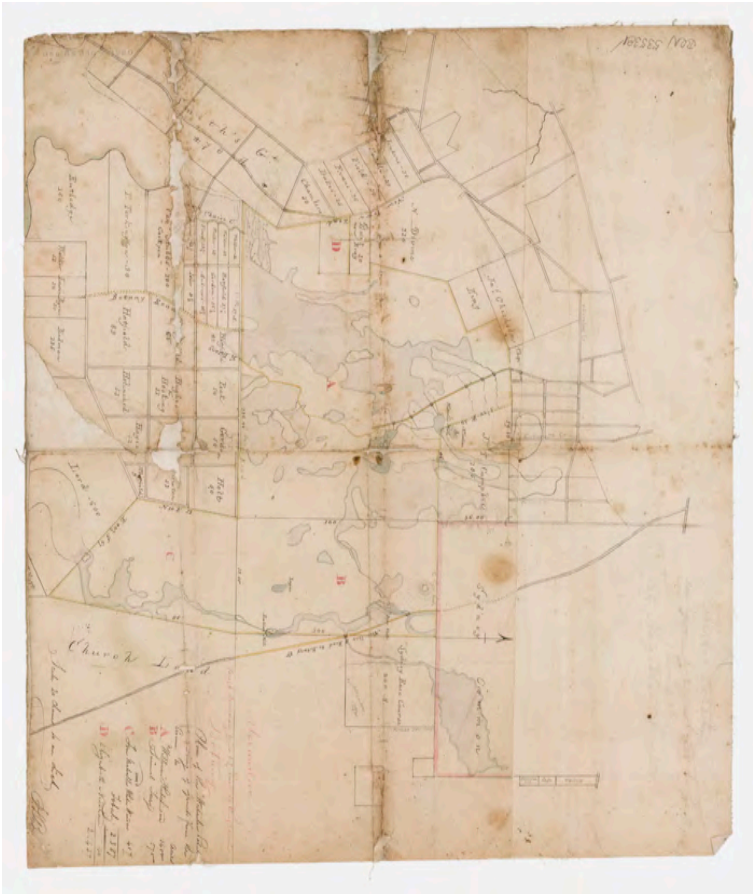


Figure 364: 1827. Plan of the "Waterloo Estate" grants from the Crown, showing also its neighbouring locations.
Source: State Library of NSW: www.digital.sl.nsw.gov.au/Maps/0586, FL879133.

1839



Figure 363: 1839. Parish of Botany.
Source: State Library of NSW: www.digital.sl.nsw.gov.au/Maps/0021, FL8783040

1853

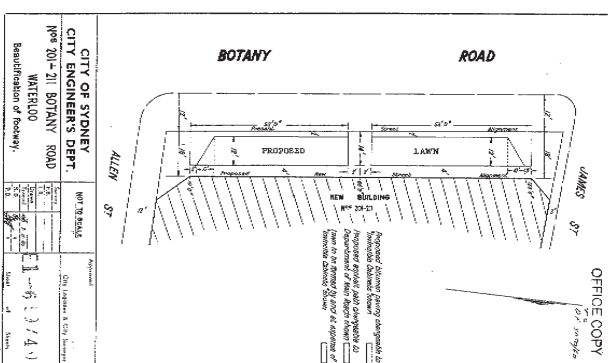
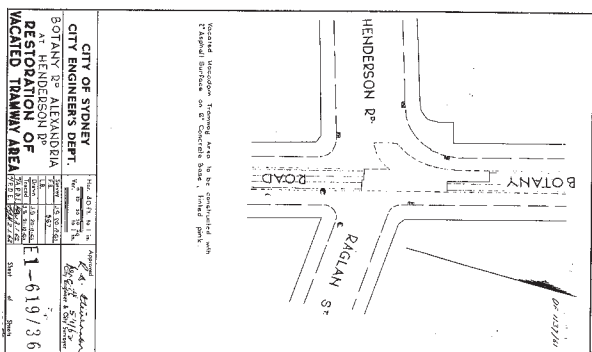
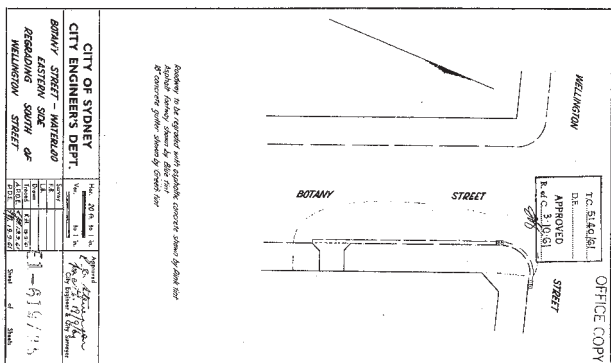
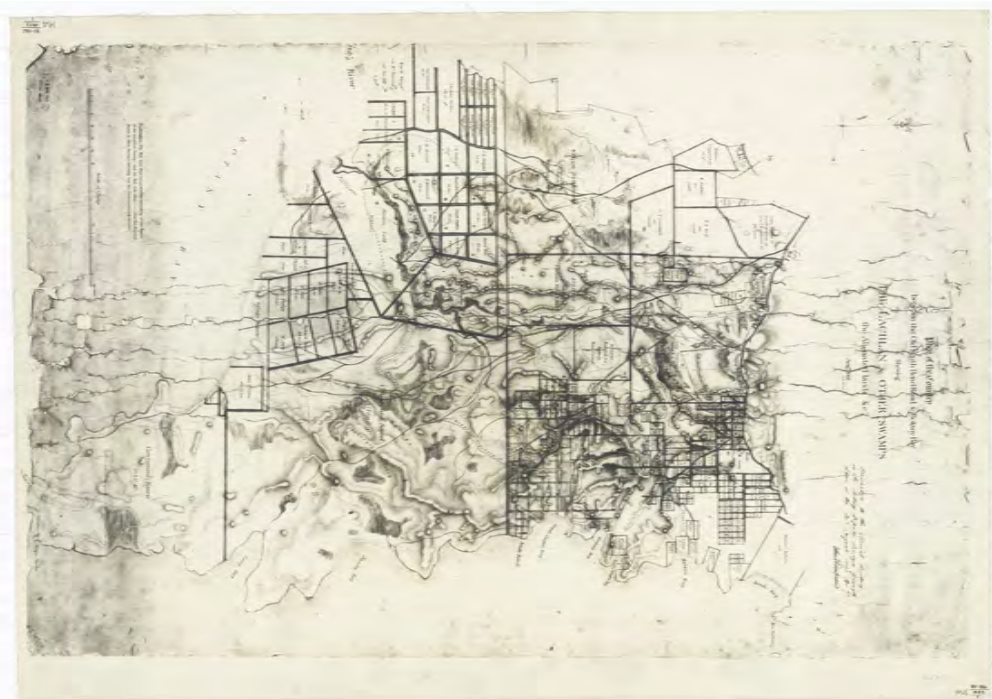
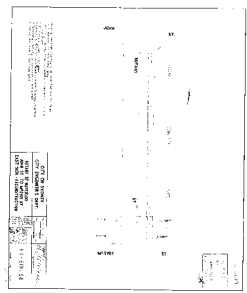
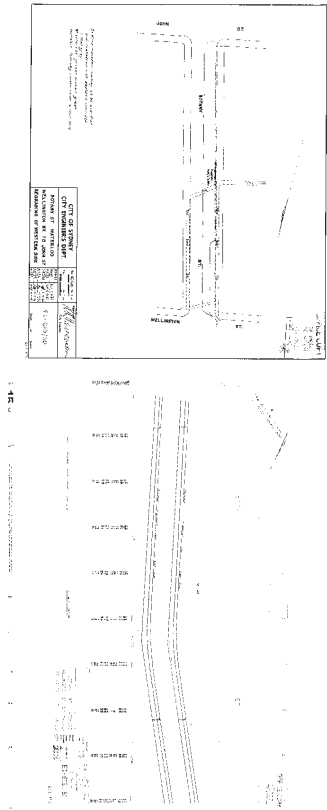
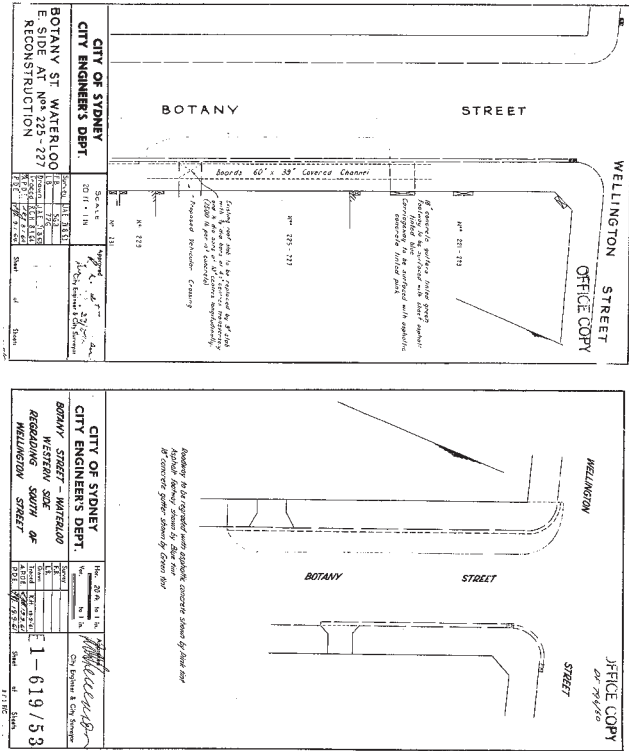


Figure 367. 1855. Plan of the country between the Old South Head Road & Botany Bay, shewing the Lachlan & other swamps, the alienated lands & c.
Source: SLNSW, Mitchell Library, <https://collection.sl.nsw.gov.au/record/74AK059JQXM>



Botany Road Trust
Constitution Act
Act No. 41. 1922

By 1920, the volume of traffic on Botany Road had taken such a toll on its condition that action had to be taken towards urgent repairs that included pavement improvements to suit the volume and type of traffic using the road. At the time, none of the five councils charged with its maintenance were in a position to rebuild its own portion of road. As a result, a committee comprising two representatives from Botany, Mascot, Waterloo, Fedfern and Alexandria Councils was formed to organise its reconstruction. To support the committee's action, the Botany Road Trust Constitution Act was passed in 1922 for the purpose of reconstructing and maintaining the road and backed by a Government-approval loan of up to 200,000 for the work to be undertaken.

The project was unique in that the Trust employed a firm of architects and engineers to supervise the contract and not the Department of Works as was normally the case at that time. Also unique was its construction that used 9 inch thick reinforced concrete, becoming one of the first pavements in Australia to use this innovative approach that included mixing the ingredients inside a large mixer on site that was then spread by shovel-men followed by a tamper to lay the surface on the road.⁹¹



91 : The Roadmakers, A History of Main Roads in New South Wales, Department of Main Roads, NSW, p.70

Figure 368: Botany Road Trust Constitution Act, Act No.41, 1922.
Source: Available online at http://classic.austlii.edu.au/au/legis/nsw/num_act/btrca1922n41413.pdf

Botany Road Trust Constitution Act. 203

BE it enacted by the King's Most Excellent Majesty, **George V.**
by and with the advice and consent of the Leg- **No. 41.**
islative Council and Legislative Assembly of New South
Wales in Parliament assembled, and by the authority of
the same, as follows:—

1. This Act may be cited as the "Botany Road Trust Act,
Trust Constitution Act, 1922," and shall be read with
the Local Government Act, 1919, herein referred to as
the Principal Act.

2. In this Act, unless the subject-matter or context
otherwise requires—

"Constituent councils" means the councils of the
municipalities of Alexandria, Botany, Mascot,
Redfern, and Waterloo.

"The Road" means Regent-street from the boundary
of the City of Sydney to Botany Road, and the
Botany Road from its junction with Regent-
street to the prolongation of the east building-
line of Wilson-street in the municipality of
Botany.

"Trust" means the Botany Road Trust constituted
by this Act.

3. For the purpose of reconstructing and maintaining ^{the Road,} a trust shall be established which shall, under ^{the name of the Botany Road Trust,} be a body corporate
and have a common seal, and in its corporate name be
capable of holding property of any description and of
suing and being sued. The members of the trust shall
not be paid, but shall give their services gratuitously.

4. (1) The trust shall consist of ten members who ^{shall be elected as follows:—}Two members to be
elected by each of the constituent councils from the
members of such council.

(2) The first election of the members of the trust
shall take place on or before a day to be notified by the
Governor in the Gazette, and if any council fails on or
before that day to elect members or a member the
Governor may, by notification in the Gazette, appoint a
member or members of the council so making default
to be members of the trust; and every person so
appointed shall for all purposes of this Act be deemed
to be a duly elected member of the trust.

5.

204 Botany Road Trust Constitution Act.

George V.
No. 41.
Members shall hold office until their successors
are elected.

(2) In each year the members shall elect from their
number a chairman, who shall hold office for that year
or until his successor as such chairman is elected.

6. (1) The Governor may for sufficient cause suspend
or remove any member of the trust from his office.

(2) If any member of the trust absents himself
from three consecutive meetings thereof without having
obtained leave of absence from the trust, his seat shall
become vacant.

(3) On any vacancy occurring during the term of
office of a member by death, resignation, removal, or
otherwise, such vacancy shall be filled by a member of
the council elected by the council which elected the
person in whose office the vacancy occurred. The
person so elected shall hold office for the residue of his
predecessor's term.

7. Within one month after the triennial elections
under the Principal Act at which the members of the
constituent councils are elected, each of such constituent
councils shall elect from its number two members to
the office of members of the trust.

8. (1) The chairman shall have the right to vote on
all occasions, and in the event of an equality of votes
shall have a second or casting vote.

(2) At any meeting of the trust four members
shall be a quorum.

9. The methods of election of members of the trust,
the provision for the resignation of members of the
trust, and for the conduct of business, shall be as near
as may be those provided for a county council under
Part XXIX of the Principal Act.

10. The trust may from time to time appoint or
employ such and so many officers and servants as it
thinks fit, and remove or dismiss them.

Powers of the trust.

11. (1) The trust is empowered to construct, recon-
struct, and maintain the Road and also such further
part of the Botany Road as may be from time to time
committed to their charge under the provisions of this
Act.

(2)

Botany Road Trust Constitution Act.

205

(2) The trust, in respect of the Road, may exercise all the powers given by any Act to a council in respect of public roads, and to the extent necessary for the exercise of the powers given by this Act the care, control, and management of the Road is vested in the trust and divested from those councils in which at the commencement of this Act it was reposed.

(2) The Governor may by proclamation, as and from a date to be stated in the proclamation, vest in the trust the care, control, and management of all that part of the Botany Road from the prolongation of the eastern building line of Wilson-street to the boundary between the municipalities of Botany and Randwick; and after the publication of the proclamation in the Gazette the trust shall have from the said date so stated in respect of such part all the powers and duties conferred and imposed upon them by this Act in respect of the Road.

(4) No such proclamation shall be made unless and until the trust and the council of the municipality of Botany have in writing requested that the proclamation be made.

Finance.

12. (1) For the purposes of this Act the trust, with the approval of the Governor, may borrow sums not exceeding in the aggregate two hundred thousand pounds, and may issue debentures in such denominations as it may think fit, to secure the sums borrowed.

(2) Such debentures shall by virtue of this Act be charged upon the income of the constituent councils in such proportions as may be determined by the trust, confirmed by resolutions of the constituent councils and stated in the debentures, and such charge shall rank in priority before any loan raised or indebtedness incurred by the council subsequently to the issue of the debentures.

(3) As between the constituent councils the liability shall be apportioned by the trust according to the actual cost of the work carried out within each council's area.

(4)

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Botany Road Trust Constitution Act.George V,
No. 41.

(4) In case of any difference arising between the trust and any of the constituent councils under this Act the matter may be determined in manner provided by section six hundred and fifty-four of the Principal Act.

Provisions for
contributions
by councils.

13. (1) The trust shall, within three months of the passing of this Act and thereafter in the month of December in each year, notify each of the constituent councils in writing of the amount to be contributed by that council towards the repayment of the said loan and interest thereon during the year following.

(2) The trust shall also notify each constituent council in the manner and at the time aforesaid of the amount to be contributed by that council towards the cost of maintenance of the said Road and administration of the trust during the year following.

(3) Each of the councils shall include the amounts so notified as aforesaid in its estimates for the year, and shall pay the said amounts to the trust at such times and in such instalments as the trust may in writing require.

(4) If any of the councils do not so pay the amounts within one month after being required so to do the trust may recover the amount from the council as a debt due to the trust by the council.

Power to levy
rates, &c.

14. Each of the constituent councils may pay any such sums from its general funds or make and levy a rate for the purpose of paying any sums required to be paid by it to the trust under this Act, and the provisions of section one hundred and twenty-nine of the Principal Act shall not apply to any such rate.

Application
of subsection.

15. Any contribution received by the trust, either by way of subsidy from the Government or from any other source, shall be applied by the trust in aid of the liability of the constituent councils under this Act.

Recovery of
money due
under
debentures.

16. (1) In the event of any money due under a debenture, either for principal or interest, remaining unpaid for a period of three months after its due date, the holder of the debenture may recover from each constituent council its proportionate share of the money due as if the debenture had been given by that council

for

Botany Road Trust Constitution Act. 207

for such proportionate share, and the debenture holder shall be entitled to any remedies to which he would be entitled under the Principal Act if the debenture had been issued by the council.

(2) The provisions of sections one hundred and eighty-nine, one hundred and ninety, one hundred and ninety-one, one hundred and ninety-two, and one hundred and ninety-seven of the Principal Act shall be deemed to apply *mutatis mutandis* to the debentures issued by the trust under this Act.

17. The approval of the Governor to any loan hereunder shall, for the purposes of the loan and the recovery thereof, be conclusive evidence that the trust had power to borrow the money and that all the provisions of this Act had to the time of the approval been duly complied with.

Grant in aid.

18. (1) There shall be paid to the trust out of the Consolidated Revenue Fund as a grant in aid of the income purposes for which the trust is constituted within six months after the trust has borrowed any sum under this Act, the sum of three thousand seven hundred and fifty pounds, and in every six months thereafter for a period of fifteen years a like sum, amounting in all to the sum of one hundred and twelve thousand five hundred pounds, which sums shall in each instance be applied by the trust towards payment of the amount borrowed and interest thereon.

(2) The aforesaid amounts may be paid by the Colonial Treasurer out of the Consolidated Revenue Fund under the authority of this Act, upon the certificate of the Minister, and without further appropriation.

(3) The Minister may withhold his certificate unless and until he is satisfied that the work for which the trust is constituted is being properly carried out in accordance with the approved plans and specifications, and that the duties imposed upon the trust by this Act are being efficiently performed.

(4) If the total amount expended for reconstruction is less than the amount authorised to be borrowed by this Act, the total amount of Government contributions shall be reduced proportionately.

19.

208 Liquor (Amendment) Act.

George V.
No. 41.
Plans and
contracts.

(Report)

Accounts
and audit.

19. The reconstruction of the Road shall not be entered upon nor shall any contract in respect thereof be executed by the trust unless and until the proposed plans and specification of the work to be carried out and the form of contract (if any) have been approved by the Minister.

20. The trust shall in each year furnish a report to the Minister as to the operations carried on by it during the previous year, and shall furnish a copy of the report to each of the constituent councils.

21. The trust shall be subject to the provisions of the Principal Act and the ordinances made thereunder relating to accounts and audit of accounts of councils.

1885

NOTICE.—The Presiding Magistrate and Assessor, at a meeting held at this Office on Thursday the 25th day of January, 1841, having, within five days of such meeting, reported to us, the undersigned Magistrate, assembled in Petty Sessions for the District of Sydney, that the undersigned individually had been elected as such meeting as Trustees for the Old Botany Road

NOTICE.—The Presiding Magistrate and Assessor, at a meeting held at this Office on Thursday the 25th day of January, 1841, having, within five days of such meeting, reported to us, the undersigned Magistrate, assembled in Petty Sessions for the District of Sydney, that the undersigned individually had been elected as such meeting as Trustees for the Old Botany Road

We, the undersigned Magistrates, do hereby declare the aforesaid individuals to be Trustees of the said Parish Road, conformably to the Act of Council, 4th Vic. Reg., No. 12, in such case made and provided.

Given under our hands, at the Police Office,
Sydney, this 3rd day of February, 1841.
CHARLES WINDEYER, J. P.,

Second Police Magistrate.
JOHN RYAN BRENNAN.

Police Magistrate.
J. LONG INNES, J. P.,
Superintendent of Police.

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Botany Road Corridor Urban Design Study | **Non-Indigenous Heritage Study** | December 2020 | Tonkin Zulaikha Greer | City of Sydney

A Repetition having been forwarded to the District of Sydney, by the Trustees of the Old Botany Road, requesting that a meeting of the Proprietors of Land on, and within three miles of, and usually approached by the said Road, might be called, for the purpose of newly electing Trustees for the said Road.

A Repetition having been forwarded to the District of Sydney, by the Trustees of the Old Botany Road, requesting that a meeting of the Proprietors of Land on, and within three miles of, and usually approached by the said Road, might be called, for the purpose of newly electing Trustees for the said Road.

We hereby give notice that a Public Meeting of the Board of Directors of the City of Chicago, such Proprietors may be holden at this Office, before Joseph Long, Justice, Esq., Presiding Magistrate, assisted by Henry Hollibaugh and William Thwaites, Esqrs., assessors, on Monday, the 12th day of April next, at noon, for the purpose of newly electing Trustees for such Road, conformably to the 6th section of the Act of Council, 4 Victoria, No. 12.

Given under our hands, at the Police Office, Sydney, this 10th of March, 1847.

THOMAS BROUGHTON, J. P., Mayor,
CHARLES WINDEYER, J. P.

† 280

A requisition having been forwarded to the Registrar-General by the Trustees of the District of Sidney, by the Trustees of the Old Boundary Road, requesting that a meeting of the Proprietors of Land on, and within three miles of said road, might be called, for the purpose of newly electing Trustees for the said Road.

A requisition having been forwarded to the Registrar-General by the Trustees of the District of Sidney, by the Trustees of the Old Boundary Road, requesting that a meeting of the Proprietors of Land on, and within three miles of said road, might be called, and usually approached by the said Road, might be called, for the purpose of newly electing Trustees for the said Road.

We Proprietors give notice that a public Meeting of the Proprietors of the said Corporation of the City of London will be holden at this Office, before Joseph Long Innes, Esq., Presiding Magistrate, assisted by Henry Hollinshed and William Thurston, Esqrs., assessors, on Monday, the 12th day of April, at ten o'clock, in the forenoon, at the said Office, in vestry, at noon, for the purpose of newly electing trustees for such Road, conformably to the 6th section of the Act of Council, 4 Victoria, No. 12.

Given under our hands, at the Police Office, Sydney, this 10th of March, 1847.

THOMAS BROUGHTON, J. P., Mayor
CHARLES WINDEYER, J. P.

10

[illegible][illegible]

men, reluctant to pay the toll. I saw numbers of poor people, living in a house in "Bridgy", who could not afford to leave a house for themselves in the evening, because the toll was so heavy a tax. The children, learning of this, would often come out the road early. On the American side there were some valuable properties which would doubtless yield increased rates, such on the Wabash as the residence of a wealthy man. Like property from which no increase could be expected, Anderson, Anderson, of Waterloo, said that tollkeepers had been done away with in all other civilized countries. He said that the tolls they were now paying were a great deal less than they were some thirty years ago, as the municipalities have not in a position to be so. After some further discussion the matter was postponed for future discussion at another time. Three others were given for the chairmen.

Figure 370: New South Wales Government Gazette
(Sydney, NSW : 1832 - 1900), Tuesday 16 March 1847
(No.24), page 326

Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article230106043>.

Figure 371: New South Wales Government Gazette
(Sydney, NSW : 1832 - 1900), Friday 9 April 1847 (No.32),
page 407

Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article230675297>

Figure 372: Evening News (Sydney, NSW : 1869 - 1931)

Monday 17 August 1885, page 3
Source: National Library of Australia via Trove online:<http://nla.gov.au/nla.news-article111008844>

au/nla.news-article11008844

1885



Figure 373: Evening News (Sydney, NSW : 1869 - 1931). Saturday 26 September 1885, page 4
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article11341670>

1889

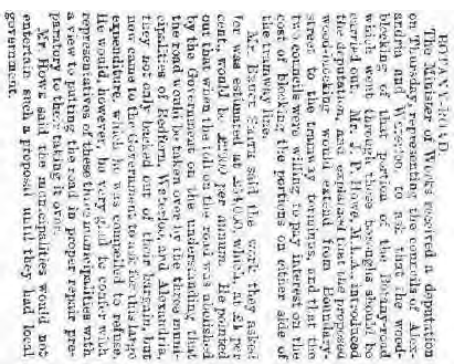


Figure 374: Evening News (Sydney, NSW : 1869 - 1931). Friday 7 June 1889, page 6
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article10389749>

1890



Figure 375: Evening News (Sydney, NSW : 1869 - 1931). Saturday 8 February 1890, page 6
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article10389544>

1892

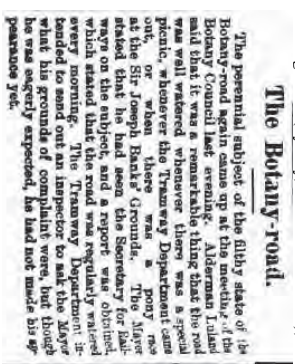


Figure 376: Evening News (Sydney, NSW : 1869 - 1931). Thursday 3 March 1892, page 2
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article13754474>

Botany-Road.

A largely attended meeting was held on Friday in the Llanelli Town Hall, with a view of urging on the Government the immediate necessity of paying the Domesday, within the forewings of Walsley and Alexandra in a good sense of regard. Alexander W. Mear (Mayor of Llanelli) occupied the Chair, and George Thomas, Esq., M.P., presided. The following gentlemen were present: Messrs. S. Myrnes and W. Stuart M.L.A., and many other well-known residents of the town. The speaker then addressed the meeting. The state of the Domesday has been a constant source of complaint in the various councils of the shire. At one time a toll existed on the road, but the Government, yielding to local pressure, abolished it, and constituted a trust to keep the road in order at an annual grant of £150. When Mr. Bruce Smith, however, came to office he decided to regard the road as a local interest of a public one, and this trust was ordered to spend to the amount of £150 on the road. The road has been in a bad condition of repair for some time, and the Government has been ordered to keep the road free from traffic, ready from bed to cross for the economic worst, rather than have anything to do with it. Recently Walsley and Alexandra were allowed £150 each to repair the road, but Alexandra looked on the gift with suspicion and returned it. Walsley, understanding that the gift was without prejudice, decided to spend the money. The matter was further covered by a recent return, in which the road was described as a local need of the shire. It is, moreover, the duty of the Government to make the best resolution which the Government can put the road in proper repair forthwith, without its roads improving at some larger, and more the great importance of the event, not only for business purposes but also for recreation, which would certainly cover unless something was done.

Albernaz T. LIXORAY (Mayor of Worcester) seconded the motion, and expressed the opinion that the Alexandria Council was not wise to refuse the \$100 offered by the Government. Mr. HOLY, M.L.A., in supporting the motion, said it was not fair to lay the blame of the present difficulty either on Mr. FARR or Mr. BRUCE SMITH. Mr. SMITH, when Minister for Works, ought to have requested the Government to make a loan of the colony. The colony was a much poorer one than the Government was at the time. The motion had been brought up before the Government, and it was hoped that it would be possible to get the road repaired at a much less cost of the colony.

The motion was carried unanimously.

Albernaz W. J. STILES moved: "That the Government be requested to remove the prohibition restricting the road in the contracts, and to re-invest it a main road of the colony."

The motion was seconded by Albernaz BLAZEY, supported by Messrs. J. S. WOODS and W. SEARS, M.L.A., and carried unanimously.

It was decided to carry the resolution to the Minister for Works by *dissolution*.

Minister for Works by designation.

The receipts of the Crafts Land Office for the last quarter amounted to \$8071 11c.

Mr. R. T. Macberrin, C. P. S. and land agent at Cambridge, has been promoted to Picton.

[illegible]

BOTANY-ROAD

Mr. Lee said that the \$45 paroled was really for six months only, so that the subject could be taken care of by the state. He said that he should be a wood-blocked but that there was no money available for such a costly work at present. He would, however, return an officer to meet the afternoon, and see what was best to be done, and he would be glad to assist the court up to \$100, \$250. They were certainly entitled to have help.

BOTANY-ROAD.

Restern Council recently wrote to the Department of Public Works, with reference to the cost of maintaining the main Government road which runs through the main produce area of the district, and which has been handed over to the Council, to the Council.

As a reply has been received that, when the Local Government Act came into operation, the Council would be able to collect a rate on the unimproved capital value, whereupon the land tax would be suspended, and that would probably more than cover the cost of the maintenance of the transferred works. The operation of the rating clauses of the Act were, however, postponed, and in the meanwhile £850 would be paid to the Council in respect of the road in question.

RATS IN BOTANY-ROAD.

In the report to the national health institute, the authors reported that the use of aluminum-based laxatives in the elderly is associated with a higher risk of falls. The authors noted that the use of these laxatives is associated with a higher risk of falls in the elderly, and that the use of these laxatives is associated with a higher risk of falls in the elderly. The authors noted that the use of these laxatives is associated with a higher risk of falls in the elderly, and that the use of these laxatives is associated with a higher risk of falls in the elderly.

Figure 377: Evening News (Sydney, NSW: 1869 - 1931),

Monday 4 April 1892, page 6
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article112946483>

Figure 378: Sydney Morning Herald (NSW : 1842 - 1954),

Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article14724688>

Figure 3/79: Evening News (Sydney, NSW : 1869 - 1931),

Friday 22 February 1907, page 6
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article115224009>

Figure 380: Evening News (Sydney, NSW : 1869 - 1931),

Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article115516236>

1922



Figure 381: Sydney Morning Herald (NSW : 1842 - 1954). Tuesday 21 November 1922, page 8
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news/article/61605245>

1923



Figure 382: Daily Telegraph (Sydney, NSW : 1883 - 1930). Wednesday 8 August 1923, page 7
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news/article/624608811>

1924



Figure 383: Sydney Morning Herald (NSW : 1842 - 1954). Friday 11 April 1924, page 8
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news/article/614057>



1926

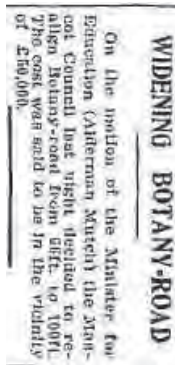


Figure 384: Sun (Sydney, NSW : 1910 - 1954), Wednesday 1 December 1926, page 19
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article224124427>

Figure 385: Composite plan showing location of Botany Road in relation to existing heritage items and conservation areas. Note: Botany Council identifies Botany Township, centred around Botany Town Hall, as a Heritage Conservation Area.
Source: Sydney LEP, Randwick LEP and Botany LEP.

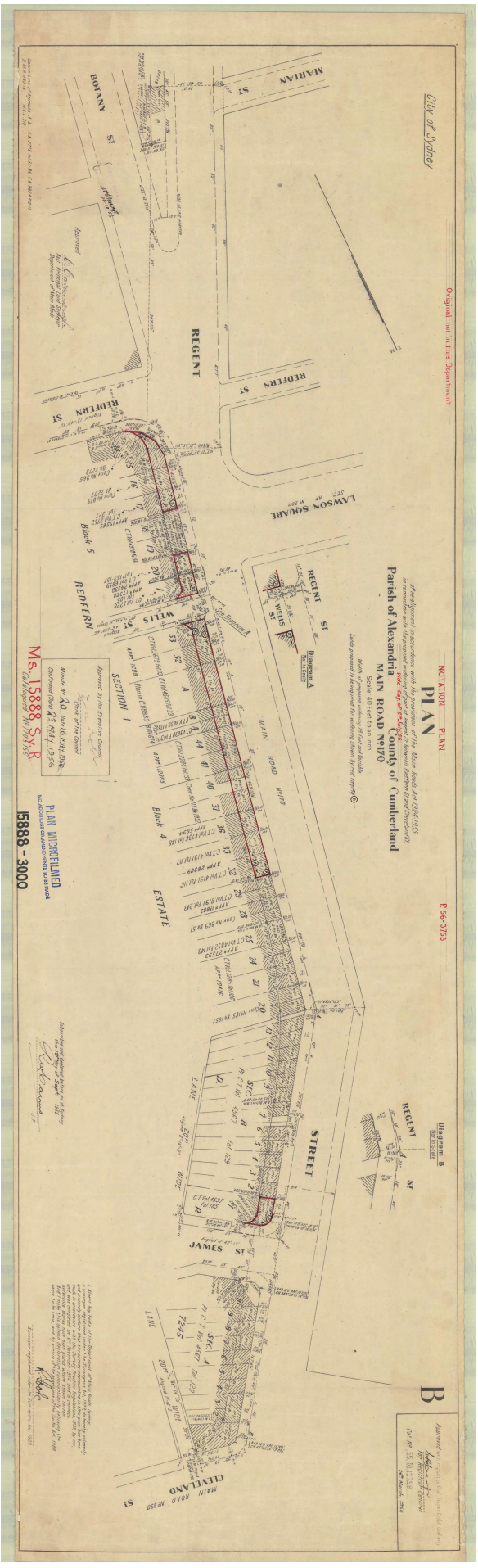


Figure 386: 1956 Crown Plan 15888-3000 showing proposed Botany Road widening.

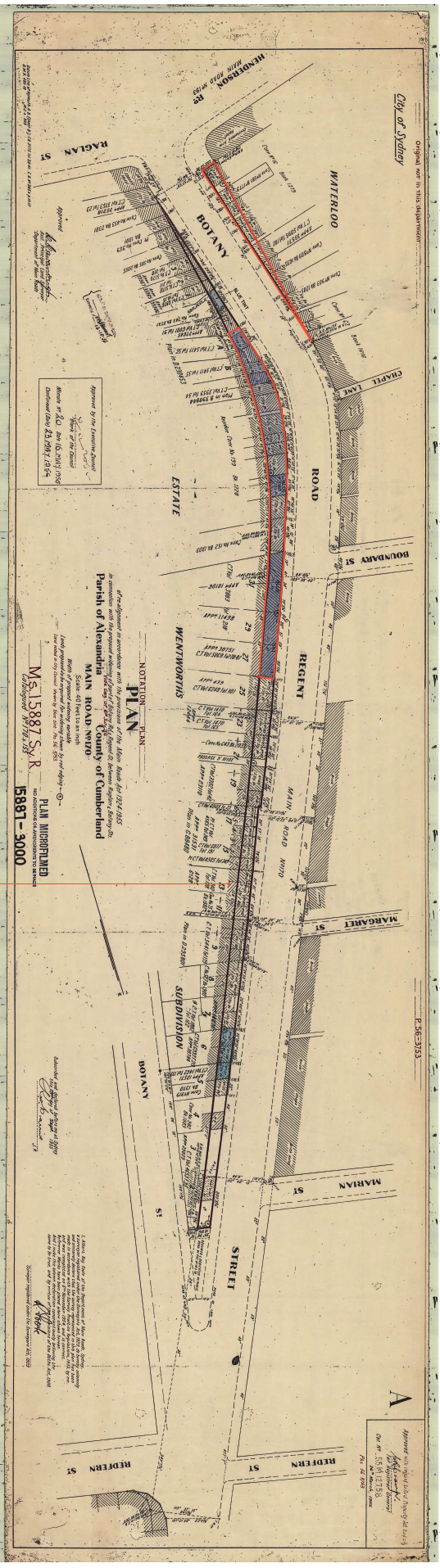


Figure 387: 1956 Crown Plan 15887-3000 showing proposed Botany Road widening.

Note: This portion not widened.

☐ Extent of 1956 road widening undertaken

1

