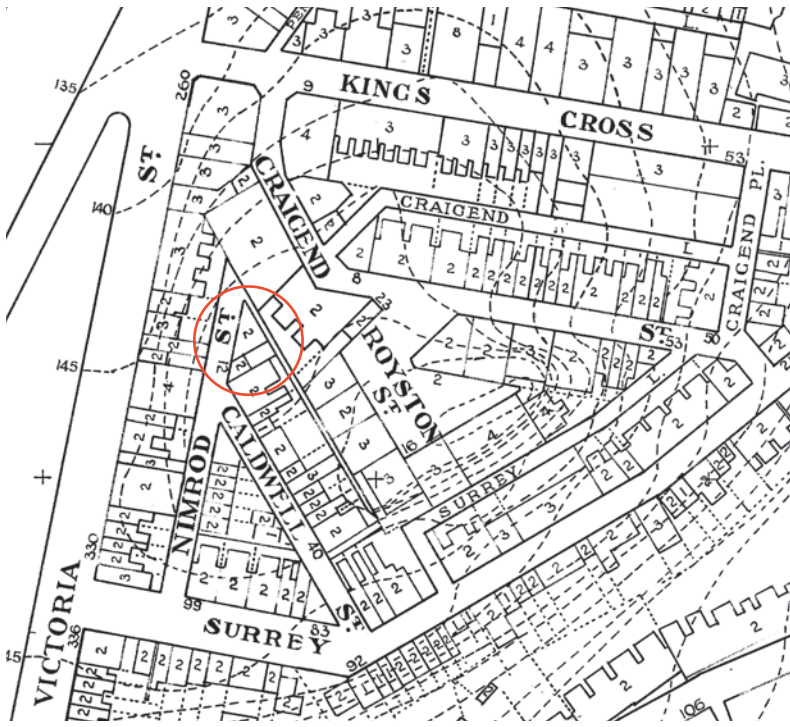


Attachment A5.2

Heritage Impact Statement



1948 Figure 25: Detail of City of Sydney Civic Survey - Sheet 2.
Source: City of Sydney Map Atlas available online.



1949 Figure 26: Aerial map of Sydney Sheet 31.
Source: City of Sydney Map Atlas available online.

3.4 History of the Site

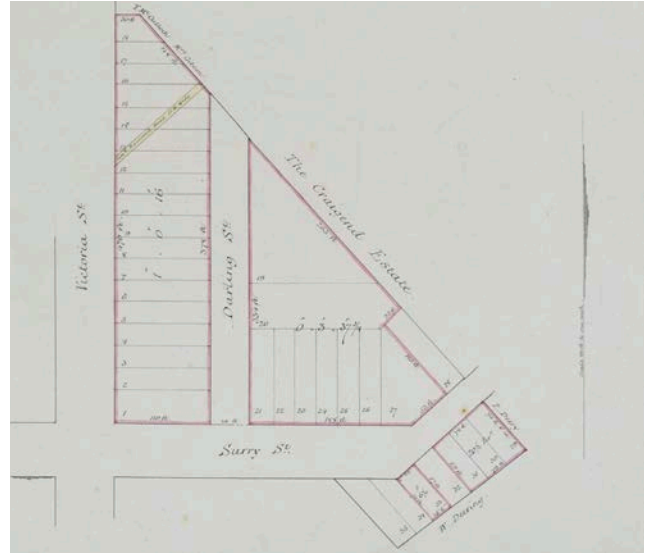
3.4.1 History of Subdivision

The subject site is part of a Crown Grant, comprising 2 acres, 6 perches, which was granted to Thomas Hyndes in 1831. He constructed a windmill on the land which was demolished in 1873.

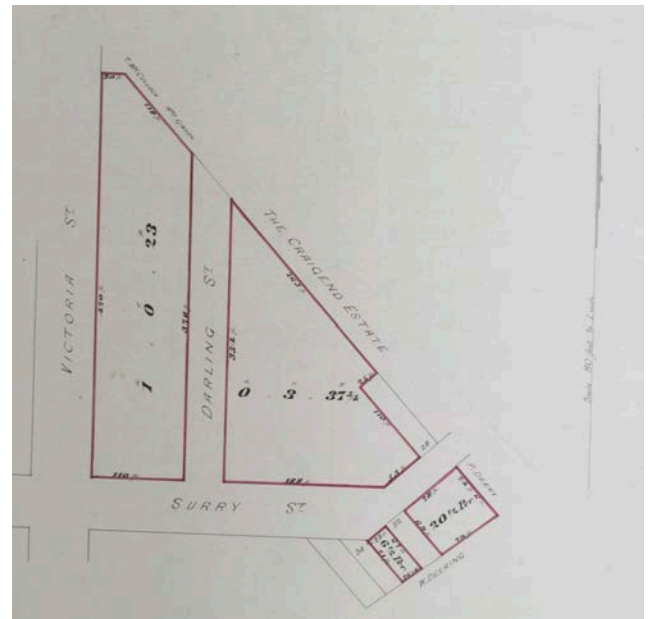
The land changed hands several times before it was subdivided by Alexander Stuart in 1876, as shown on Deposited Plan 81.

Nimrod Street was known as Darling Street until 1910.

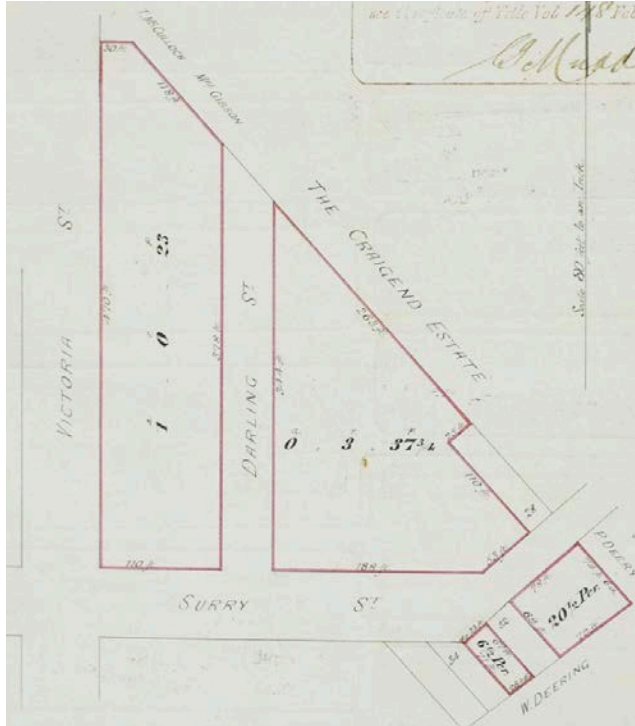
The history of subdivision is traced in plans extracted from Land Titles on the following pages.



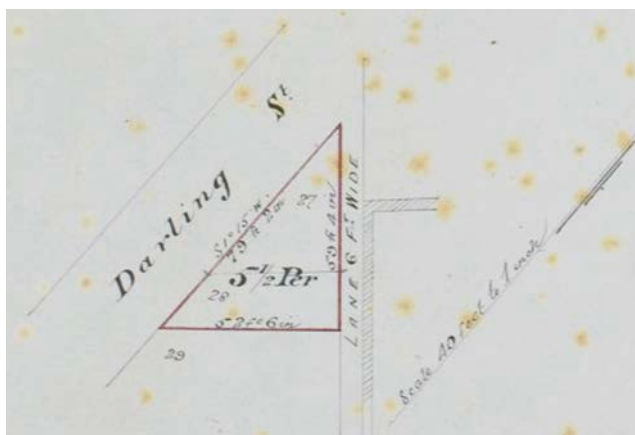
1864 Figure 27: Detail of Volume 10 Folio 58.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



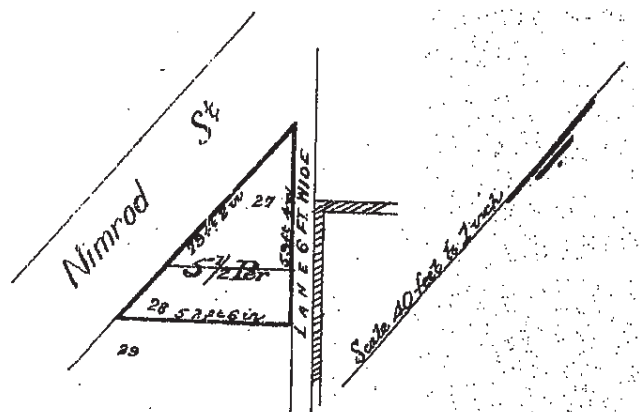
1872 Figure 28: Detail of Volume 132 Folio 223.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



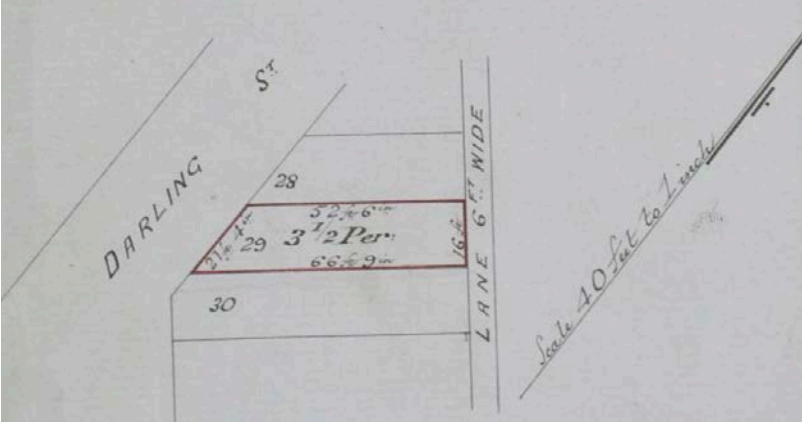
1872 Figure 29: Detail of Volume 137 Folio 195.
Source: NSW Land Registry Services, <https://hhrv.nswlrs.com.au>



1876 Figure 30: Detail of Volume 271 Folio 203.
Source: NSW Land Registry Services, <https://hhrv.nswlrs.com.au>



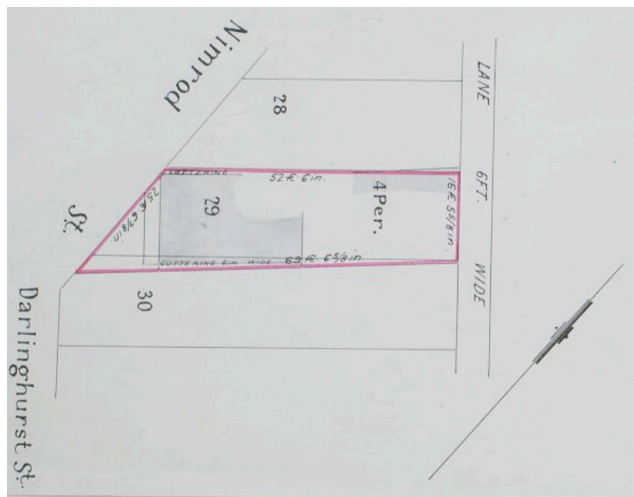
1969 Figure 31: Detail of Volume 11118 Folio 248.
Source: NSW Land Registry Services, <https://hhrv.nswlrs.com.au>



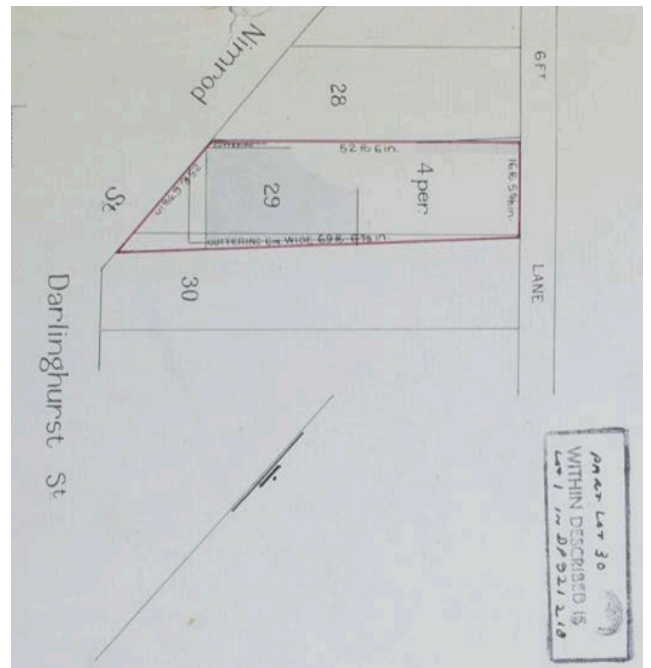
1876 Figure 32: Detail of Volume 262 Folio 143.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



1901 Figure 33: Detail of Volume 1360 Folio 66.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



1917 Figure 34: Detail of Volume 2759 Folio 86.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>



1917 Figure 35: Detail of Volume 2764 Folio 250.
Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au>

3.4.2 History of Ownership

10 NIMROD STREET, DARLINGHURST			
DATE	OWNER	REFERENCE	NOTES
19/10/1831	Thomas Hyndes	Primary Application 473	Crown Grant 2 acres, 6 perches
3/11/1854	William Whaley Billyard		Tfr 237
09/12/1864	Robert Towns	Volume 10 Folio 58	Part of larger triangular Lot 19
01/02/1872	Robert Towns	Volume 132 Folio 223	
22/03/1872	Alexander Stuart, Esquire		Tfr 7522
17/04/1872	Alexander Stuart	Volume 137 Folio 195	Part of larger site area adjacent to Craigend Estate. Prior to subdivision of DP81.
11/11/1876	James Fleming, dairyman		Tfr 20934, Lots 27 and 28 in DP81
20/11/1876	James Fleming, dairyman	Volume 271 Folio 203	
30/3/1882	Francis Fahey, land agent		Tfr 47005
09/01/1882	George Kennedy King, freeholder		Tfr T34333
07/10/1884	Agnes Swindells, spinster		Tfr 86794
02/05/1887	Frederick Penny, butcher		Tfr 121282
11/07/1912	William Penny		Application by transmission
20/10/1920	Harriet Eliza Crawford		Tfr 635071
07/05/1941	Sidney Herbert Edwards, manufacturer and Horace William Petrie, solicitor		Tfr D 13368
04/12/1956	James Charles Petrie and Bruce Trescott Petrie, both solicitors		Tfr G614866
15/05/1969	Boysey Pty Ltd		Tfr L432330
25/08/1969	Boysey Pty Ltd	Volume 11118 Folio 248	Lots 27 & 28 DP81
8/3/1976	Robert James Keith Ellis and Anne Mary Brookes		Tfr P605886
24/07/1979	Robert James Keith Ellis and Anne Mary Ellis		Tfr R336188
15/12/1986	Seaborn Broughton Walford Foundation		Tfr W652769
14/4/1988	Seaborn Broughton Walford Pty Ltd		Tfr X469262

Table 2: 10 Nimrod Street - History of Ownership.

12 NIMROD STREET, DARLINGHURST			
DATE	OWNER	REFERENCE	NOTES
19/10/1831	Thomas Hyndes	Primary Application 473	Crown Grant 2 acres, 6 perches
3/11/1854	William Whaley Billyard		Tfr 237
09/12/1864	Robert Towns	Volume 10 Folio 58	Part of larger triangular Lot 19
01/02/1872	Robert Towns	Volume 132 Folio 223	
22/03/1872	Alexander Stuart, Esquire		Tfr 7522
17/04/1872	Alexander Stuart	Volume 137 Folio 195	Part of larger site area adjacent to Craigend Estate. Prior to subdivision of DP81.
16/06/1876	John Corbett		Tfr 19095, Lot 29 DP81
26/07/1876	John Corbett	Volume 262 Folio 143	Lot 29 DP81
	Rebecca Corbett		Application by transmission
26/06/1901	Rebecca Corbett	Volume 1360 Folio 66	Lot 29 and part of Lot 30 DP81
08/01/1917	Rebecca Corbett and Selina Louisa Corbett, Eliza Rebecca Corbett and Arthur John Corbett		Tfr A290346
21/05/1917	Selina Louisa Corbett, Eliza Rebecca Corbett and Arthur John Corbett	Volume 2759 Folio 143	Residue Vol 2759 Folio 86
08/01/1917	Esther Makin		Tfr A290346
11/06/1917	Esther Makin	Volume 2764 Folio 250	Lot 29 and part of Lot 30 DP81
21/12/1950	Charles Makin and Frederick Makin		Application by transmission
26/04/1951	Lilian Cree		
15/09/1978	Catherine Lucy Flynn		Application by transmission
20/04/1979	Plenary Pty Ltd		Tfr R119662
15/10/1985	Diane Leslie Powell and Anthony William Mitchell		Tfr V979743
	Seaborn Broughton Walford Pty Ltd		

Table 3: 12 Nimrod Street - History of Ownership.

3.4.3 History of Owners and Tenants 10 Nimrod Street

The following table summarises owners and tenants based on information contained in the Rates Assessments (R) for the property.

The 1865 and 1888 map of Darlinghurst shows a building of timber construction and of a different configuration to the existing building.

YEAR	6 DARLING ST TENANT	6 DARLING ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1882		Francis Fahey, land agent (Volume 271 Folio 203)	Land (R)
YEAR	10 DARLING ST TENANT	10 DARLING ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1891	F Penny	F Penny	Stables, brick, iron
1907	Frederick Penny	Frederick Penny	Stables, brick, iron
YEAR	10 NIMROD ST TENANT	10 NIMROD ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1911	Michael Strong	Estate F Penny	Stable, brick, iron
1914	Michael Mulhall	Estate Late Frederick Penny	Stables + yard, brick, iron
1918	Michael Mulhall	Estate F Penny	Stables + loft, brick, iron
1921	Michael Mulhall	Estate Late Frederick Penny	Stables, brick, iron
1924	_Murray	Harriet Crawford	Store + stables, brick, iron
1925	_Murray	Harriet Crawford	Store + stable, brick, iron
1927	White Horse Baggage Agents	Harriet Eliza Crawford	Store + garage, brick, iron
1930	White Horse Baggage Agents	Harriet Crawford	Store, brick, iron
1931	Mrs C Flynn	Harriet Eliza Crawford	Store + garage, brick, iron
1932	Arthur Phillips	Harriet Eliza Crawford	Store + garage, brick, iron
1933	Katherine Flynn	Harriet Eliza Crawford	Store + garage, brick, iron
1936	Henry Flynn	Harriet Eliza Crawford	Store + garage, brick, iron
1939	Patrick Flynn	Harriet Eliza Crawford	Store + garage, brick, iron
1945	Catherine Flynn	Estate Harriet E Crawford	Store + garage, brick, iron
1948	Harry Flynn	Estate Harriet E Crawford	Store + garage, brick, iron
1968	Lynne Janet Segal, silk screen printing studio	Estate Harriet E Crawford	
1970	Nimrod Theatre Theatre and children's Saturday theatre workshop		
1976	The Loft		
1979	The Stables Theatre, Griffin Theatre Company		

Table 4: 10 Nimrod Street - History of owners and tenants.

3.4.4 History of Owners and Tenants 12 Nimrod Street

The following table summarises owners and tenants based on information contained in the Rates Assessments (R) and the Sands Directory (S).

YEAR	8 DARLING ST TENANT	8 DARLING ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1880	First listing for Darling Street John Corbett (listed at No 11 Darling Street)	John Corbett (Volume 137 Folio 195)	
1882	Rebecca Corbett (listed as number 8 Darling Street)	Rebecca Corbett	House, wood, iron
1885-1890	Mrs R Corbett (listed as number 8 Darling Street) (S)		
YEAR	12 DARLING ST TENANT	12 DARLING ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1891	Rebecca Corbett	Rebecca Corbett	House, wood, iron
1895	Mrs R Corbett (S)		
1900	Mrs R Corbett (S)		
1905	Mrs R Corbett (S)		
1907	Rebecca Corbett	Rebecca Corbett	House, wood, iron
YEAR	12 NIMROD ST TENANT	12 NIMROD ST OWNER	DESCRIPTION PROPERTY, WALLS, ROOF
1910	Mrs R Corbett (S)		
1911		Rebecca Corbett	House, wood, iron
1914	Rebecca Corbett	Rebecca Corbett	House, wood, iron
1915	Mrs R Corbett (S)		
1918	William Ontch	Rebecca Corbett	House, weatherboard, iron
1920	Arthur Lambert (S)		
1921	Arthur Lambert	Esther Makin	House, weatherboard, iron
1924	Esther Makin	Esther Makin	House, wood, iron
1925	Esther Makin (R) Frederick Thomas Makin (S)	Esther Makin	House, wood, iron
1927	FT Makin	Mrs Esther Makin	House, wood, iron
1930	CJ Smith	Esther Makin Mrs E Makin (S)	House, wood, iron
1931	Frederick Makin	Esther Makin	House, wood, iron
1932	Esther Makin	Esther Makin	House, wood, iron
1933	Frederick Makin	Esther Makin	Cottage, wood, iron
1936	Stanley Gordon Cree	Esther Makin	Cottage, wood, iron
1939	Lillian May Cree	Esther Makin	Cottage, wood, iron
1945	Lillian Cree	Esther Makin	Cottage, wood, iron
1948	Stanley Cree	Esther Makin	Cottage, wood, iron

Table 5: 12 Nimrod Street - History of owners and tenants.

3.5 Modifications

3.5.1 History of Modifications 10 Nimrod Street

The following table summarises the alterations, additions and changes of use recorded by Council.

10 NIMROD STREET		
YEAR	SOURCE	DESCRIPTION
1968	65/68	Use premises as a studio for printing fabrics by silk screen method. Lynne Janet Segal on behalf of Estate late Harriet Eliza Crawford.
1970	685/70	Use premises as a theatre and children's Saturday theatre workshop, 100 seat capacity. A.B.Horler.
1971	1971-0052	Minor internal alterations. (Street card)
1972	Letter to Council	Capacity increased to 135 persons.
1984	1984-0600	Alterations to theatre. (Street card)
1986	1986-0983	Erect sign, alter stairs, fire rating to walls. (Street card)
1995	S/XSN/1995/959	Alterations of Foyer of premises and new wcs. (Alterations to foyer and new W.C.)
2010	P/2010/877/A	CC 101343/1 - DA10-459B - Altered windows and awning and colour scheme
2010	P/2010/877/B	CC 101343/2 - DA10-459B - as per plans alterations to the Griffin Theatre Company
2010	D/2010/459	Reconfigure ground floor of Stables Theatre including refurbished bar, new toilets, new box office, new stair climber, new entrance and awning and an acoustic wall at the first level to replace existing timber floors.
2010	D/2010/459/A	Section 96(1A) The deletion of condition 16 of the consent regarding preparation of an acoustic report.
2010	D/2010/459/B	Modification to the external facade of the building including alterations to the windows, awning and colour scheme.
2010	D/2010/459/C	S96(2) modification of consent for licenced Griffin Theatre Company for replacement of two existing louvre openings with a new steel framed window to the north eastern elevation, relocation of metal gate in right-of-way and minor internal alterations.
2010	D/2010/459/D	Section 96(1A) modification including the removal of two existing louvre openings and a provision of a new steel framed window with sunshading panels on the north-east elevation of the Stables Theatre and the deletion of conditions 1A, 1B and 1C.
2010	P/2010/877	CC 101343 - D/2010/459 - Reconfigure ground floor of Stables Theatre including refurbished bar, new toilets, new box office
2014	P/2014/2410	CC: 101343/3 - D/2010/459/D - Removal of two existing louvre openings & provision of new larger steel framed window minor alterations to existing bay
2017	D/2017/1520	Addition of air conditioning unit to external wall
2020	HWC/2020/173	Repairs to brick facade/mortar repair. Repairs to timber windows. Repairs to roofing & gutters

Table 6: 10 Nimrod Street - History of modifications.

CARD NO.	CITY BUILDING SURVEYOR'S DEPARTMENT		APPLICATION No.	52
DISTRICT	28		YEAR 1971	
Applicant	Mirval M. Thabit	Location	10 Nimrod St, Darlinghurst	Foundation Pressure
Architect		Description	Mural	Nature of Foundation
Engineer		Estimate \$	1000	Depth of Footings
Builder	Morcan Construction	Conc. Tests (Dates)		
Alignment Checked				
Survey Check	1. _____ 2. _____ 3. _____			
DATE	D.A. No.	i	SITE FOREMAN	Phone
19.1.71				
16.2.71				
16.2.71				
23.2.71				
24.2.71				
4.3.71				

12-3-71 Site inspection with M. Thabit all is as per approval except fire door at load of stairs letter has been sent to council we have one specimen made its date, taking over toilet to be lined with mosaic.

24.3.71 Mosaic set for work to show in mosaic work. Review to walls seeing any cracks etc. complete fire stairs

30.3.71 No cracks or damages occurred. SBT notified

31.4.71 No cracks 29.4.71 Mosaic 6.5.71 No cracks

17.5.71 No cracks 29.5.71 Mosaic 1.6.71 No cracks

17.6.71 No further work 22.6.71 M.F.W. 20.6.71 M.F.W. 13.7.71 M.F.W. removed

29.7.71 No further work 9.8.71 M.F.W. 16.8.71 M.F.W. 26.8.71 M.F.W. 22.9.71 M.F.W.

1.9.71 No further work 13.9.71 M.F.W. 19.9.71 M.F.W. 22.9.71 M.F.W.

28.9.71 No further work 5.10.71 M.F.W. to door at clean in passages

12.10.71 M.F.W. 19.10.71 M.F.W. 5.11.71 M.F.W. 20.11.71 M.F.W. 6.12.71 M.F.W.

7.2.71 M.F.W. 24.2.71 M.F.W. 12.2.71 M.F.W. 30.3.71 M.F.W. 11.4.71 M.F.W.

28.9.71 M.F.W. 11.5.71 M.F.W. 31.5.71 M.F.W. to M.F.W. M.F.W. program

13.6.71 Completed to approval. Mosaic off by SBT notified by Bradley 14.6.71

Figure 36: 1971. Street card, 10 Nimrod Street, Darlinghurst.

Source: City of Sydney Archives.

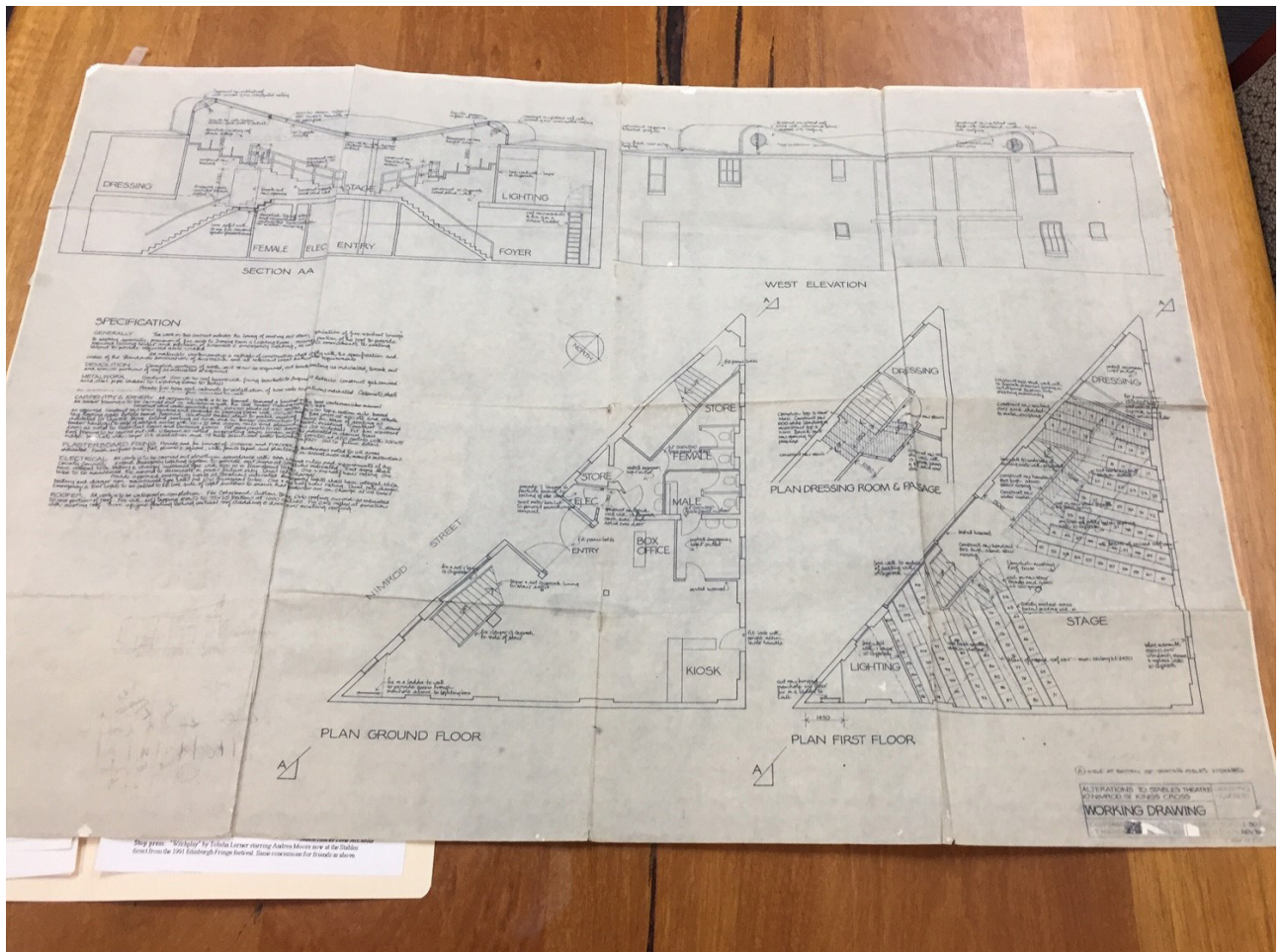


Figure 37: 1986. Minor Works, Stables Theatre. Geoffrey R. Watson Architect.

Source: SBW Foundation Archives.

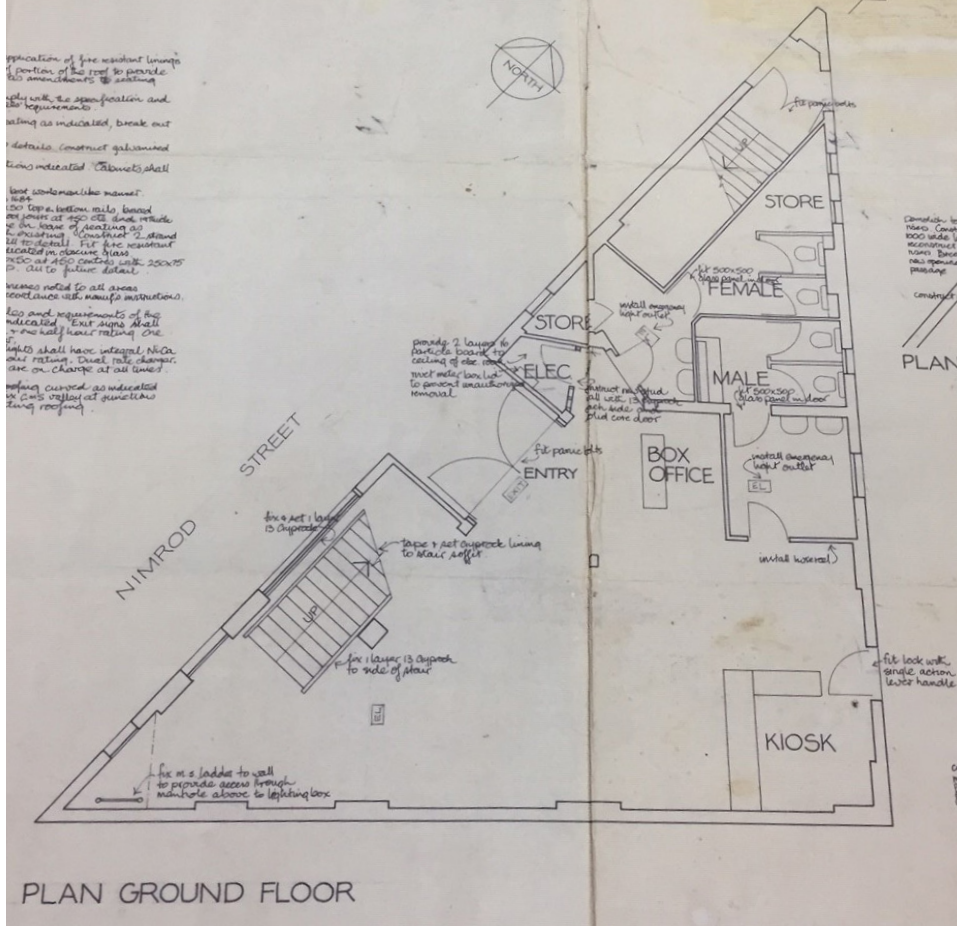


Figure 38: 1986. Plan Ground Floor, Minor Works, Stables Theatre. Geoffrey R. Watson Architect. Source: SBW Foundation Archives.



Figure 39: 1986. Plan First Floor. Plan Dressing Room & Passage. Minor Works, Stables Theatre. Geoffrey R. Watson Architect. Source: SBW Foundation Archives.

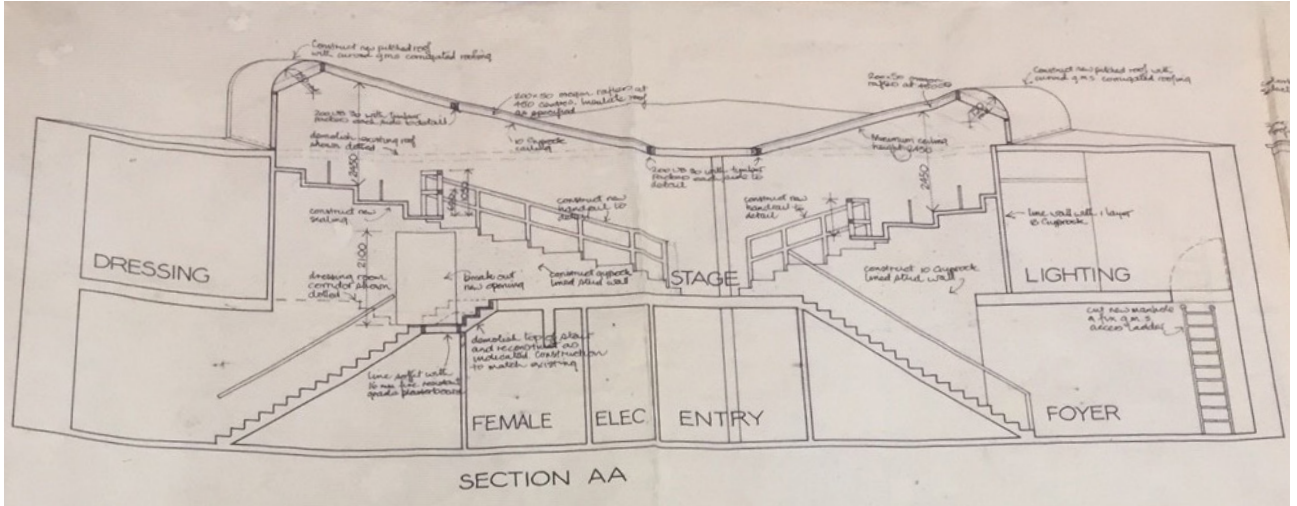


Figure 40: 1986. Minor Works, Stables Theatre. Geoffrey R. Watson Architect. Source: SBW Foundation Archives.

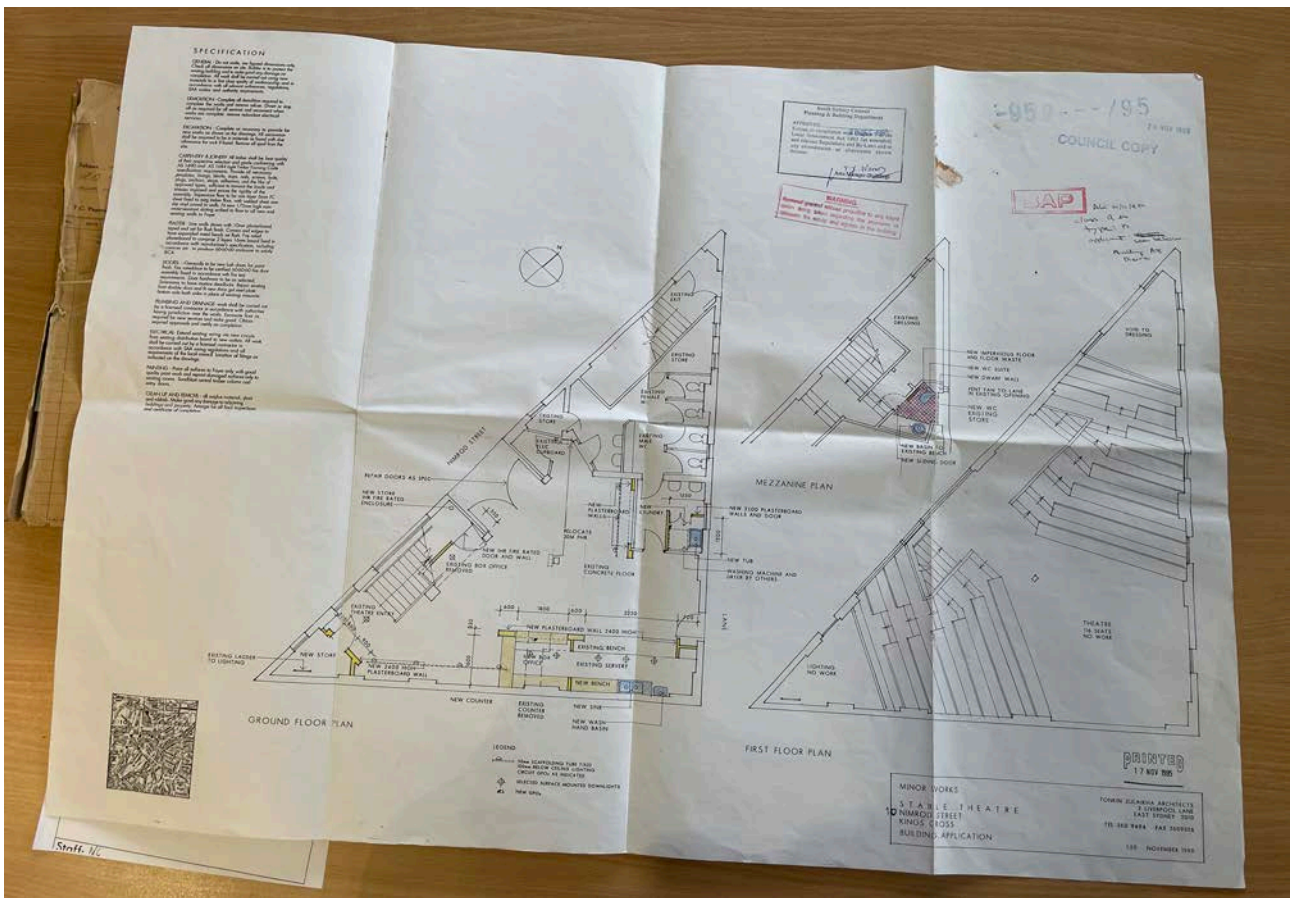


Figure 41: 1995. Minor Works, Stables Theatre. Source: Tonkin Zulaikha Architects.



Figure 42: 1995. Foyer Renovation, Stables Theatre.

Source: SBW Foundation Archives.



Figure 43: 1995. Perspective. Foyer Renovation, Stables Theatre. Tonkin Zulaikha Architects

Source: SBW Foundation Archives.

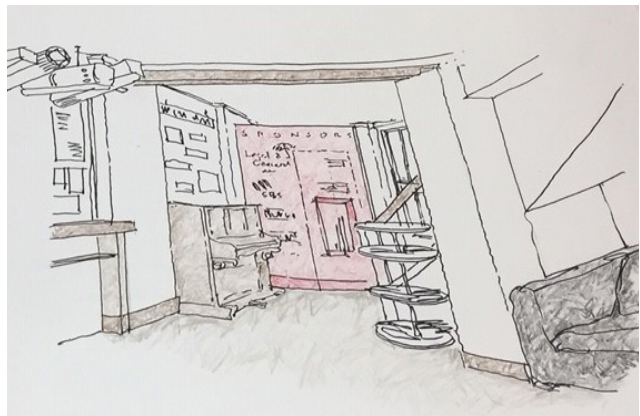


Figure 44: 1995. Perspective. Foyer Renovation, Stables Theatre. Tonkin Zulaikha Architects

Source: SBW Foundation Archives.

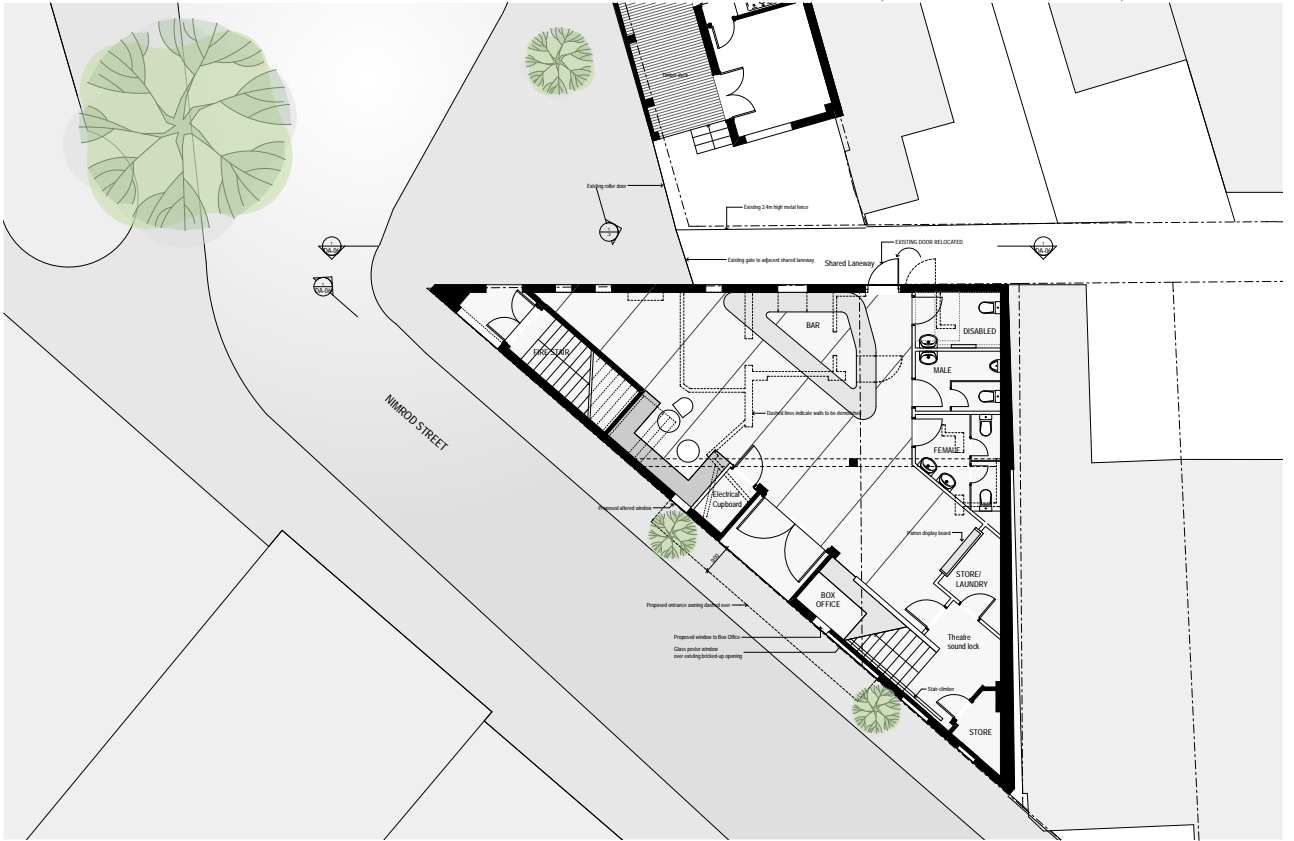


Figure 45: 2010. Proposed works, Stables Theatre.
Source: Tonkin Zulaikha Greer Architects.

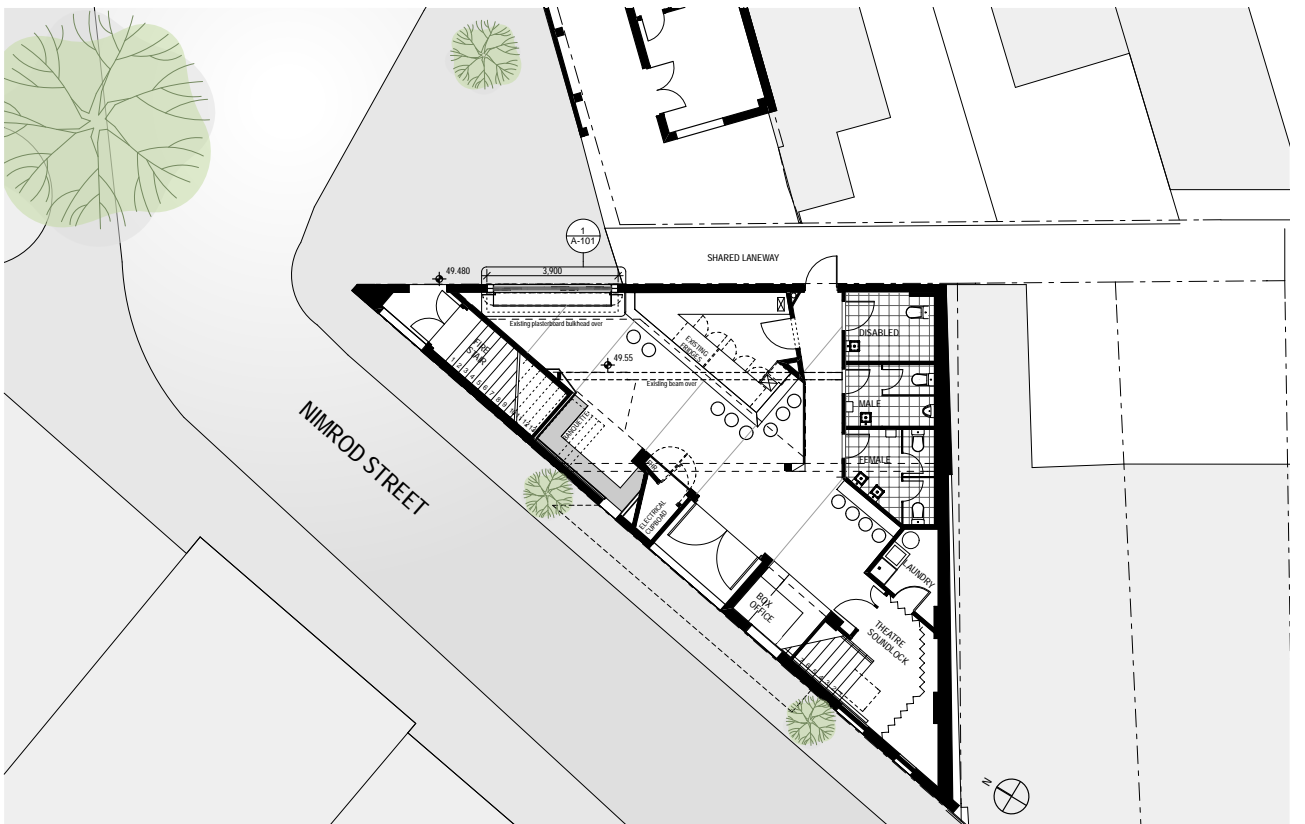


Figure 46: 2014. Proposed works, Stables Theatre.
Source: Tonkin Zulaikha Greer Architects.

3.6 History of SBW Stables Theatre

3.5.2 Nimrod St Theatre 1970-1974

In December 1970, Ken Horler, John Bell and Richard Wherrett opened the Nimrod St Theatre at 10 Nimrod St, Kings Cross. Originally a stables, the building had also existed as a Sunday School, a gymnasium and the headquarters of a cab company. In 1970 it was converted to a theatre for the first time. This included a wooden pillar through the centre of the stage, and a window being listed as an official fire exit. The conversion was completed by the then artistic directors themselves, John Bell, Ken Horler and Richard Wherrett and their friends. In a photo taken in the early renovation period, the stables doors appear to be boarded up both on the upper and lower levels in both the current door frame and the panel where the stair to the theatre is currently located.



Figure 47: Early days and hard struggles. Some of Nimrod's original membership (clockwise from bottom left): Jacki Garland, Lance Tomlinson, Ken Horler, Ron Blair, Richard Wherrett and Lilian Horler take a break from renovating the Kings Cross Theatre which Ken Horler was renting for just \$17 per week.

Source: Photograph by Anthony Horler, from the Nimrod Theatre Collection held in the Mitchell Library, State Library of New South Wales.

The first production in 1970 was an anti-British play called *Biggles*, by Michael Boddy, Marcus Cooney and Ron Blair. It was immediately a popular success. 32 productions were staged until 1974, when Nimrod St Theatre moved to Belvoir St, Surry Hills. Of these 32 plays, 80% were Australian and two thirds of these were premières. In April 1974, Alex Buzo's 'Coralie Lansdowne Says No' was the last Nimrod production performed in the building.

3.5.3 The Stables Theatre 1976 - 1985

In 1976, the old Nimrod St premises were bought by writers Bob Ellis and Anne Brooksbank and renamed the Stables Theatre. The theatre was then rented to alternative theatre groups and renamed The Loft for a short time.

In 1979, Griffin Theatre Company took over occupancy of the Stables Theatre, as its resident theatre company.

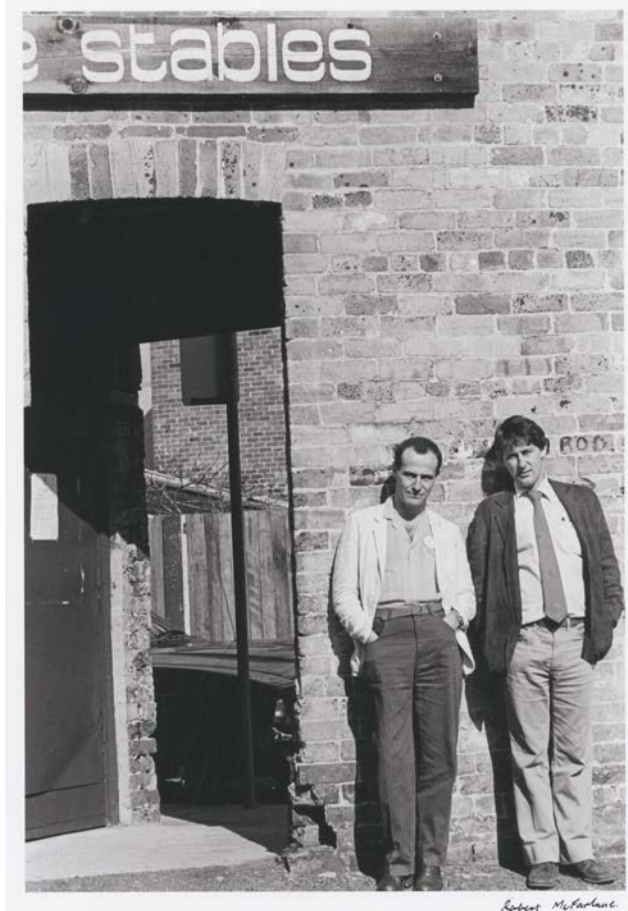


Figure 48: Bob Ellis and Michael Lynch outside Stables Theatre, Kings Cross, Sydney.

Source: McFarlane, Robert. , Bob Ellis and Michael Lynch outside Stables Theatre, Kings Cross, Sydney, approximately 1980 , viewed 21 February 2022 <http://nla.gov.au/nla.obj-152397313>



Figure 49: 1976. Authors Bob Ellis and Anne Brooksbank at the Stables Theatre, Kings Cross, Sydney.

Source: McFarlane, Robert. , Authors Bob Ellis and Anne Brooksbank at the Stables Theatre, Kings Cross, Sydney, 1976 , viewed 21 February 2022 <http://nla.gov.au/nla.obj-152388919>

3.6.1 SBW Stables Theatre 1986-present

In 1986 the future of the Stables Theatre as a venue for the company's use was in jeopardy, and the Seaborn, Broughton & Walford Foundation was established at the instigation of Dr Rodney Seaborn. The Foundation purchased the Stables, rescuing it from demolition and securing the Griffin Theatre Company a long-term venue. A range of works have been carried out on the building since that time including raising the roof and removing the internal columns.



Figure 51: 1985. Street Party outside The Stables Theatre.

Source: <https://griffintheatre.com.au/whats-on/play-reading-a-hard-god/>



Figure 50: 2004. SBW Stables Theatre.

Source: Courtesy of Griffin Theatre Company.



Figure 52: 2020. Celebrating 50 years of The Stables a free reading of Peter Kenna's play 'A Hard God'.

Source: <https://griffintheatre.com.au/whats-on/play-reading-a-hard-god/>



Figure 53: Original Griffin Theatre Company logo.
Source: Courtesy of Griffin Theatre Company.

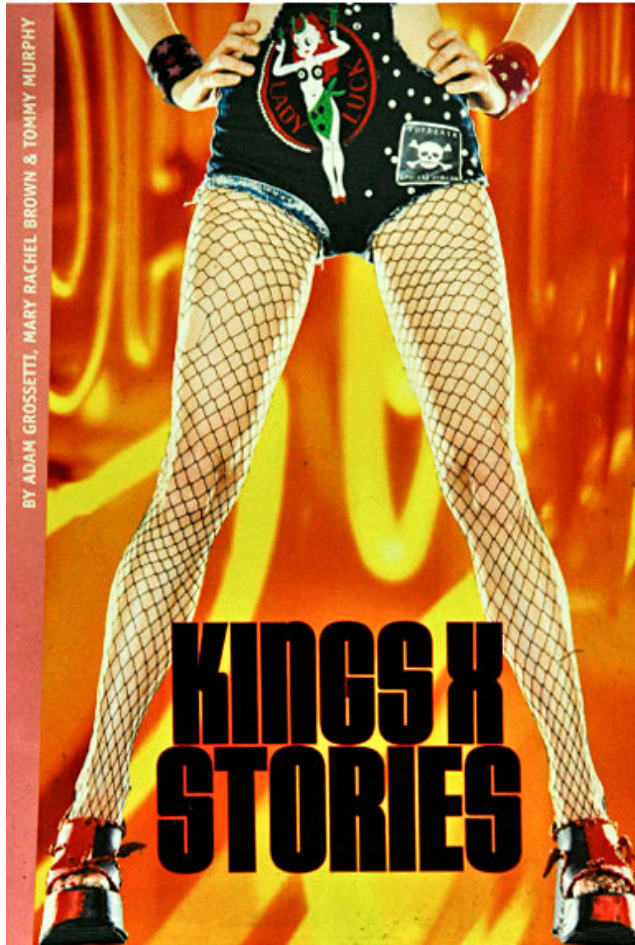


Figure 54: Kings X Stories poster.
Source: Courtesy of Griffin Theatre Company.



Figure 55: 1987. Heartbreak Kid poster.
Source: Courtesy of Griffin Theatre Company.



Figure 56: 1988 Griffin Subscription poster.
Source: Courtesy of Griffin Theatre Company.



Figure 57: Europe poster.
Source: Courtesy of Griffin Theatre Company.

The Australian Live Performance Database includes an entry for the The Stables Theatre based on Ross Horne's 'Companion To Theatre In Australia' as follows:

Theatre in Nimrod Street, Darlinghurst, Sydney. Opened 2 December 1970 as Nimrod Street Theatre, seating 140, Renamed The Loft 1974, Stables Theatre 1975.

*Since 1970 this little theatre has seen the most innovative and exciting productions in Sydney, especially of Australian plays. It was founded by the actor John Bell and Ken Horler and his wife Lilian, who became business manager. Ken Horler, a lawyer, had been passionately interested in theatre since he and Bell were both in the Sydney University Players. The small, austere building, more than 100 years old, had been a stables for delivery and cab horses, a garage for taxis and a gymnasium. With some money from Horler, members of the proposed company worked unpaid to convert the building into a small, primitive theatre. Double coach-house doors opened into a brick-paved, barn-like foyer. A stair led to a triangular loft, two sides of which contained raked hard wooden benches. The remaining side, which formed the acting area, had a post dead-centre, supporting the low roof. Despite, or even because of these restrictions, the Nimrod mounted extraordinary productions in the theatre. It opened with *Biggles*, a satire on Returned Services League clubs by Ron Blair, Michael Boddy and Marcus Cooney, and it developed works by Blair, Alex Buzo and others in rough, larrikin style. Two high points were David Williamson's *The Removalists*, which left members of the audience as emotionally wrung out as if they had experienced police arrogance and brutality at first hand, and the memorable premiere of Peter Kenna's *A Hard God*.*

After only three years the company decided it needed double the audience capacity of 140, and in May 1974 moved to a new theatre, now called the Belvoir Street Theatre, in Surry Hills. The old theatre was renamed the Loft for a short period during which it was rented to alternative-theatre groups. The dramatist Bob Ellis bought the theatre in late 1975 and renamed it the Stables Theatre. The Griffin Theatre Company took up permanent residence in 1980. It was still there when Ellis put the theatre up for sale in 1985. The theatre was threatened with destruction. In 1987, however, a theatrical philanthropist, Dr Rodney Seaborn, established a family foundation, the Seaborn, Broughton and Walford Foundation, to buy and improve the building. In 1988 the roof was raised-enabling patrons in the back seats to stand up straight when the performance ended - and supported with trusses to eliminate the centre-stage post. Air-conditioning was installed and the seating was made more comfortable. The early works of Grant Fraser, Michael Gow, Gordon Graham and Hannie Rayson were performed at the Stables.¹⁶

16: <https://www.ausstage.edu.au/pages/resource/65229>



Figure 58: 1978. Barry Otto performing at the Nimrod Theatre.

Source: McFarlane, Robert. 1978, Australian actor Barry Otto performing in Black comedy at the Nimrod Theatre, Sydney, 1978, viewed 19 February 2022 <http://nla.gov.au/nla.obj-152387411>



Figure 60: 1993. Cate Blanchett performing in *Kafka Dances*.

Source: Courtesy of Griffin Theatre Company.



Figure 59: SBW Stables Theatre - Griffin Theatre Company - home of new Australian writing.

Source: <https://media.timeout.com/images/103085393/image.jpg>



Figure 61: 1987. Heartbreak Kid.
Source: Courtesy of Griffin Theatre Company.

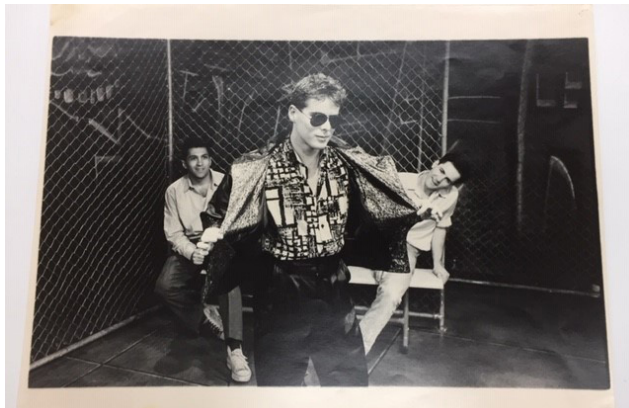


Figure 62: 1988. Heartbreak Kid.
Source: Courtesy of Griffin Theatre Company.



Figure 63: Jo Hero.
Source: Courtesy of Griffin Theatre Company.

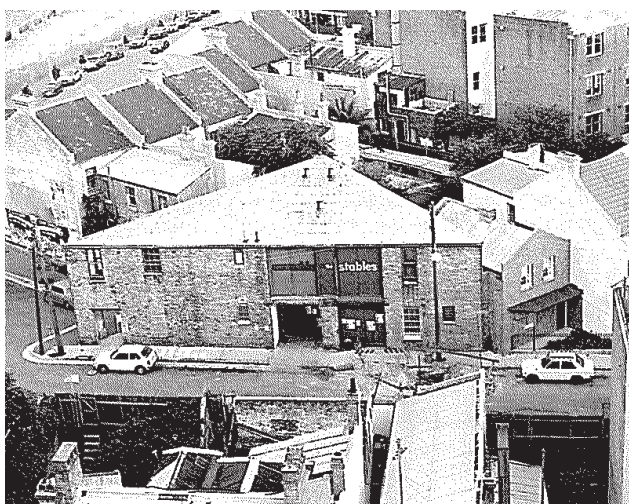


Figure 65: Aerial photo of Griffin Theatre prior to roof alteration works.
Source: Courtesy of Griffin Theatre Company.



Figure 64: Script Club.
Source: Courtesy of Griffin Theatre Company.



Figure 66: Both Families.
Source: Courtesy of Griffin Theatre Company.

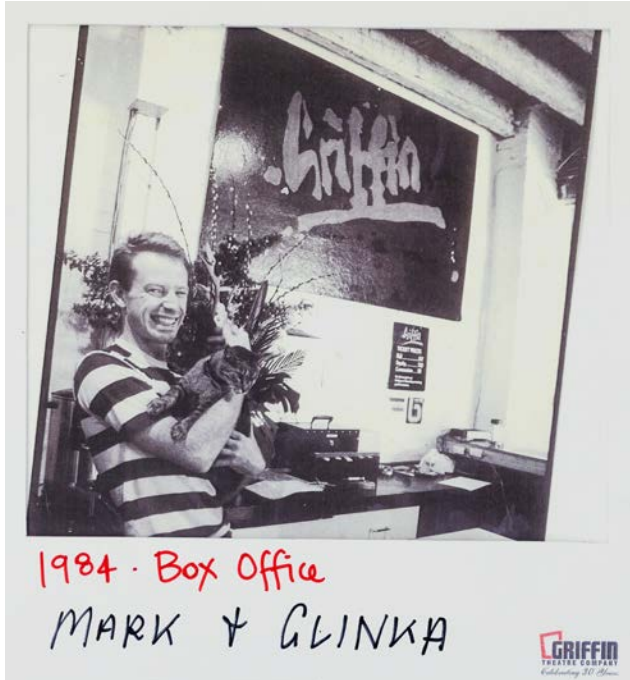


Figure 67: 1984. Mark and Glinka at the Box Office.
Source: SBW Foundation Archives.

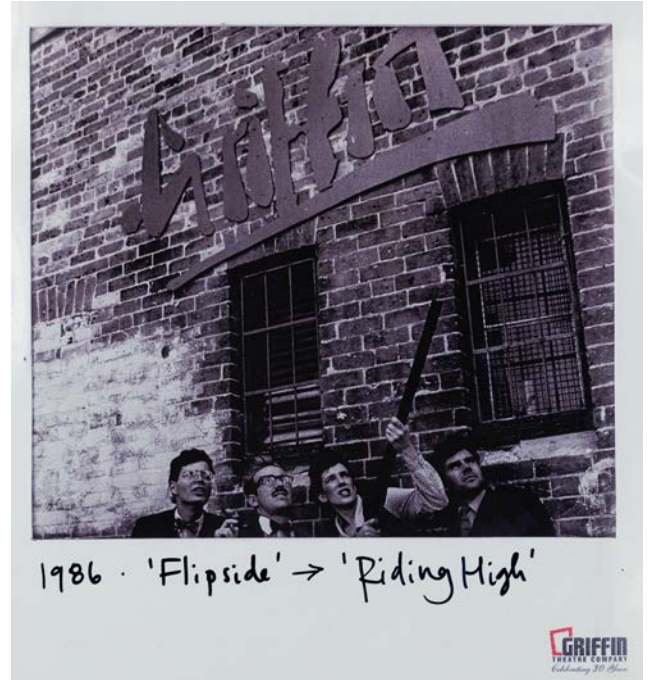


Figure 68: 1986. 'Flipside' to 'Riding High'.
Source: SBW Foundation Archives.

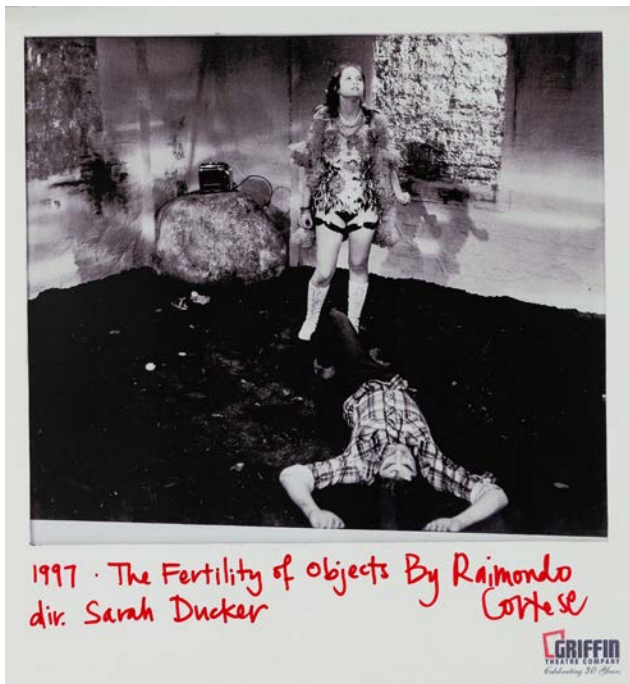


Figure 69: 1997. The Fertility of Objects.
Source: SBW Foundation Archives.

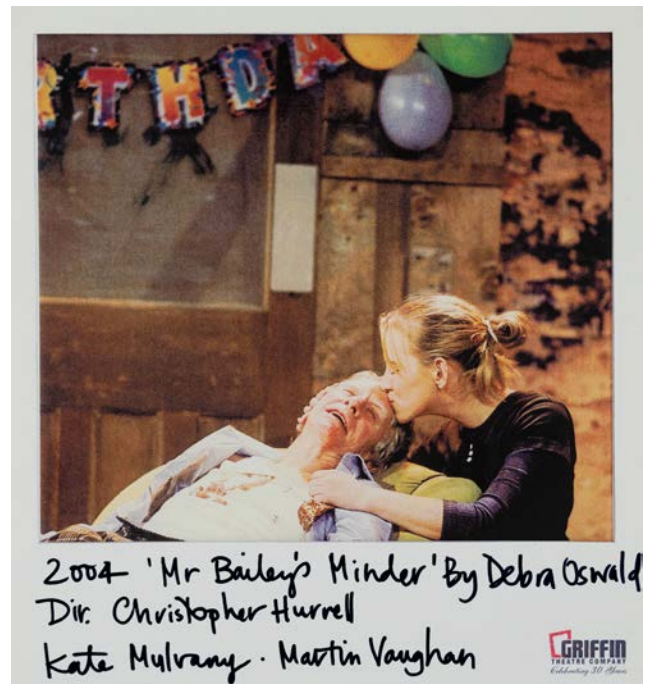


Figure 70: 2004. Mr Bailey's Minder.
Source: SBW Foundation Archives.

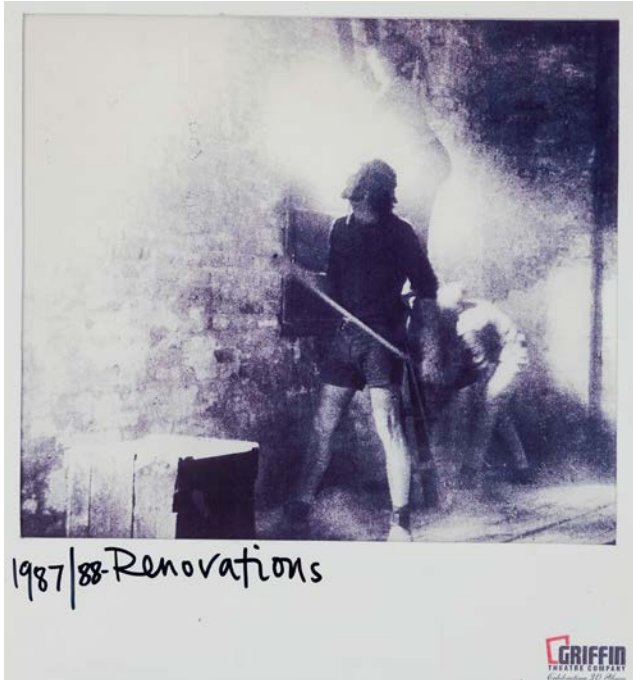


Figure 71: 1987-88. Stables Theatre Renovations.
Source: SBW Foundation Archives.

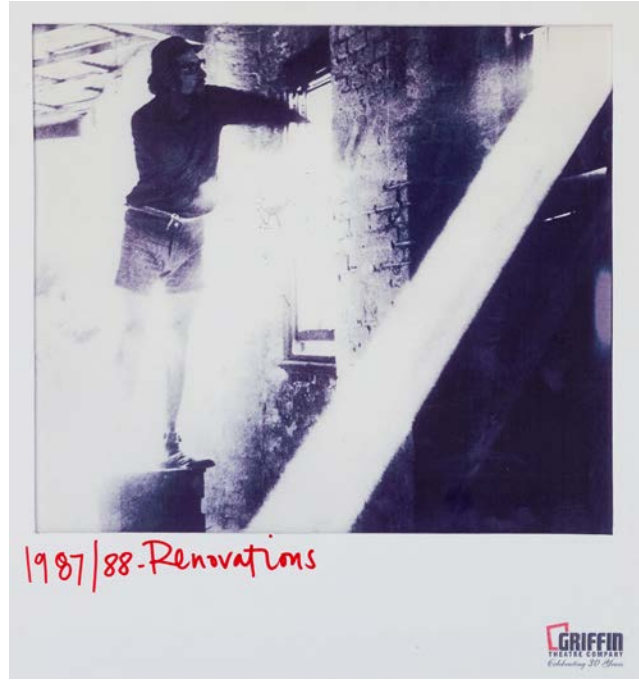


Figure 72: 1987-88. Stables Theatre Renovations.
Source: SBW Foundation Archives.



Figure 73: 2002. Stables Theatre Renovations.
Source: SBW Foundation Archives.

3.6.2 History of Modifications 12 Nimrod Street

The two storey weatherboard cottage at 12 Nimrod Street was substantially altered between 1979 and 1982. These works involved alterations and additions to the rear and the construction of a new brick facade towards Nimrod Street which had a major impact on the presentation of the house. Further alterations were carried out to the terrace house between 2008 and 2009.

Card No. 7	CITY PLANNING DEPARTMENT		1979	830
District	Applicant <i>Cemo & Assoc</i>	Location <i>12 Nimrod St</i>	Foundation Pressure	
Architect	Description <i>Minor</i>	Nature of Foundation		
Engineer	Estimate \$ <i>4,000</i>	Depth of Footings		
Builder	Conc. Tests (Dates)			
Alignment Checked				
Survey Check 1.				
2.				
3.				
DATE	D.A. No. <i>11-02-457</i>	SITE FOREMAN	Phone	
31 MAY 1979	<i>Restoration of brick rear</i>			
18.4.79	<i>N.S.</i>	<i>13.3.79. No access</i>	<i>6.9.79. No access - appear unusual.</i>	
20.10.79	<i>N.S.P.</i>			
21.11.79	<i>Approved of structural details</i>			
26.11.79	<i>Brickwork now commenced. Building Department, no check carried out to footing exposed original work. Requested access points to be covered.</i>			
31.1.80	<i>No access available, brickwork & part of structure has been completed and area ready to be selected. Internal connections appear to have been completed. Some Curbing work added to house between completed. Roof covering has been covered & no support of roof structure was carried out.</i>			
23.2.80	<i>No access available, final grade has been completed. 3.3.80. N.S.P.</i>			
5.6.80	<i>Alignment check has been carried out which revealed that front brick wall encroaches</i>			
20.6.80	<i>The access area left</i>			
2.8.80	<i>Course met of planning, 7 covered (1) house footprint & 12 Nimrod St. (1) structural details (1)</i>			
8.8.80	<i>N.T.C. 5151 issued.</i>			
15.9.80	<i>No change. 15.10.80 No change. 29.10.80 change</i>			
13.11.80	<i>No change</i>			
4.12.80	<i>No change. 10.2.81. - No change</i>			
22.4.81	<i>No change. 7.5.81. No change</i>			
20.7.81	<i>No change. 8.12.81. Main encroachment of fence & gate has been removed. D.B.'s notified re. further approval of fence.</i>			
22.11.81	<i>No further changes & remove remaining proposed</i>			
7.5.82	<i>No change</i>			
6.7.82	<i>No change & remove remaining proposed</i>			
21.10.82	<i>Complete & approval marked off 81.81</i>			

Figure 74: 1979-1982. Building Inspector's Card 12 Nimrod Street. Source: City of Sydney Archives

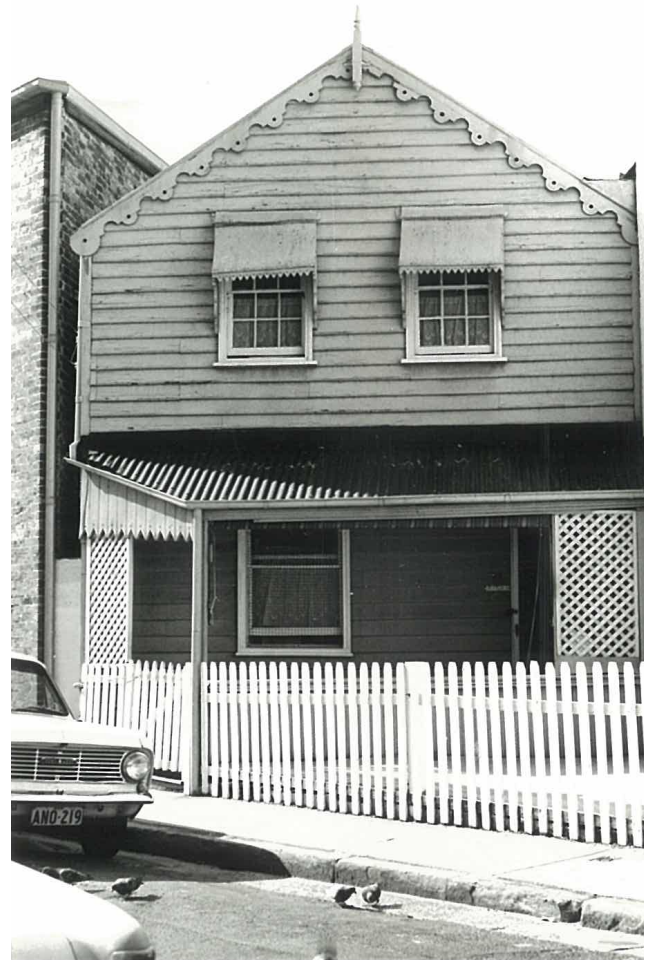


Figure 75: 1976. Extract from National Trust recording sheet #s8305. Source: National Trust of Australia (NSW).

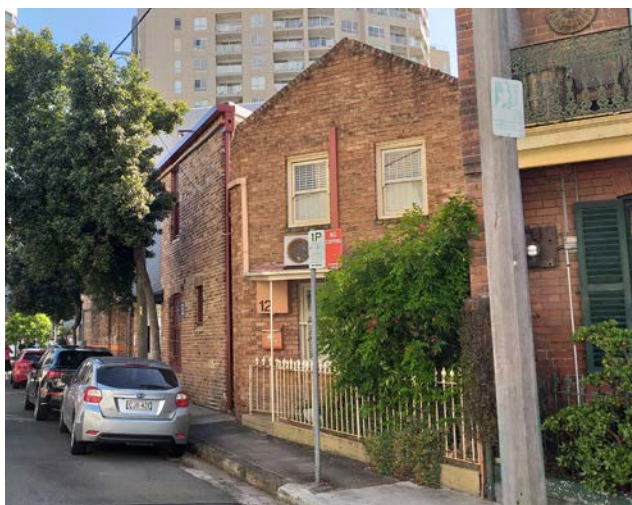


Figure 76: 2021. 12 Nimrod Street. Source: TZG architects, 2022.



Figure 77: 2021. 12 Nimrod Street. Source: TZG architects, 2022.

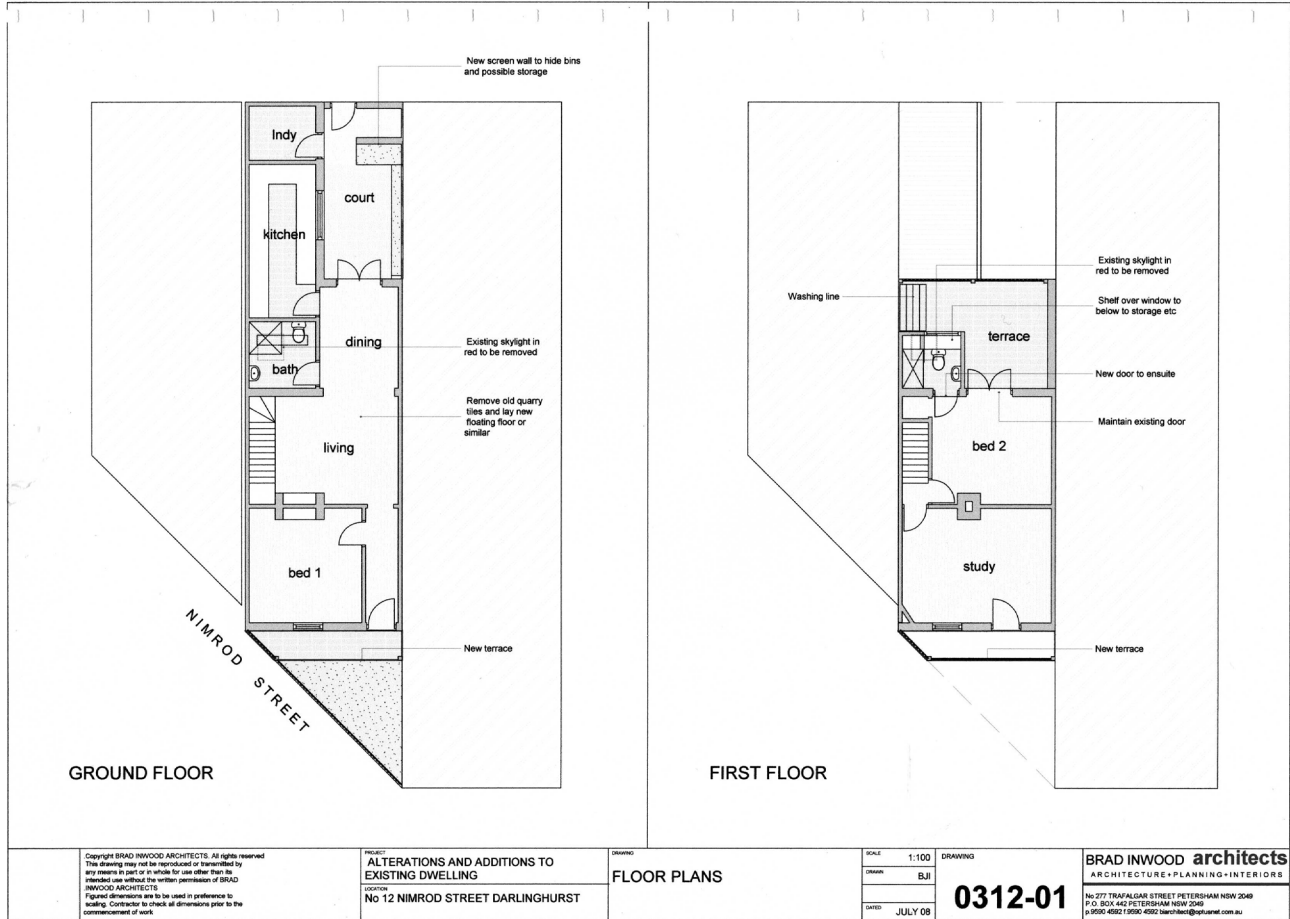


Figure 78: 2008. 12 Nimrod Street proposed floor plans.

The following table summarises the alterations, additions and changes of use recorded by Council.

10 NIMROD STREET		
YEAR	SOURCE	DESCRIPTION
1979	DA 11.02.457 1979/0830	Restorations and alterations to front and rear. Brickwork to front elevation, new roof over entry, rear additions and internal renovations.
1982	Building Inspectors Card	New brickwork to front and rear completed.
2008	D/2008/1412	Alterations & additions to existing terrace house, consisting of the installation of a new balcony and ensuite on the first floor
2009	P/2009/116	CC:055/2008 - D/2008/1412 - Alterations & additions to an existing terrace house consisting of installation of a new balcony and ensuite on the first floor. (Note the ensuite was never constructed.)

Table 7: 12 Nimrod Street - History of modifications.

3.7 Historical Summary

3.7.1 10 Nimrod Street

Lots 27 and 28, forming a triangular lot, were sold to James Fleming, a dairyman, in 1876. The first record of a structure on the land appears in the 1865 Trigonometric Survey which shows a building of timber construction along the rear lane. In 1887, the property was transferred to Frederick Penny, a butcher. It is uncertain when the original timber stables building was demolished; however, by 1891 a stables constructed of brick and iron was noted in the Rates Assessment. From 1920 - 1939 the property was owned by Harriet Eliza Crawford and the store and garage on the site at the time were rented to a range of tenants including White Horse Baggage Agents. Members of the Flynn family rented the premises from 1933 to 1948. Prior to its conversion into a theatre, the property was also used as a Sunday School, a gymnasium and the headquarters of a cab company. The first record of a two storey, triangular building, which resembles the footprint of the existing theatre building, was recorded in the 1948 Civic Survey of Sydney. Lynne Janet Segal leased the premises for use as a silk screen printing studio from 1968-1970 when the building started being used as a theatre and for children's theatre workshops on Saturdays. The theatre was known as the Nimrod St Theatre from 1970-1974. It became The Stables Theatre in 1976, was briefly known as The Loft, and the SBW Stables Theatre from 1986 until present time. A range of alterations have been carried out to the building over the past 50 years to suit its use as a theatre.

3.7.2 12 Nimrod Street

Lot 29, a roughly rectangular lot, was sold to John Corbett who constructed a freestanding two storey weatherboard house with an iron roof on the land by c1880. The house stayed within the Corbett family until 1917 when it was transferred to Esther Makin. The Makin family owned the house until 1951 when it transferred to the Cree family, who had been tenants of the house since 1936.

The two storey weatherboard house at 12 Nimrod Street was substantially altered between 1979 - 1982 and later between 2008 - 2009. These works included construction of brick façades to the front and back which majorly altered the presentation of the house within the streetscape.

3.8 Historic Themes

3.8.1 Barcom Avenue Heritage Conservation Area

The following historic themes are relevant to the site and identified on the LEP listing for the Barcom Avenue Heritage Conservation Area.

HISTORIC THEMES			
AUSTRALIAN THEME	NSW THEME	LOCAL THEME (C11 LEP LISTING)	LOCAL THEME
3 Economy Developing local, regional and national economies	Leisure		
3 Economy Developing local, regional and national economies	Leisure		
4 Settlement Building settlements, towns and cities	Agriculture		

Table 8: Historic Themes.

Source: Heritage NSW, Heritage Inventory Barcom Avenue Heritage Conservation

3.8.2 SBW Stables Theatre

In addition to the themes identified for the Conservation Area, the following historic themes are relevant to the SBW Stables Theatre site.

HISTORIC THEMES			
AUSTRALIAN THEME	NSW THEME	LOCAL THEME (C11 LEP LISTING)	LOCAL THEME
1 Environment Tracing the evolution of a continent's special environments	Environment - naturally evolved Activities associated with the physical surroundings that support human life and influence or shape human cultures		Changing the environment
3 Economy Developing local, regional and national economies	Commerce Activities relating to buying, selling and exchanging goods and services		Operating a theatre SBW Foundation
	Communication Activities relating to the creation and conveyance of information		Communicating by the Theatre
	Events Activities and processes that mark the consequences of natural and cultural occurrences		Providing a venue for significant events Holding premières for Australian productions
4 Settlement Building settlements, towns and cities	Land tenure Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.	Agriculture	Early Land Grants - Thomas Hyndes Changing land uses - from rural to suburban to urban
	Towns, suburbs and villages Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages		Subdivision of urban estates Cultural Social life
5 Working	Labour Activities associated with work practises and organised and unorganised labour		Working in places of public entertainment Working in a theatre

Table 9: Relevant Historic Themes to SBW Stables Theatre (continued on next page).

Source: TZG Heritage.

HISTORIC THEMES			
AUSTRALIAN THEME	NSW THEME	LOCAL THEME (C11 LEP LISTING)	LOCAL THEME
8 Culture Developing cultural institutions and ways of life	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.		Creating works of theatre Performing in artistic and creative ways Patronising artistic endeavours Performing in Australian Productions
	Leisure Activities associated with recreation and relaxation		Activities associated with relaxation and recreation Attending the theatre
	Social institutions Activities and organisational arrangements for the provision of social activities		Developing meeting places
9 Phases of Life Marking the phases of life	Persons Activities of, and associations with, identifiable individuals, families and communal groups		Thomas Hyndes Alexander Stuart James Fleming, dairyman Frederick Penny, butcher Harriet Eliza Crawford Ken Horler, John Bell and Richard Wherrett. Bob Ellis and Anne Brooksbank. Griffin Theatre Company. Dr Rodney Seaborn, Seaborn, Broughton & Walford Foundation. Corbett, Makin and Cree families, 12 Nimrod Street



Figure 79: SBW Stables Theatre.
Source: <https://griffintheatre.com.au>