

tonkinzulaikhagreer ARCHITECTS

A *William Hutchinson*
er ARCHITECTS *Larry*

and
Long Melville White Windows

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ACKNOWLEDGMENT OF COUNTRY

Tonkin Zulaikha Greer and the Council for the City of Sydney acknowledge the traditional owners and custodians of the land on which they work and pay their respects to Elders past, present and emerging.

tonkinzulaikhagreer

ADDRESS 117 RESERVOIR STREET SURRY HILLS NSW 2010
PHONE +61 2 9215 4900
EMAIL julie@tzg.com.au
ABN 4600 2722 349
www.tzg.com.au

Nominated Architects Peter Tonkin: NSW Reg No 4147; Brian Zulaikha: NSW Reg No. 2791; Tim Greer: NSW Reg No 5603
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AGENCY COUNCIL FOR THE CITY OF SYDNEY
ADDRESS TOWN HALL HOUSE, 456 KENT STREET SYDNEY
CONTACT GRACE WOLSTENCROFT
EMAIL GWolstencroft@cityofsydney.nsw.gov.au
www.cityofsydney.nsw.gov.au

Figure 1: (Cover) Plan of the “Waterloo Estate” grants from the Crown, shewing also its neighbouring locations.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0586, FL8779133.

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Executive Summary

There are currently ten Heritage Items identified on the Sydney LEP of local heritage significance within the study area and one item of State significance located underground. Section 170 Registers also identify an Alignment Pin on Botany Road.

Two Heritage Conservation Areas are located on the fringes of the Botany Road Corridor - the Alexandria Park Heritage Conservation Area (C1) and Redfern Estate Heritage Conservation Area (C56) and include some small parts of the study area.

The bulk of the Botany Road Corridor is currently neither heritage listed nor included in a Heritage Conservation Area. As a result, historic buildings within the precinct are currently offered little protection other than those contained in the Sydney DCP which require a Heritage Impact Statement to accompany any development to alter a property that is more than 50 years old.

This report includes a documentary and physical analysis which provides a baseline from which the heritage significance of the Botany Road Corridor has been assessed. Key constraints and opportunities for the ongoing management of heritage values are identified. The capacity for new development on sites with heritage items and contributory buildings has been provided directly to the Urban Design Consultant to inform a holistic urban design response.

Eight alternative options were considered for the management of heritage values within the study area. The final option seeks to strike a balance between protecting heritage significance, whilst acknowledging the anticipated future growth within the Botany Road Corridor.

Management recommendations are included in the report to encourage protection and enhancement of heritage significance, setting and views of heritage items and contributory buildings.

Recommendations

Recommendations arising from this study to protect the heritage values of the Botany Road Corridor study area are as follows:

- 1 Extend Alexandria Park Heritage Conservation Area (C1).
- 2 Extend Redfern Estate Heritage Conservation Area (C56).
- 3 Update listings of existing Heritage Items and Conservation Areas to include associations with Aboriginal people and Aboriginal Cultural Significance. These include:
 - St Lukes Presbyterian Church, 118 Regent Street, Redfern (LEP I1352)
 - 181 Regent Street, Redfern (LEP I1353)
 - Cauliflower Hotel, 123 Botany Road, Waterloo (LEP I2070)
 - Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP I4).
 - Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP I16)
- 4 Add the following places to Sydney LEP, Schedule 5 - Environmental Heritage as Heritage Items of Local significance:
 - Former Aboriginal Legal Service, 142 Regent Street, Redfern
 - Former Aboriginal Medical Service, 171 Regent Street Redfern
 - Aboriginal Housing Company, 33a-35 Botany Road, Waterloo
 - Terrace Group, 122-136 Wellington Street, Waterloo.



Figure 2: East side of Botany Road, Waterloo, looking south from the intersection of Henderson Road in 1957. At right is the Commercial Bank of Sydney branch at No. 60 Botany Road, Alexandria.
Source: Sydney City Archives (044291 Les Stone Collection)

1.0

Introduction

1.1 Background

This non-Indigenous Heritage Study has been prepared to inform the Botany Road Corridor Urban Design Study.

1.2 Report Purpose

This report aims to investigate and analyse the historic and physical context of the corridor – with a focus on the ten listed heritage items within the study area and the study area interfaces to the C1 Alexandria Park and C56 Redfern Estate Heritage Conservation Areas to:

- Provide a baseline analysis within which the heritage significance of the Botany Road Corridor can be understood and assessed;
- Identify the key constraints and opportunities for the ongoing conservation management of the listed heritage items, including where retention and conservation action is paramount;
- Identify – in liaison with the Urban Design consultant and The City – the capacity for new development, including infill buildings, additions or adaptations. Provide advice to the Urban Design consultant on what are acceptable alterations to specific contributory buildings and listed heritage items, including location, scale, and an ongoing management strategy; and
- Formulate recommendations for conservation actions and recommendations for the management of change and use, to ensure protection and enhancement of heritage significance, setting and views of heritage items.

1.3 Heritage Objectives

The following Heritage Objectives are identified in the Project Brief:

- Develop and respond to an understanding of the particular characteristics of the Study Area in relation to non-Indigenous heritage, cultural, political, social and related economic significance.
- Celebrate the living culture of Aboriginal and Torres Strait Islander communities through growing the Eora Journey.
- Respond to the non-Indigenous heritage and archaeological significance of the area.
- Respond to the adjacent heritage conservation areas.

1.4 Location



Figure 3: Location of Botany Road Corridor Study Area.
Source: Google Maps with TZG overlay.



1.5 Study Area

The Study Area is shown in the diagram to the right. It runs roughly in a north south direction, centred on Botany Road - defined to the north by the rail corridor at Redfern Station and to the south by McEvoy Street. The western side of Cope Street is included, as is the eastern side of Wyndham and Garden streets.

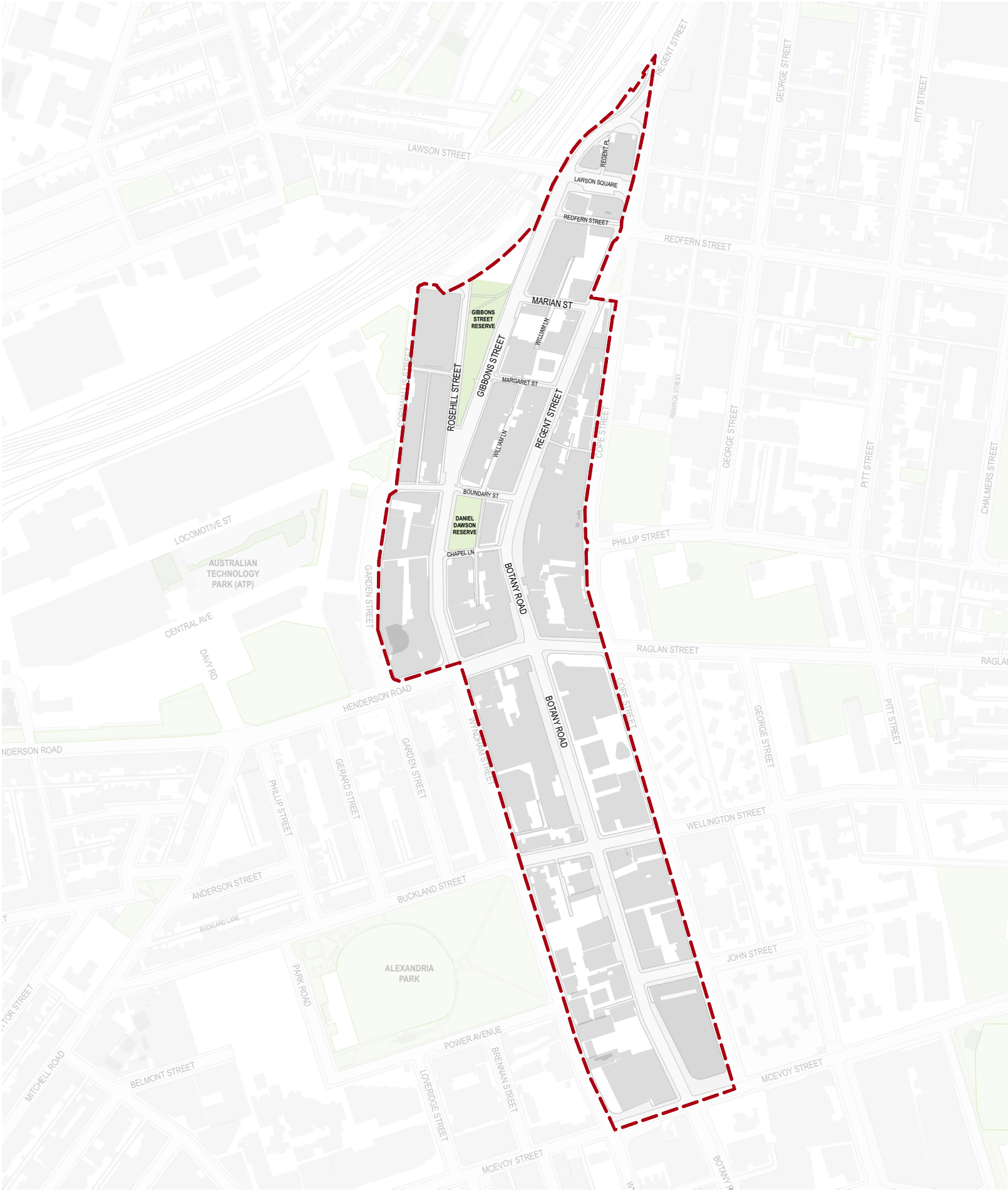


Figure 5: Map showing division of suburbs within the Botany Road Corridor Study Area - Redfern, Waterloo and Alexandria.
Source: LEP Map with TZG overlay.

Figure 4: Botany Road Corridor Study Area.
Source: City of Sydney LEP Map with TZG overlay.

Study Area

1.6 Methodology

In order to gain an understanding of the history and significance of the Botany Road Corridor, a desktop review of available heritage studies and historical information was first undertaken to identify key historic themes related to non-Indigenous occupation. Historical maps were overlaid to reveal the changes over time and a history of the study area prepared.

Several site inspections were carried out to identify contributory buildings within the Botany Road Corridor. Additional research was targeted to gaining a better understanding of the history and significance of these buildings.

Existing listings for Heritage Items and Heritage Conservation Areas were reviewed and the significance of the Botany Road Corridor and the contributions of individual buildings were then assessed. This also involved consultation with City of Sydney specialist heritage and planning staff and other consultants within the Project Team.

The *Archaeological Assessment*, prepared by Urbis, furthered our understanding of the history and significance of the area from both an Indigenous and non-Indigenous perspective.

The ‘*Aboriginal and Torres Strait Islander community engagement and cultural heritage research*’ prepared by Cox Inall Ridgeway for the Botany Road Corridor informed our understanding of Aboriginal cultural values associated with the place.

Constraints and opportunities informed the final recommendations contained in this report, particularly given the current pressure of surrounding developments.

The final recommendations aim to protect and enhance both the Indigenous and the non-Indigenous heritage significance of the Botany Road Corridor and inform the Urban Design Study for the area.

1.7 Terminology and Abbreviations

What is heritage

Heritage in the broadest sense is everything inherited from our past. It can be tangible, such as buildings, places and precincts; archaeological sites and relics; landscape, environment, gardens and trees; moveable heritage (artefacts); or intangible, such as customs, language, stories and beliefs. Heritage helps to shape our identity - our past, present and future. Heritage can also include cultural knowledge, spiritual values and connection with the land, especially in relation to Aboriginal heritage,

Heritage Conservation

Heritage conservation is the process of looking after important places so that their heritage values can be passed on to future generations. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013 (Burra Charter) provides a set of principles that guides conservation work in Australia. It advocates a cautious approach to change - to do as much as necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained. If changes are made to a place, they should ideally be reversible, as once original fabric is gone it is lost forever.

A key principle of heritage conservation is the importance of understanding the significance of a place before making any decisions about its future. This ensures that the assessment process is as objective as possible and is based only on the intrinsic qualities of the place itself. It also ensures that work on heritage items is designed to retain the significance of the place.

Cultural significance

Cultural significance is defined by the Burra Charter as the aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

The level of significance of a place affects the statutory planning approval pathway of a project and the input required from a specialist heritage consultant. Heritage items can be of national, state or local significance.

Heritage Assessment

The heritage assessments contained in this study follow the approach set out in *The Conservation Plan*, by James Semple Kerr (National Trust of Australia (NSW), fifth edition, 2000). Conservation terminology used in this report is consistent with the NSW Heritage Manual, prepared by the NSW Heritage Office and the Burra Charter.

Australia ICOMOS Charter for Places of Cultural Significance, 2013 (The Burra Charter)

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved, a standardised terminology for conservation processes and related actions has been adopted. The terminology in The Burra Charter is a suitable basis for this.

The following terms apply to the historic fabric of the site and are included here to assist in understanding of the intent of the conservation requirements in this section.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.

Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Interpretation means all the ways of presenting the cultural significance of a place.

Indigenous Heritage

The *Botany Road Corridor Strategic Review: Aboriginal and Torres Strait Islander Community Engagement and Cultural Heritage Research, Project Report*, prepared by Cox Inall Ridgeway (CIR) and an *Archaeological Assessment* prepared by Urbis, accompanies the Botany Road Corridor Urban Design Study which assesses the cultural significance of the Study Area for both Aboriginal and Torres Strait Islander people. It is noted that the term Aboriginal, rather than Aboriginal and Torres Strait Islander, is used at times in this document. Where this is done it is to reflect that: the Traditional Owners of the area were Aboriginal people; many of the first organisations established in Redfern were Aboriginal organisations (such as the Aboriginal Medical Service); and the term ‘Aboriginal Redfern’ is commonly used today by Aboriginal and Torres Strait Islander people.

Cox Inall Ridgeway, Urbis and Tonkin Zulaikha Greer acknowledges that Torres Strait Islander people, and people with both Aboriginal and Torres Strait Islander heritage, were actively involved in many historic Aboriginal organisations and movements in the area.

Please note: Aboriginal and Torres Strait Islander people should be aware that this report may contain images or names of deceased persons.

Refer also to Section 8.2 - Glossary of Terms.

1.8 Limitations

Existing assessments of cultural significance, made by others, for Heritage Items and Heritage Conservation Areas have been adopted in this report. Where possible, these assessments have been supplemented with further research.

Other assessments of significance contained in this report are based on historical research and visual inspections, however, access to the interiors of many properties was not granted.

Cox Inall Ridgeway provided information about the historical associations and social significance of specific places to the local Aboriginal community.

Further consultation is recommended to pinpoint the location of the Palms Milk Bar, which was an important meeting place for Aboriginal people in the area. The address is variously referred to as 128 Regent Street, 140 Regent Street and in Redfern Street. The Aboriginal Legal Service (NSW/ACT) is currently located at 199 Regent Street and identified by CIR in a contemporary building and hence has not been included in this study.

1.9 Author Identification

This report has been prepared by Tonkin Zulaikha Greer Heritage with contributions from:

- Julie Mackenzie, Director Heritage & Adaptive Reuse, Tonkin Zulaikha Greer Architects, NSW Reg. No.5727 BSc(Arch) BArch (Hons) MHeritCons FRAIA.
- John Taliva’a, Graduate of Architecture and Heritage Consultant, BArchStudies MArch.
- Nick Jackson, Historian.

All photographs in the report were taken by TZG Heritage unless noted otherwise.

1.10 Acknowledgements

Tonkin Zulaikha Greer Heritage would like to acknowledge the valuable contributions made by the City of Sydney project team, particularly Matt Devine, Grace Wolstencroft, Jessie McNicoll, Tim Wise and Wayne Williamson.

Figure 6: 1929 Botany Road resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FL1810163



2.0

Statutory and Policy Context

2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits.

The EP&A Act also requires State and local government authorities prepare local environmental planning instruments, such as the Sydney Local Environmental Plan 2012 (Sydney LEP), to give statutory force to planning controls. These instruments may incorporate specific provisions for the conservation and management of environmental heritage.

Building Controls

National Construction Code

The National Construction Code, including the Building Code of Australia (BCA), provides a uniform set of technical provisions for the design and construction of buildings and other structures within Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and is given legal effect through the Environmental Planning and Assessment Act (EP&A Act).

Under the EP&A Act, all new buildings and new building work must be carried out in accordance with the NCC. In general, there is no requirement for an existing building to comply with the BCA unless the use of an existing building is changed. In the case of change of use, the main requirement is that the structural capacity and fire safety of the building be appropriate for the new use.

In the case of an existing building undergoing alterations and/or additions, the new work must comply with the BCA, with some discretion being available to consent authorities to decide if the existing building needs to be upgraded to meet the BCA. There are opportunities to provide alternatives and concessions to BCA compliance where it otherwise may result in adverse heritage impacts.

2.2 National Parks and Wildlife Act 1974

The *National Parks & Wildlife Act 1974* (the NPW Act) provides statutory protection for all Aboriginal ‘objects’ (consisting of any material evidence of the Aboriginal occupation of NSW) and for ‘Aboriginal Places’ (areas of cultural significance to the Aboriginal community) under Section 86 of the NPW Act. Aboriginal objects are afforded automatic statutory protection in NSW whereby it is an offence to:

‘damage, deface or destroy Aboriginal sites without the prior consent of the Director-General of the National Parks and Wildlife Service’, (now part of the Department of Planning, Industry and Environment).

The NPW Act defines an Aboriginal ‘object’ as:

‘any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation before or concurrent with the occupation of that area by persons of Non-Aboriginal European extraction and includes Aboriginal remains’.

The NPW Act is administered by the Environment, Energy and Science Branch (ESS), formerly the Office of Environment and Heritage, of the Department of Planning, Industry and Environment. The Co-ordinator General of ESS is the authority responsible for the protection of all Aboriginal objects and place in NSW, whether they are on a national park estate or not.

Under Section 86 of the NPW Act it is an offence to harm or desecrate an Aboriginal object or place without prior written consent of the Co-ordinator General of ESS. Under Section 89A of the NPW Act, it is also a requirement to notify the Co-ordinator General of the ESS of the location of an Aboriginal object identified during any phase of works.

Under s90, if any Aboriginal cultural remains are exposed during works, then all work would need to be ceased until an Aboriginal heritage impact permit has been obtained and Aboriginal community consultation has been undertaken.

The provisions for recognising and protecting Aboriginal Cultural Heritage are proposed to be moved into a new Aboriginal Cultural Heritage Act which is still under development.

2.3 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) provides protection for items of ‘environmental heritage’ in NSW. ‘Environmental heritage’ includes places, buildings, works, relics, movable objects or precincts considered significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. Items considered to be significant to the State are listed on the State Heritage Register (SHR) and cannot be demolished, altered, moved or damaged, or their significance altered without approval from the Heritage Council of NSW in accordance with Section 57(1) of the Act.

State Heritage Register

The SHR was established under Section 22 of the State Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites. The SHR is administered by Heritage NSW, Department of Premier and Cabinet and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of Heritage significance for the whole of NSW. The Pressure Tunnel and Shafts that run diagonally underneath the study area are listed on the SHR, along with many other items located in the vicinity.

Section 170 Registers

Under the Heritage Act all government agencies are required to identify, conserve and manage heritage items in their ownership or control. Section 170 of the Heritage Act requires all government agencies to maintain a Heritage and Conservation Register that lists their heritage assets and includes an assessment of heritage significance.

They must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles (contained within the State Agency Heritage Guide) approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines. It is a requirement under Section 170A of the Heritage Act that an agency notify the Heritage Council of NSW no less than 14 days before it removes, transfers ownership, ceases to occupy or demolishes any place on its register.

Exemptions

Section 57(2) of the Heritage Act provides for a number of Exemptions to Section 57(1) approval requirements. Development the subject of an exemption under section 57(2) does not require prior Heritage Council approval but may still require notification and an approval from Heritage NSW, Department of Premier and Cabinet. There are two types of Exemptions: Standard and Specific.

Standard Exemptions apply to all items on the SHR and generally include minor and non-intrusive works and are in some instances subject to some qualifications. Typical exempted works include maintenance (to buildings and gardens), minor repairs and repainting in approved colours.

Specific exemptions apply to individual SHR items and are gazetted, included on the SHR listing, or identified in a Conservation Management Plan for the item and endorsed by the Heritage Council.

Minimum Standards of Maintenance and Repair

Section 118 of the Heritage Act provides for the regulation of minimum standards for the maintenance and repair of State Heritage Register items. These standards were regulated in 1999 and apply to all State Heritage Register items.

The minimum standards cover the following areas:

- weatherproofing
- fire protection
- security and
- essential maintenance.

An inspection to ensure that the item is being managed in accordance with the minimum standards must be conducted at least once every year (or at least once every three years for essential maintenance and repair standards).

Failure to meet the minimum standards may result in an order from the Heritage Council to do or refrain from doing any works necessary to ensure the standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development, or fines and imprisonment.

Archaeology

Part 6 Division 9 of the Heritage Act protects archaeological ‘relics’ from being exposed, moved, damaged or destroyed. This protection extends to situations where a person has reasonable cause to suspect that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR. Section 4(1) of the Heritage Act (as amended 2009) defines a ‘relic’ as follows:

“relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.”

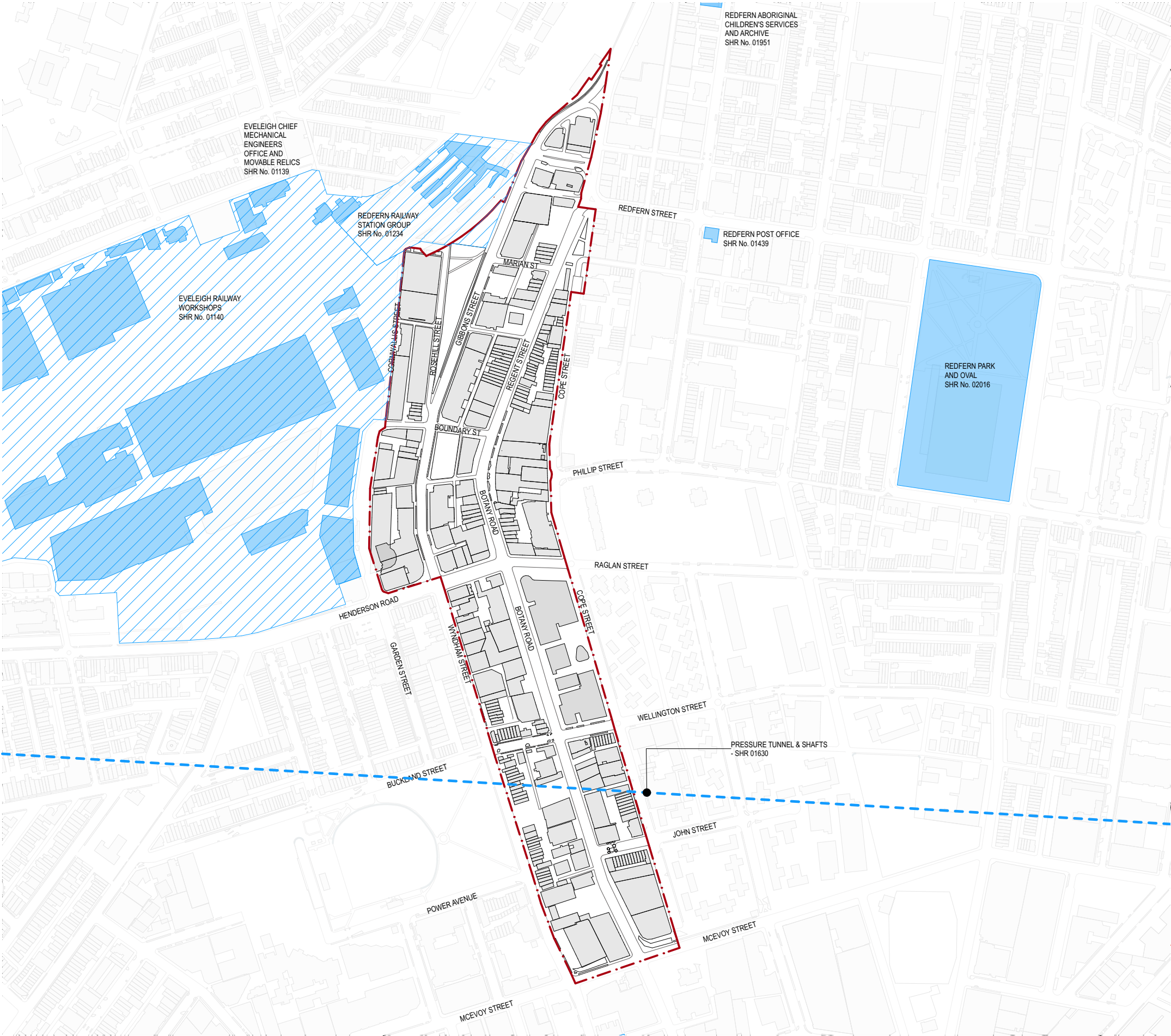
Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit. Excavation permits are issued under Section 140 of the Heritage Act, or Section 60 for sites listed on the SHR. Excavation Permit Applications must be supported by an Archaeological Research Design and overseen by an approved Excavation Director.

Section 146 of the Heritage Act requires that any discovery or location of a ‘relic’ is reported to the Heritage Council.

If the proposed work is minor and would have minimal impact on the heritage significance of the place or site within a SHR curtilage, it may be granted an exception or exemption under Section 139 (4) or Section 57 (2) of the Heritage Act.

Works

The Heritage Act identifies ‘works’ as being in a separate category to archaeological ‘relics.’ ‘Works’ refer to infrastructure. ‘Works’ may be buried, and therefore archaeological in nature, however, exposure of a ‘work’ does not generally trigger reporting obligations or approval under the Heritage Act. ‘Works’, as items of environmental heritage, have the potential to provide information that contributes to our knowledge of past practices, and good environmental practice recognises this.



There are no identified items of State heritage significance located above ground in the Botany Road Corridor study area, however a pressure tunnel of State heritage significance passes through the study area underground. Eveleigh Railway Workshops and Redfern Railway Station about the site to the north west.

ITEM	ADDRESS	SHR#
Pressure tunnel & shafts	Potts Hill Road to Waterloo Pumping Station, Potts Hill to Waterloo	01630

Figure 7: State Heritage Items in the vicinity of the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.

State
Heritage
Items

2.4 City of Sydney Planning Controls

2.4.1 Sydney Local Environmental Plan 2012

The key local statutory planning instrument applying to the site is the Sydney Local Environmental Plan 2012 (SLEP 2012). Clause 5.10 of the LEP sets out controls relating to Heritage Conservation and has been prepared in accordance with the NSW Government’s Standard Instrument—Principal Local Environmental Plan. This clause is consistent with current heritage best practice guidelines, providing for protection of heritage buildings, places, works and trees, Heritage Conservation Areas (HCAs), and archaeological relics.

Schedule 5 - Environmental Heritage of the LEP provides a list of identified Heritage Items and Heritage Conservation Areas. There are ten identified heritage items within the study area and two Heritage Conservation Areas.

Part 5.10 of SLEP 2012 sets out the following objectives and controls related to Heritage Conservation.

Heritage conservation

- (1) Objectives
- The objectives of this clause are as follows:
- (a) to conserve the environmental heritage of the City of Sydney,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- (2) Requirement for consent
- Development consent is required for any of the following:
- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

2.4.2 Sydney Development Control Plan 2012

Sydney DCP (SDCP) supports SLEP and provides detailed planning and design guidelines to support the planning controls in the LEP. It covers matters including urban design, access and parking, landscaping and signage.

Provisions are included in Section 3.9 of SDCP for heritage items, conservation areas and contributory buildings along with neutral and appropriate infill buildings and detracting buildings. Building materials, public domain features and excavation are also covered by the DCP.

Heritage objectives are stated in Section 3.9.1 of the DCP:

1. (a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.
2. (b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.

A Heritage Impact Statement is required to be prepared to accompany any proposal involving substantial demolition or major alterations to a heritage item, building within a heritage conservation area or a building older than 50 years under the provisions of Section 3.9.1 of the DCP.

Section 3.10 contains provisions related to specific architectural building types including warehouses and industrial buildings, weatherboards, pubs and hotels, along with significant shopfronts, public buildings and community buildings.

The Botany Road Corridor study area straddles three Special Character Areas under the provisions of Section 2 of the SDCP 2012.

- 2.5.1 Green Square - Alexandria Park
- 2.7.7 Erskineville, Alexandria (west) and Newtown (south) - Alexandria Park and Wyndham Street
- 2.13.13 Waterloo Redfern - Regent Street/Botany Road.

The locality statements for these Special Character Areas include general principles for development which acknowledge the importance of heritage items and conservation areas and encourage development which responds to the traditional narrow lot, small footprint, ‘fine grain’ character of historic buildings within them.



There are ten heritage items of local significance located within the Botany Road Corridor study area and many others located in the vicinity.

Figure 8: Local heritage items in the vicinity of the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.



Local Heritage Items



The Botany Road Corridor is located adjacent to two Heritage Conservation Areas (HCAs) of local significance: the Alexandria Park and Redfern Estate HCAs. The Alexandria Park HCA extends marginally into the study area at Henderson Road, Wyndham and Buckland Streets.

HERITAGE CONSERVATION AREA	LEP#
Alexandria Park	C1
Redfern Estate	C56



Existing Heritage Conservation Areas

Figure 9: Existing Heritage Conservation Areas in the vicinity of the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.

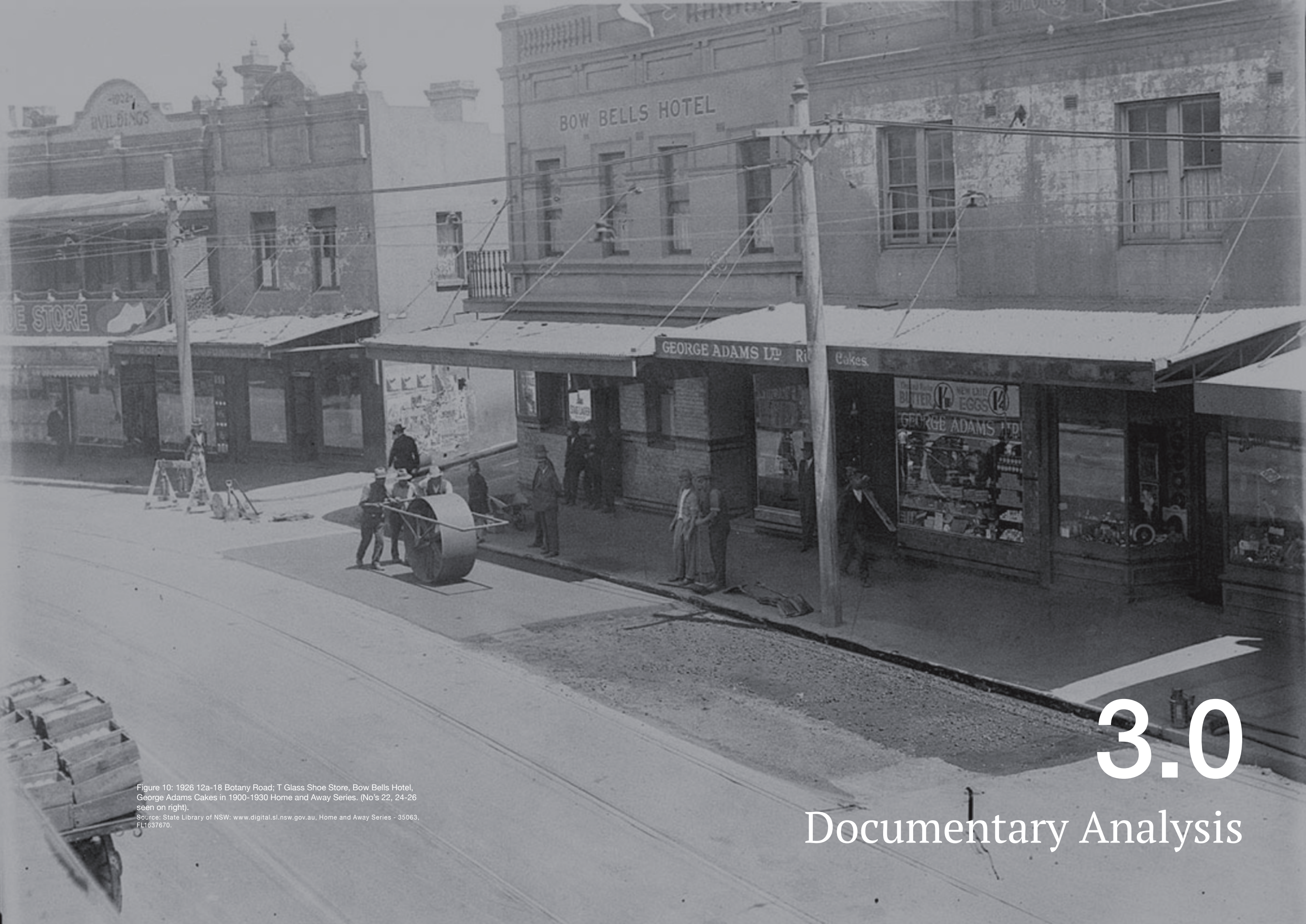


Figure 10: 1926 12a-18 Botany Road; T Glass Shoe Store, Bow Bells Hotel, George Adams Cakes in 1900-1930 Home and Away Series. (No's 22, 24-26 seen on right).
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Home and Away Series - 35063, FL1637670.

3.0

Documentary Analysis

3.1 Introduction

This site forms part of the land of the Gadigal people, the traditional custodians of land within the City of Sydney council boundaries.¹ Information about the original topography, Aboriginal occupation and early contact between Aboriginal people and first European settlers has been provided by Urbis. Further details are included in the *Botany Road Corridor Strategic Review: Aboriginal and Torres Strait Islander Community Engagement and Cultural Heritage Research Project Report Body*, October 2020, prepared by Cox Inall Ridgeway. The historical overview 1788-2020 that follows takes the form of a thematic history and has been prepared by Nick Jackson, historian.

3.2 Topography

The study area is located within the Botany Lowlands dune system. The original topography was a mix of gently undulating sand dunes running in a north-south direction, rising in elevation from twenty to forty metres towards the north, bordered by the low-lying wetlands and waterways of Waterloo Swamp to the south and east.

The topography was significantly modified throughout the 19th century through earthworks and land reclamation associated with residential and industrial developments. Installation of the trainline to the north-west of the subject area in 1884 also necessitated significant levelling and excavation works.

3.3 Vegetation

Prior to European occupation of the subject area, it is likely to have been positioned in a transitional landscape between the sclerophyll eucalypt and apple woodland of the Tuggerah soil landscape and tall open-forest and open-woodland of the Blacktown soil landscape. This supposition is based on the underlying geology and soil landscapes.

The majority of the subject area therefore falls within former sclerophyll eucalypt and apple woodland. Dominant tree species included smooth-barked apple *Angophora costata*, Sydney peppermint *Eucalyptus piperita*, and old man banksia *Banksia aemula*. The shrubby sclerophyllous understorey contained many species including bracken *Pteridium esculentum*, Christmas bush *Ceratopetalum gummiferum*, woody pear *Xylomelum pyriforme*, and prickly moses *Acacia ulicifolia*.

The open-forest and open-woodland to the west contained Sydney blue gum *Eucalyptus saligna* and blackbutt *E. pilularis* within wetter areas and forest red gum *E. tereticornis*, narrowleaved ironbark *E. crebra* and grey box *E. moluccana* in drier areas.

Native vegetation communities have been almost completely removed from the subject area due to the intense urbanisation and industrialisation that occurred from the 19th century onwards.²



Figure 11: One of the earliest maps of the area, from approx. 1820-1840. The map shows Botany Road including bridges over creeks which feed into the swamps and waterways. The area show includes the area which today includes Redfern Station and The Block to the west of the road, Alexandria Park to the south, Redfern Street and Redfern Park to the east, and the Waterloo Estate (near the location noted as the 'Waterloo Mill').
Source: HLRV, Parish of Alexandria, County of Cumberland

1: For information about the Aboriginal history of the local area also see the City's Barani website: <http://www.sydneybarani.com.au/>

2: Urbis, Archaeological Assessment included in Cox Inall Ridgeway, Botany Road Corridor, Indigenous Cultural Heritage Study, 2020.

3.4 Aboriginal History

3.4.1 Pre Contact

The traditional owners of the land in the study area are the Gadigal (or Cadigal) clan, one of twenty-nine Aboriginal clans that lived around the Sydney basin and make up the Eora nation. Eora means 'people' (of this place) and their land is documented to extend from the Hawkesbury River plateau margins in the north to Botany Bay and the Georges River in the south.^{3 4 5} The Gadigal were believed to occupy the south side of Port Jackson, from South Head to Long Cove (now Darling Harbour).⁶ This area incorporates the Eastern Suburbs, Central Business District and parts of the Inner West.

Prior to European colonisation and development, the lands of the Gadigal people, also known as the spear grass people, were abundant in resources. The study area and surrounds were a waterscape of permanent and semi-permanent wetlands supporting waterbirds, freshwater fish and turtles, forests of paperbark and swamp mahogany, sedges, reeds, ferns and lilies. The Kangaroo Grounds (around present-day Summer Hill) were on the western border of their land, a border shared with the Wanegal. This was a hunting ground abundant with macropods, which could be used not only for food but also for their hides.⁷

Activities such as hunting, fishing, harvesting native plants and collecting fresh water were common occurrences that supported a diet which comprised primarily of fish, shellfish and other aquatic animals.⁸ The Gadigal crafted spear shafts from Casuarina trees and glued them with resin from Gulgadya (the grass tree). The archaeological record also provides evidence for the use of stone materials to create tools and weapons.⁹ Whilst they were adept and skilled at living and hunting on the land, the land was also the sacred container and the blank canvas for their stories, artistry and culture.

3: Urbis, Archaeological Assessment included in Cox Inall Ridgeway, Botany Road Corridor, Indigenous Cultural Heritage Study, 2020.

4: Kohen, J. 1993. The Darug and their neighbours: the traditional Aboriginal owners of the Sydney region. Darug Link in association with Blacktown and District Historical Society, 1993, p.10.

5: Hughes, R. 1987. The fatal shore: the epic of Australia's founding. New York: America.

6: Tindale, N. 1974. Aboriginal Tribes of Australia. Their Terrain, Environmental Controls, Distribution, Limits and Proper Names. ANU Press, Canberra: Australia. See also Turbett, 1989.

7: Ashfield & District Historical Society, 1996. 'A Short Walk Through Ashfield's Past', booklet.

8: Tench, W. 1789. A Narrative of the Expedition to Botany Bay, p.53. Cited in Flannery, 2012. Watkin Tench: 1788, The Text Publishing Company, Melbourne: Australia.

9: Attenbrow, V. 2002. Sydney's Aboriginal Past. University of New South Wales Press, Sydney: Australia.



Figure 12: Aboriginal woman in a canoe (nawi) fishing with a line, c1805

Source: Attributed to George Charles Jenner and W.W. [William Waterhouse]. Mitchell Library, State Library of NSW - Natives of New South Wales; drawn from life in Botany Bay - PXB 513).

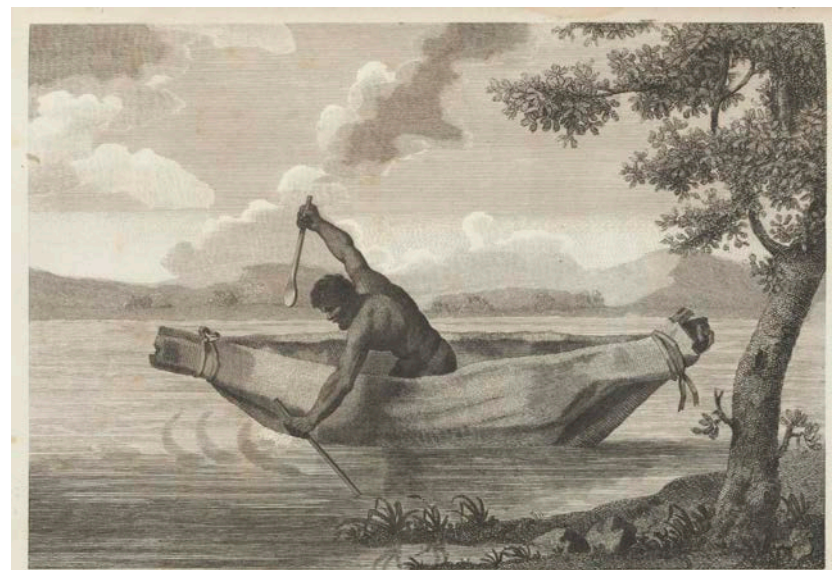


Figure 13: 1804, Pemulwuy - 'Pimblow: Native of New Holland in a canoe of that country', engraving, on sheet, 20.8 x 26.0 cm. Samuel John Neele (1758-1824)

Source: State Library of Victoria, available online: <http://handle.slv.vic.gov.au/10381/255651>



Figure 14: Aborigines hunting waterbirds, c1817.

Source: Lycett, Joseph, watercolour ; 17.5 x 27.7 cm. Mitchell Library, State Library of NSW, Call Number: PIC MS STRONG ROOM 12/1/4 #R5675.



Figure 15: Aborigines hunting waterbirds in the rushes, c1817.

Source: Lycett, Joseph, watercolour ; 17.7 x 27.7 cm. Mitchell Library, State Library of NSW, Call Number: PIC MS STRONG ROOM 12/1/4 #R5690.

3.4.2 Post Contact

Though increasingly displaced from their traditional lands by the expanding colonial settlements, in the early days of the Colony, the Gadigal people continued to live in the wetlands, forests and banksia shrubs of the sandhills which would also have provided them with an abundant source of food.

It is estimated, however, that by 1790 over half of the Aboriginal population in the region were lost to the effects of smallpox and the dispossession of their land and resources by Colonial settlers.¹¹

While interactions and exchanges of various natures and degree with the colonists were not uncommon, the Eora people continued to practice a traditional way of life into the first decades of the nineteenth century, with the Gadigal culture still surviving today.¹⁰

Despite their displacement and losses, the study area continued to provide the stage for many events and was an important meeting point for Aboriginal people throughout the 1790s. The area is surrounded by known sites where Aboriginal people camped, held ceremonies and resolved disputes. These included near what is now Redfern Park, Victoria Park and at Prince Alfred Park where Aboriginal ceremonies were often witnessed by hundreds of spectators from the nearby township.^{12 13}

At the time of first contact, a traditional Aboriginal trading route roughly followed the route of today's Botany Road and was an important corridor for trade and movement for Aboriginal people in early Sydney. This track connected Aboriginal clans and nations between Port Jackson and Botany Bay. Redfern Street is also likely to have been formed on another early route that ran along the ridge and high ground which tracked the movement of Aboriginal people travelling east-west across the study area.¹⁴

There is abundant archaeological evidence throughout Sydney of contact between the local Gadigal people and early European settlers. This evidence exists in the form of contact sites, with material remains including knapped ceramic and glass, European materials in middens, and rock engravings depicting the arrival of Europeans.¹⁵

The development of Redfern and the surrounding suburbs during the late nineteenth and early twentieth centuries attracted Aboriginal people back to the area. Many found employment in the Eveleigh Railway Workshops and other factories nearby. Aboriginal Redfern was a place where Aboriginal people came together from many NSW nations.



Figure 16: Turning the first sod for the new railway station at Prince Alfred Park, Sydney, N.S.W. 3rd July 1850.

Source: John Rae, 1850. Mitchell Library, State Library of New South Wales, viewed 2 August 2017, <http://archival.sl.nsw.gov.au/Details/archive/110314731>

10: Flannery, T. 1999. The Birth of Sydney, p. 22

11: Attenbrow, 2010; OCP Architects, 2017; Otto Cserhalmi & Partners, 2002, in Redfern Station Upgrade – New Southern Concourse EIS (Chapter 15), May 2020.

12: Collins, D. 1798, An Account of the English Colony in New South Wales, Volume 1, Dec 1793, T. Cadell Jun. and W. Davies, London.

13: Collins, David, 1802, An Account of the English Colony in New South Wales From Its First Settlement, in January 1788, to August 1801, Volume 2, Oct 1796, T. Cadell Jun. and W. Davies, London.

14: Hunter, J. 1793, An Historical Journal of the Transactions at Port Jackson and Norfolk Island, printed for John Stockdale, London.

15: Lampert, 1985. Excavation Report on Marty Bond Store.

3.5 Historical Overview

1788-2020

3.5.1 Sydney Borderland (grants and land use)

The line of Regent Street/Botany Road transects the Crown grants made to William Hutchinson and William Chippendale: Hutchinson's grant is located south of Boundary Street, while Chippendale's grant is to north, and the west of Botany Street. (Figure 17)

The earliest of these grants was the one made to William Chippendale in January 1816 (confirmed in 1819), and it comprised an area of 95 acres. Chippendale (1781-1839) had arrived in the colony in 1815 as a free settler and his grant comprised land north to Parramatta Road inclusive of frontage to Black Wattle Creek. By 1817 Chippendale and his family were residing near the creek, running cattle and raising crops.¹⁶ The Chippendale grant comprises Wianamatta Shale derived soils, which are suitable for some agricultural uses.¹⁷

In 1822 Chippendale sold the grant to Solomon Levey for 380 pounds.¹⁸ Levey (1794-1833) in contrast was one of the former convicts in the colony that had made the most of their misfortune and amassed wealth. Levey returned to London in 1826 and died there in October 1833. Levey sold most of the land (62&1/2 acres) to merchant William Torkington in 1833 for 312 pounds 10 shillings.¹⁹ In 1834 Torkington sold the same land to William Hutchinson for exactly the same amount.²⁰ Hutchinson was the grantee of the Waterloo estate discussed below, and also the grantee of the Golden Grove estate (Darlington), comprising 52 acres granted in 1819.

The largest of the grants comprised an area of 1400 acres and was made to William Hutchinson in May 1823. Hutchinson (1772-1846) had arrived in the

colony in 1799 to serve a penal sentence. On arrival he was sent to Norfolk Island, and was soon an overseer of Government stock, and in 1809 became the Superintendent of Convicts for this island colony. Hutchinson came to Sydney in 1814 and was appointed to the position of Principal Superintendent of Convicts and Public Works for the colony of NSW. By then Hutchinson was already a wealthy and influential man, although he remained on the government's pay roll until 1823.

Hutchinson probably had acquired the 1400 acres prior to 1823, and certainly had possession by 1819 it seems when he was building a water powered flour mill, which had commenced production by early 1820.²¹ Hutchinson's Waterloo in its natural state comprised sand hills with banksia scrub, water courses and swamps. Without significant soil improvement the grant was ill-suited to agriculture, but the water resource was good for stock grazing and agistment, and represented liquid gold for the industrialist of the colonial era. In 1820 Hutchinson went into partnership with Samuel Terry, Daniel Cooper, George Williams, William Leverton, and Tom White Melville Winder as part owner of the mill now called the Lachlan and Waterloo Flour Mill.²² In 1823 the mill was expanded to distill sugar for the production of rum.²³ The water used in these processes was pooled within a system of reservoirs known as the Big Waterloo Dam, the Little Waterloo Dam, Upper Dam, etc.

In 1825 Hutchinson sold his share in the company, and with it the Waterloo estate, to Daniel Cooper (1785-1853) and Solomon Levey (1794-1833) in 1825; two emancipist merchants who had entered into a

business partnership in that year. In 1826 the pair founded the firm Cooper and Levey and opened the large Waterloo Warehouse at the corner of Market and George-streets, Sydney. Hutchinson and Cooper however continued in business together for in 1829 the pair purchased John Thomas Campbell's (1770?-1830) neighbouring Mount Lachlan grant comprising 185 acres. After the death of Levey in 1833 the Waterloo estate was under the sole ownership of Daniel Cooper, although ensuing legal proceedings were not resolved in Cooper's favour until 1843.



Figure 17: A survey prepared in 1838 showing the land grants made to William Redfern (100 acres), and William Chippendale (95 acres) beside Regent Street. South of these was William Hutchinson's grant (1400 acres). Image reorientated for reproduction in this report.
Source: State Library of NSW (M2 811/1819/1838/1)

16: Fitzgerald, S, Chippendale. *Beneath the factory wall*, Halstead Press, 1990, p.16.
17: Benson, D and J Howell, *Taken for Granted. The bushland of Sydney and its suburbs*, Kangaroo Press, 1990, p.9 and p.66.
18: Old Register Conveyance Book 8 Page 231.
19: Old System Lease and Release (Conveyance) Book G No. 246.
20: Old System Lease and Release (Conveyance) Book G No. 253.

21: NSW State Archives and Records Index to Colonial Secretary's Papers 1788-1825. Reel 6048; 4/1742 p.360 & Reel 6007; 4/3501 pp.172-3.
22: NSW State Archives and Records Index to Colonial Secretary's Papers 1788-1825. Reel 6052; 4/1751 pp.237-40.
23: NSW State Archives and Records Index to Colonial Secretary's Papers 1788-1825. Reel 6056; 4/1765 pp.169-169c.



Figure 18: Detail from William Henry Wells' 'Sketch shewing the water reserve and the country between Sydney and Botany.' The survey recorded the focus of industry at the centre of the Waterloo estate and Botany Road was routed to intersect with that industrial undertaking. Also recorded was that Regent Street/Botany Road was the division line between Redfern and Chippendale.
Source: State Library of NSW (M2 811.18/1850/1)

3.5.2 Botany Road

Road access between Sydney and the northern shore of Botany Bay was important in the early colonial era, and a road, the Old Botany Road (Anzac Parade), between the two bays was formed in 1813.²⁴ This new road commenced at South Head Road (Oxford Street).²⁵

Botany Road was built probably in the late 1810s as a private venture to connect the mill on the Waterloo estate to the government stores at Sydney. The original northern alignment of Botany Road merged into George Street leading to the Waterloo Warehouse, and onto the government stores at Sydney Cove (Circular Quay). The mill and dam were located just south of Bourke Street in Waterloo. The road quite possibly followed an existing Aboriginal track leading through the sand hills to the food source of the swamp lands.

Botany Road was not scheduled for maintenance paid by the government under the roads act passed in 1833 (4 William IV No. 11),²⁶ and up keep of maintaining it was met by the local land owners. The maintenance of the road was improved from late 1844²⁷ after the establishment of a road trust and collection of a toll from local land owners and users of the road under the provisions of Parish Roads Act of 1840. The first road in the colony to become a parish road following the enactment of this Act was the Old Botany Road (Anzac Parade).²⁸

Preliminary to the dedication of Botany Road as a parish road the alignment was surveyed by Captain Wilson in January 1842.²⁹ The toll bar between 1844 and 1863 was located at the entry to Botany Road opposite the intersection with Redfern Street.³⁰

The maintenance of Botany Road was poor and consequently one of the first actions of Redfern Council was to have that section of the road north of Boundary Street transferred to its care.³¹ Consequently, the toll bar was relocated south in 1863 to a new location near Boundary Street, and another toll bar was erected in the vicinity of present day Green Square railway station.³² The old road trust at that time was disbanded as a temporary measure and the upkeep of the parish road through Waterloo became the responsibility of the Cook's River Road Trust (King Street/Princes Highway).³³ The length of Botany Road north of Boundary Street was renamed Regent Street in about 1875.

In 1886 the toll was abolished entirely, and maintaining Botany Road south of Boundary Street became part responsibility of Waterloo Municipal Council and Alexandria Municipal Council.³⁴ As the government tramway also utilised the roadway, the NSW Government contributed a third of the annual maintenance cost.

Reform of the maintenance and building of public roads in NSW was undertaken in 1925 with the establishment of the Main Roads Board (Department of Main Roads from 1933, and many other names since). Botany Road was then scheduled Main Road 170 and the new statutory authority was responsible for maintaining it.³⁵ Prior to this, between 1922 and 1926 a re-constituted Botany Road Trust (under the Botany Road Trust Constitution Act) was responsible for the management of the road, and it reconstructed part of the road within Waterloo/Alexandria with a concrete road surface.³⁶

Traffic along Botany Road probably increased incrementally from the mid 1880s; initially owing to the emerging housing estates within Alexandria and Waterloo, and the railway works at Eveleigh; then the beginning of light industry and warehousing in the southern part of Sydney from the 1910s and opening of the Alexandria Goods Yard in 1917.



Figure 19: 1929 Botany Road resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FL1810163

24: NSW State Archives and Records Index to Colonial Secretary's Papers 1788-1825. Reel 6043; 4/1728 pp.31-4.
25: *The Roadmakers*. A history of main roads in NSW, Department of Main Roads, 1976, p. 12 (Roadmakers 1976).
26: *Roadmakers* 1976, p. 25.
27: 'Parish Road Act', *Australian*, 17/12/1844, p.3.
28: *Roadmakers* 1976, p.25.
29: NSW State Archives and Record NSW Map 5259.
30: Woolcott and Clarke, Map of City of Sydney, 1854.
31: 'Removal of the Toll Bar, Redfern', *Sydney Morning Herald*, 9/12/1859, p.4.
32: 'The District of Botany', *Sydney Mail*, 27/8/1864, p.7.
33: 'The Botany Road Toll', *Sydney Mail*, 9/1/1864, p.5. 'Mudbank and Cook's River Road Trust', *Sydney Morning Herald*, 3/5/1864, p.8. 'The Botany Road', *Sydney Morning Herald*, 6/6/1864, p.2.
34: Removal of the Tollbar, *SMH* 22/5/1886, p.9.
35: *Roadmakers* 1976, p.82 and map between p. 80 and p. 81.
36: 'Botany Road. Dissolution of Trust', *Daily Telegraph*, 24/9/1926, p.3.

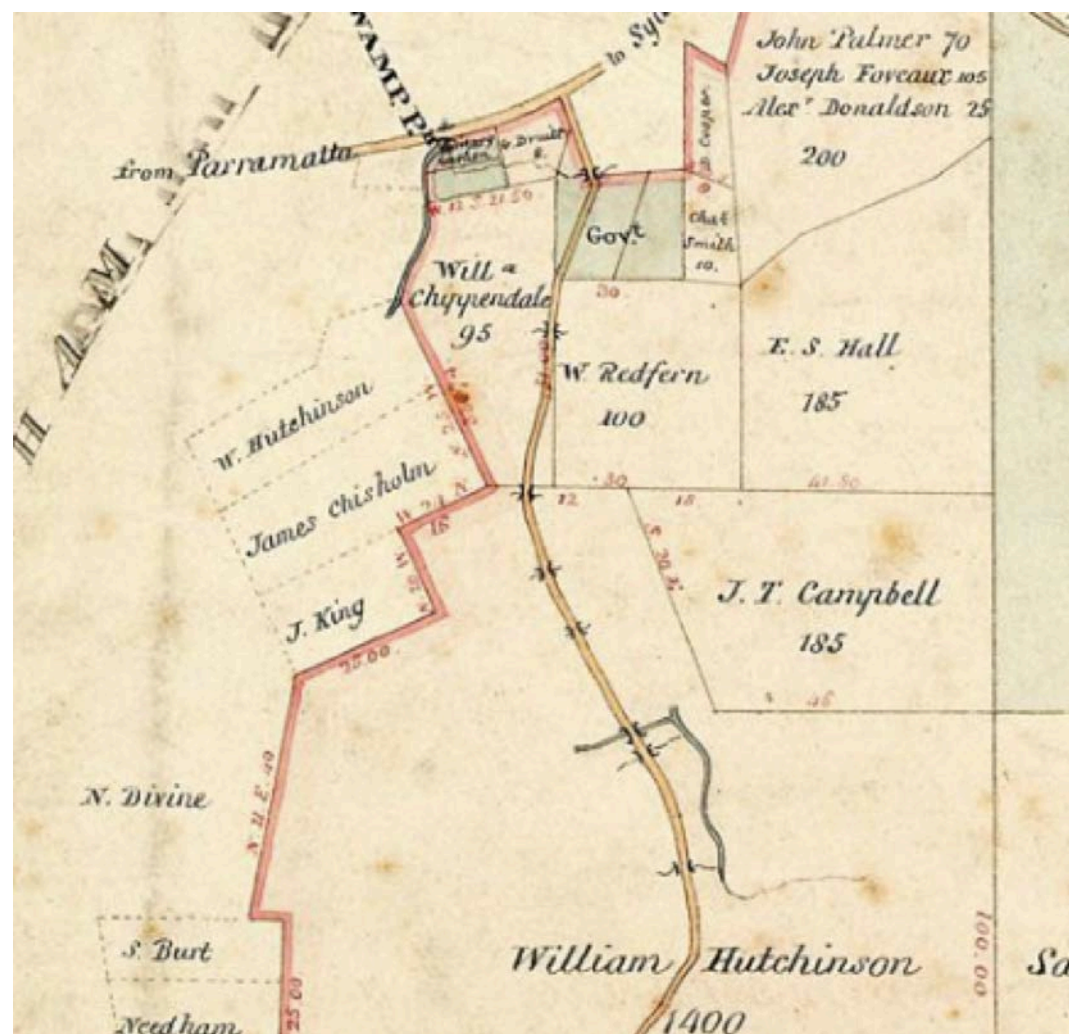


Figure 20: Detail from the government map of the parish of Alexandria. Not dated, but mid 1830s. This survey recorded the alignment of Regent Street/Botany Road within the study area much as it is today. The alignment north of Cleveland Street changed later owing to the railway developments. The road surface evidently was formed and it included bridges/culverts for the creek crossings.

Source: NSW State Archives and Records (Map 185)

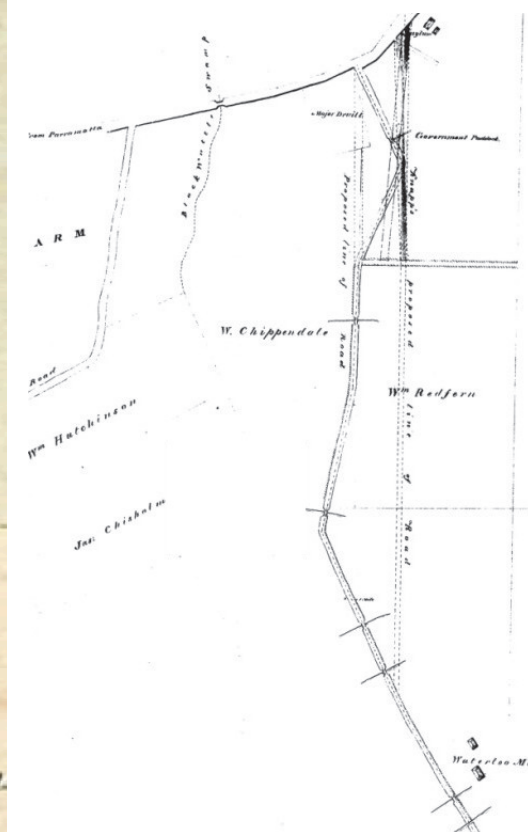


Figure 21: The alignment of Regent Street/Botany Road is shown in this plan of January 1842 prepared by Captain Wilson. The survey was undertaken to dedicate the road a parish road. Wilson recorded an existing alignment that was continued with, and another alignment following the future Botany (Cope) Street south to the Waterloo Mill recommended by Edward Knapp.

Source: NSW State Archives and Records (Map 5259).



Figure 22: Detail from Woolcott and Clarke's commercial map of Sydney published in 1854. It recorded the toll gate of the Botany Parish Road. Introduced in 1844, it was relocated in 1863 to beside Boundary Street. The 1844 toll gate also included a dwelling for the toll collector that encroached onto the road. Later historical accounts noted the impediment and danger to traffic this dwelling caused.

Source: Sydney City Archives Map Atlas, available online.

3.5.3 Emerging Villages (1842-1860s)

Redfern

The first subdivision at Redfern in freehold for closer settlement of the early colonial era grants occurred in 1842 with the sale of Dr William Redfern's grant of 100 acres issued in 1817. Redfern's grant is located east of Botany (Cope) Street and outside the study area. (Figure 23)

Another portion of Chippendale's grant, comprising an area of about four acres, was sold in October 1833 to James Foster and James Norton by Levey for 40 pounds,³⁷ who in turn sold the property to William Charles Wentworth in June 1835 for 145 pounds.³⁸ This land comprises the triangle shaped block between Botany (Cope) and Regent-streets, bounded on the south by the Waterloo Estate.

Subdivision in freehold of this area commenced in 1842 at the time of the Redfern sale,³⁹ but most sales seem to have occurred in the early 1850s. The early subdivision plan has survived.⁴⁰

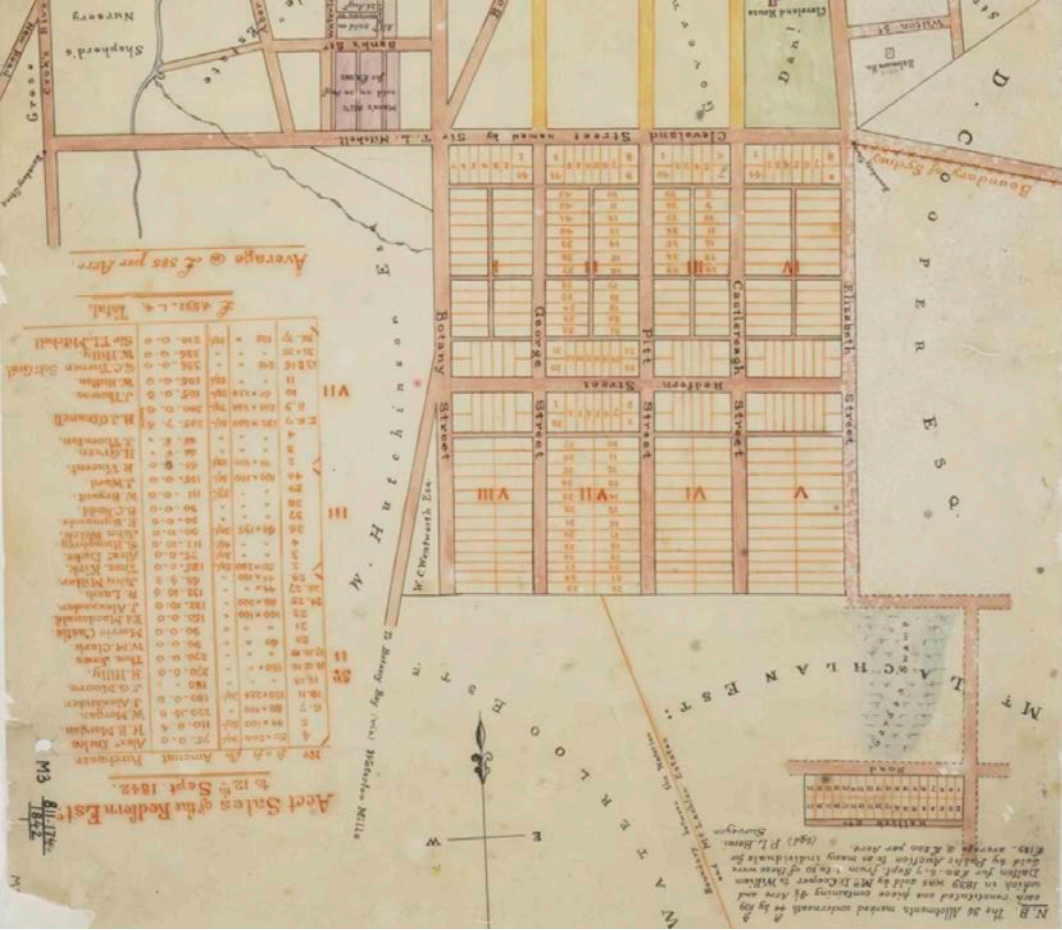


Figure 23: Detail from the plan of Redfern's grant, subdivided into allotments for sale by auctioneer Thomas Stubbs in March 1842. This subdivision formed Botany (Cope) Street. Also shown west of Redfern's grant is the triangle shaped block owned by William Charles Wentworth discussed in this report. Image reorientated for reproduction in this report. Source: State Library of NSW (Z/M3 811.18193/1842/1)



Figure 24: (Right) This sketch survey of the subdivision of WC Wentworth's portion of the Chippendale estate between Regent and Botany (Cope)-streets was prepared probably about 1842 when sales commenced, and after the Redfern estate was subdivided. Image reorientated for reproduction in this report. Source: State Library of NSW (Redfern Subdivision Plan No.118)

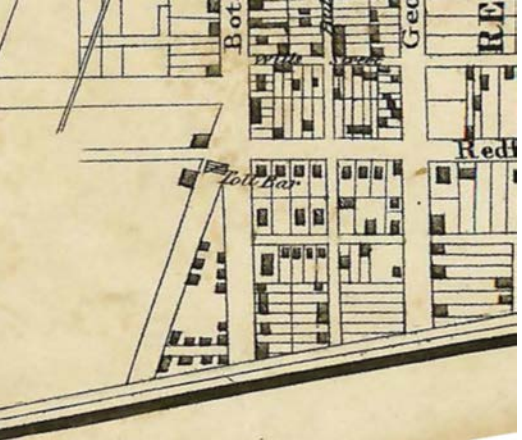


Figure 25: Detail from Woolcott and Clarke's commercial map of Sydney published in 1854. This map recorded development within Wentworth's subdivision located between Regent Street and Botany (Cope) Street. Source: Sydney City Archives, Map Atlas.

37: Old System Lease and Release (Conveyance) Book G No 259.
38: Old System Lease and Release (Conveyance) Book H No. 389.
39: Lots 2 & 3 sold in May 1842. Old System Conveyance Book 3 No. 54.0
40: State Library of NSW Redfern Subdivision Plan No. 118.

In 1844, and shortly before his death, William Hutchinson subdivided his substantial portion of the Chippendale grant into six allotments of between six and ten acres.⁴¹ This subdivision became the partition of his estate on his death in 1846. Within the study area were Blocks D, E and F, and, to the north across Lawson Street, part of the Eveleigh Estate. Eveleigh was owned by Hutchinson's third daughter Mary (1809-1849) who had married John Rose Holden (died 18860) in Sydney in 1834.

Under Hutchinson's Will the blocks were bequeathed to his nominated children and were then to pass to nominated grandchildren. The land could not be sold, but leases were permitted with a maximum term of 21 years.⁴² The arrangement was similar to the way the Ultimo Estate was entailed under Dr John Harris's Will. In the instance of Hutchinson's land at Chippendale/Redfern each Block was disposed off by sale in freehold following the death of the nominated beneficiary, which occurred in 1870 (sold in 1871), in 1901 (sold in 1902/03), and 1932 (sold in 1937).

The streets between Regent Street and the railway to the southern boundary (Boundary Street) were formed either in the partition (Rose Hill) or later in the subdivision of the Blocks (inclusive of Marian, and Gibbons (originally Pleasant)).

The subdivision of the Hutchinson family land commenced in the mid 1850s and continued into the early 1860s. The timing of these land sales in leasehold resulted from the opening of the railway in 1855 with the terminus then being located across Cleveland Street and the opportunities that provided. This contrasts with the 1842 sale of the Redfern Estate that was a consequence of economic downturn.

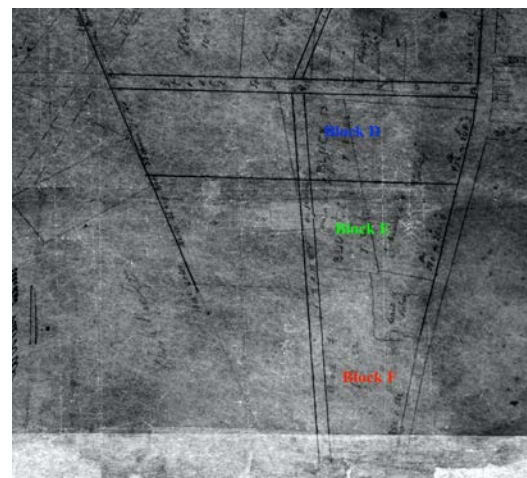


Figure 26: A tracing of the subdivision of William Hutchinson's property at Chippendale/Redfern under the terms of his Will. Marked-up to show the three Blocks between Lawson and Boundary-streets. Image reorientated for reproduction in this report, and best reproduction quality possible.

Source: National Library of Australia (Map F 553).

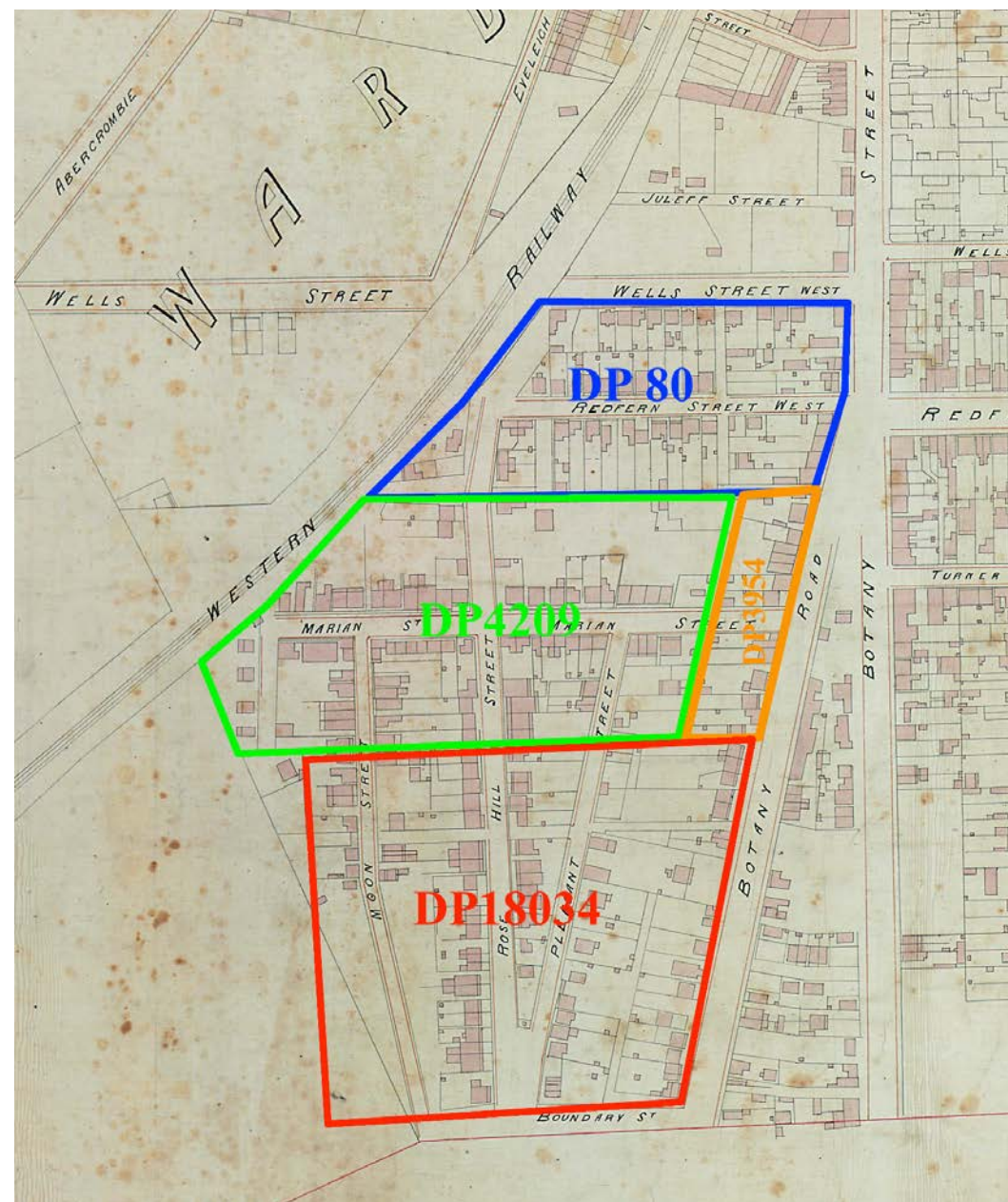


Figure 27: (Left) Detail from a survey of Redfern dated 1865. Marked up to show the boundaries of Block D (later subdivided in Deposited Plan 80), Block E (later subdivided in Deposited Plan 4209 and contemporaneous Deposited Plan 3954), and Block F (later subdivided in Deposited Plan 18034).

Source: Sydney City Archives (A-0088370).

41: State Library of NSW Map ZM4 811.18194/1844/1.

42: Recited in Hutchinson Estate Act of 1884.

Block D was inherited by Mrs Sarah Nichols for the duration of her life, and after her death to her only son William Charles Nichols (1830-1857).⁴³ Mrs Nichols (1812-1870) was one of William Hutchinson's daughters, and wife of Isaac David (1807-1867), the eldest son of Isaac Nichols (1770-1819), the first Postmaster General of NSW. In 1849 Mrs Nichols leased Block D to solicitor Joseph Yeomans for a term of 21 years with an annual rental of 40 pounds.⁴⁴ Yeomans died in 1852, and his executor, John Yeomans (possibly sibling), commenced subdivision and sales in 1854.⁴⁵ By 1864 most of Block D had been developed.⁴⁶

Mrs Nichols died in 1870, the year when Yeomans' lease expired. In 1871 a new slightly amended subdivision was formed (Deposited Plan 80) and sales of the allotments commenced in freehold title. It is not documented (no rate books available) if the 1850s developments were cleared, or if they were retained following the 1871 sales.



Figure 28: The plan of subdivision of Block D (Deposited Plan 80) offered for sale in 1871. This plan recorded the extent of development undertaken in leasehold from 1854. Wells Street is the present day area of Lawson Square. Source: State Library of NSW (Z/M2 811.18194/1871/1)

ON MONDAY NEXT, 6th November.
TO BUILDERS, MECHANICS, AND OTHERS.

HUTCHINSON'S ESTATE,
CHIPPENDALE,
extending from the Railway line to Botany-road, and being portion of this well-known valuable Estate, subdivided into
66 BUILDING ALLOTMENTS,
fronting Botany road, Redfern-street West, Wells-street, and Rose Hill-street; a great number of which have Cottages thereon.
FOR SALE on MONDAY NEXT, 6th November,
at 11 o'clock.

TERMS OF SALE: On sales under £100, one-third cash, residue in three months, bearing 7 per cent. interest; on sales over £100, one-third cash, residue in three and six months, bearing 7 per cent. interest.

LITHOGRAPHIC PLANS of the subdivision can be obtained, on application.
RICHARDSON and WRENCH.

Figure 29: Newspaper notice published in 1871 describing the sale of Block D in freehold. It noted the 'great number of .. cottages thereon'. Source: *Empire*, 4/11/1871, p.4.

43: Recited in Primary Application 10497 Sketchbook.
44: Old System Lease Book 33 No. 771.
45: Lease of Lot 5 Old System Book 34 No. 381.
46: 'Plan of Redfern Municipality by George Renwick'. State Library of NSW Maps/0311.

Block E was inherited by another Hutchinson daughter, Mrs Martha Ann Drummond Roberts (1815-1901), for the duration of her life, and after her death to her children by her marriage to Joseph Roberts.⁴⁷ Mr Roberts died in 1849, and in 1851 Martha married the much younger John Lackey (1830-1903).

In December 1860 Mrs Lackey leased Bock E to her father in law, William Lackey (1801-1880), for a term of 21 years with an annual ground rent of 70 pounds.⁴⁸ On the following day, William Lackey assigned the lease back to Mrs Lackey’s husband, John, on the same terms.⁴⁹ John Lackey earlier in 1860 had entered the NSW Legislative Assembly representing the seat of Parramatta, where he resided. Lackey was the secretary (minister) for public works between 1875-1877, and 1878-1883 when many of the colony’s railways were being built and the Eveleigh works was under construction. He was knighted in 1894. John Lackey subdivided Block E and commenced sales in leasehold in about 1861.⁵⁰ By 1864 most of Block E had been developed.⁵¹ After the death of Lady Lackey in 1901, Block E was subdivided for sale in freehold in 1902 (in Deposited Plan 4209 and Deposited Plan 3954) with a new subdivision pattern.

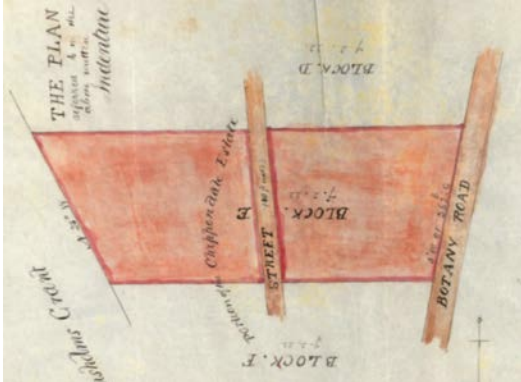


Figure 30: This sketch survey of Block E was prepared in 1860. It recorded no existing development. The area was subdivided in 1861 with the allotments offered for sale in leasehold. Image reorientated for reproduction in this report.

Source: NSW Land Registry Services (Old System Book 71 No. 56).

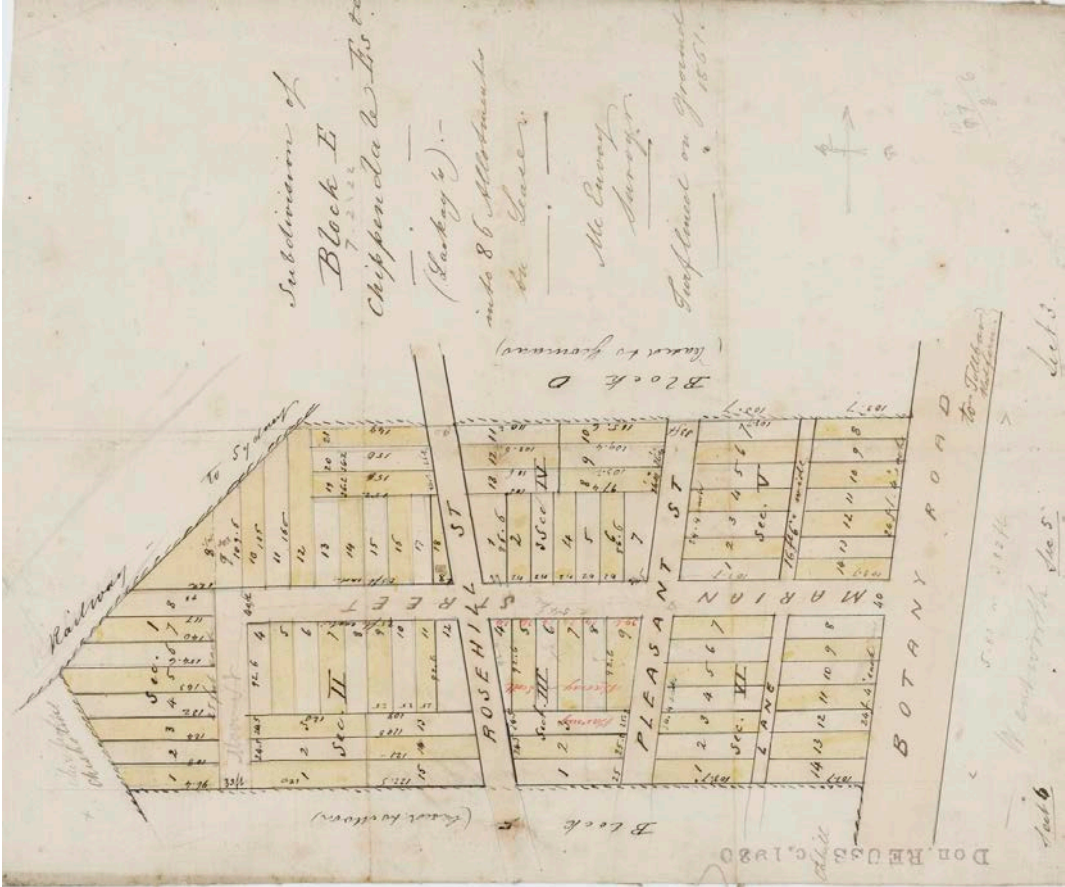


Figure 31: Not dated, but probably 1861 and recording the subdivision in leasehold undertaken by John Lackey. Image reorientated for reproduction in this report.

Source: State Library of NSW (Redfern Subdivision Plan No. 80)

REDFERN SUBDIVISION.
Parts are

VACANT LANDS,

Others have Temporary Cottages.
SPLENDID BUILDING GROUND
ON THE HILL,
fronting REGENT-STREET,
MARIAN-STREET,
ROSEHILL, GIBBONS, CORNWALLIS,
and MOON STREETS,
just beyond Redfern-street,

CLOSE TO EVELEIGH STATION.

Popular Sizes, to suit all buyers,
with VARIOUS DEPTHS.
BUILDERS, INVESTORS, HOME SITE SEEKERS
will have a chance to acquire good land
for TERRACES or COTTAGES.

TORRENS TITLE. TORRENS TITLE.

1st. BUNNERONG HOTEL

at corner of main Botany-road and Marian-street,
newly built, of brick, two-story, with full accommodation.
LET on LEASE, about 16 months yet to run,
at £205 PER ANNUM and taxes.
LEASE on view at the Rooms.

Figure 32: Newspaper notice published in 1903 describing the sale of Block E in freehold. The sale included the Bunnerong Hotel.

Source: Sydney Morning Herald, 5/12/1903, p.19.

47: Recited in Primary Application 10497 Sketchbook.
48: Old System Lease Book 71 No. 56.
49: Old System Assignment of Lease Book 71 No. 57.
50: Lease of Lots 2-6, Section 2, Block E in Old System Lease Book 101 No. 800.
51: Plan of Redfern Municipality by George Renwick'. State Library of NSW Maps/0311.

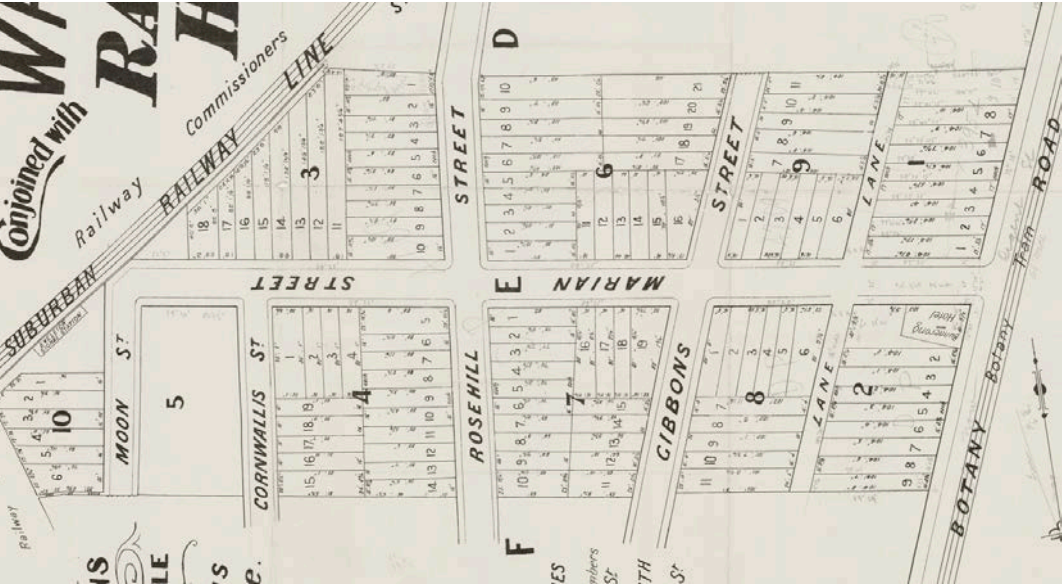


Figure 33: The revised plan of subdivision of Block E in freehold undertaken in 1902 in Deposited Plan 4209. The Regent Street allotments were re-subdivided in Deposited Plan 3954 around the same time. Image reorientated for reproduction in this report.

Source: State Library of NSW (Redfern Subdivision Plan No.4)

Block F was inherited by William Hutchinson Gibbons for the duration of his life, and after by his son.⁵² Gibbons (1823-1893) was William Hutchinson's grandson by the marriage of eldest daughter Charlotte Selina Hutchinson (1805-1838) to master mariner Matthew John Gibbons in 1822. Mr Gibbons died in 1832, and Charlotte remarried in that year to Thomas Dangar of Maitland.

In 1861 WH Gibbons leased Block F to Henry Lipscomb (1828-1891) for a term of 18 years, paying an annual ground rent of 60 pounds.⁵³ Lipscomb subdivided Block F in 1861 and commenced sales in leasehold.⁵⁴ By 1864 most of the allotments had been developed.⁵⁵

William Hutchinson Gibbons died in 1893, and Block F was retained by his executors, sons William Kenny Gibbons (1845-1922), Thomas George Gordon Gibbons (1856-1942), and John Rose Hutchinson Gibbons (1851-1932), to distribute the rents to the five daughters during their lifetime.⁵⁶ The dealings of these beneficiaries would require further research, but after the death of JHR Gibbons in 1932 the freehold of Block F was subdivided and sold in 1937 by his executors, members of the Stephenson family and the Union Trustee Company of Australia.⁵⁷

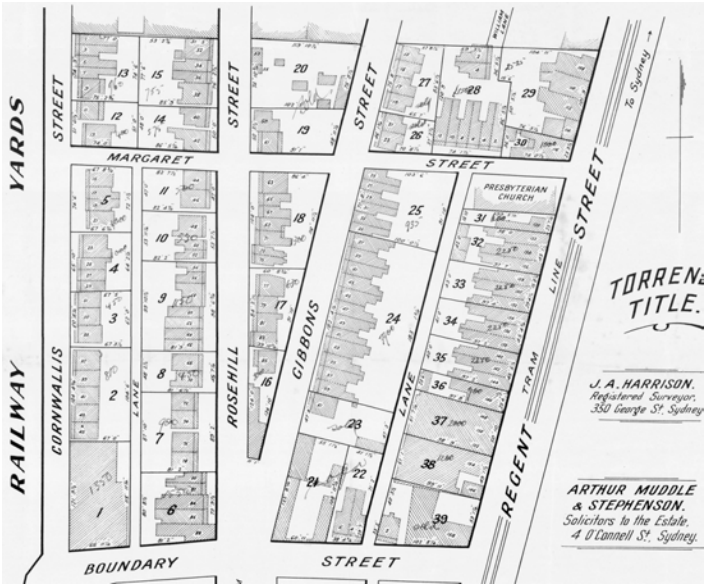


Figure 35: Plan of subdivision of Block F in freehold undertaken in 1937 in Deposited Plan 18034. This subdivision respected the existing leasehold allotments and demolition of the developments shown was not a necessity.

Source: State Library of NSW (Redfern Subdivision Plan No.289)



Figure 34: Newspaper notice published in 1937 for the sale of Block F in freehold. It noted a number of existing shops and various types of homes dating from the 1861 leasehold subdivision. By 1937 they were assessed as 'not in keeping with the importance of the position', and suggested redevelopment into warehouses, etc.

Source: Sydney Morning Herald, 3/3/1937, p.2.

52: Recited in Primary Application 10497 Sketchbook.

53: Old System Lease Book 70 No. 849

54: See Old System Lease Book 71 No. 236(A).

55: 'Plan of Redfern Municipality by George Renwick'. State Library of NSW Maps/0311.

56: 'Will of the late Mt WMH Gibbons', Evening News, 12/9/1893, p.6.

57: Primary Application 32514 and Torrens Title Vol 4799 Fol 136.

Waterloo and Alexandria

The area south of Boundary Street is part of Cooper’s Waterloo Estate. That Daniel Cooper in his lifetime let parts of the Waterloo is apparent by historical newspaper advertisements, but no plan of these seems to have survived. In 1853 Cooper died and his Point Piper Estate (Woollahra) was inherited by the first born son of his nephew, (later Sir) Daniel Cooper (1821-1902), who also bore their name, Daniel Cooper (1848-1909). His nephew’s second son, William Charles Cooper (1852-1925), inherited the Waterloo Estate, and another nephew, John Cooper (1830-1915), inherited the Thrupp Estate (Neutral Bay) on the north shore.

The Cooper family after 1853 in general managed their lands in leasehold where it was disposed of at a low ground rental to lessees on terms of 99 years with the lessee in-turn entering into sub-leases. Changes in the taxation system introduced from the mid 1890s placed a heavy financial burden on the Cooper family as owners, and from about 1912 the Waterloo Estate was broken up through subdivision in freehold title.

William Charles Cooper was an infant when he inherited Waterloo, and his affairs were administered by his trustee Daniel Cooper (1821-1902) who entered into a number of leases of portions of the Waterloo Estate from 1855. The leases were made piecemeal with the site area reflecting the requirements of the lessee. Resulting from this was a subdivision pattern that was irregular in comparison with the orderly subdivisions in Redfern.

The original (up to 1888) leaseholders of the allotments fronting Botany Road between Boundary Street and McEvoy Street are shown in Table 1:



Figure 36: Detail from a sketch survey by surveyors Dawson and Dawson of the leaseholds on the Waterloo Estate made prior to 1888.

Source: NSW Land Registry Services (Old System Book 385 No 757)

WEST SIDE OF BOTANY ROAD	EAST SIDE OF BOTANY ROAD
Here Boundary Street	
No. 107 1/1/1858 George Wilson 54ft by 86 ft	No. 42 1/12/1856 Charles Cains 1 acres 0 rood 0 perch (hereafter 1.0.0)
No. 114 1/1/1865 Isaac Gane 0.0.24	No. 39 1/1/1855 Charles Wilkes 0.2.5
No. 133 1/7/1865 William Fairs 0.0.12	No. 26 28/1/1857 Thomas Pendergast 1.0.0
Here Chapel Lane	
No. 154 1/4/1868 William Dart 107ft by 97ft	
No. 127 1/4/1864 Edmond O'Neill 0.0.9	
No. 115 1/10/1861 Robert Gault 0/0.21&3/4	
No. 64 1/1/1856 Willam West 1.0.0	
Here Henderson Road	Here Raglan Street

WEST SIDE OF BOTANY ROAD	EAST SIDE OF BOTANY ROAD
No. 41 25/10/1855 Henry Bryan 1.0.0 & 1.0.0	Nos. 40 & 40a 1/4/1857 & 1/7/1857 William Powell 1.2.37 and 1.2.0
No. 40b 1/4/1856 William Powell 0.3.12	
No. 67 1/10/1855 Thomas Galliot 1.0.0	
Here Kirkland Street	Here Wellington Street
No. 111 1/4/1865 George Siddons 0.0.21&1/2	No. 54 24/7/1856 James Giffin 1.0.8
No. 132 1/7/1865 Emanuel Carey 0.0.12&1/2	
No. 134 1/7/1865 William Reid 0.0.12&1/2	
No. 136 1/7/1865 John Baker 0.0.13&1/2	
No. 49 1/4/1861 George Edward Woods 1.0.0	

WEST SIDE OF BOTANY ROAD	EAST SIDE OF BOTANY ROAD
Here John Street	
No. 79 1/7/1856 George Dudley 0.2.0	No 70 1/7/1868 James Ball 0.2.0
No. 70b 1/7/1868 James Ball 0.2.26	No 53 1/7/1858 James Gaddis 0.2.22
No 202 8/8/1877 Stephen Lofts 0.0.18	
No. 214 29/12/1877 William Charles Harris 0.0/18	
No. 220 22/5/1883 William Charles Harris 15ft x 128ft	
Here McEvoy Street	

Table 1: Detail from a sketch survey by surveyors Dawson and Dawson of the leaseholds on the Waterloo Estate made prior to 1888.

Source: NSW Land Registry Services (Old System Book 385 No 757)

3.5.4 Local Government

When the early colonial era land grants were cut up for suburban development in the 1840s and 1850s there was no municipal government to provide basic services inclusive of health and sanitation. The City Council was established in 1842 with its southern boundary being Cleveland Street. The area beyond Cleveland Street therefore was open to the carrying of unregulated noxious trades and the like.

Prior to 1949 the length of Regent Street/Botany Road under review was administered by three local councils. The first area incorporated was Redfern in 1859, followed after by Waterloo in 1860, and then Alexandria in 1868. Prior to incorporation in 1859 the area west of Botany (Cope) Street was considered part of Chippendale. The boundary between Redfern and Waterloo/Alexandria was Boundary Street, and the boundary between Waterloo and Alexandria was Botany Road. None of these councils erected their chambers on Botany Road.

These councils were absorbed by the City Council in 1949.

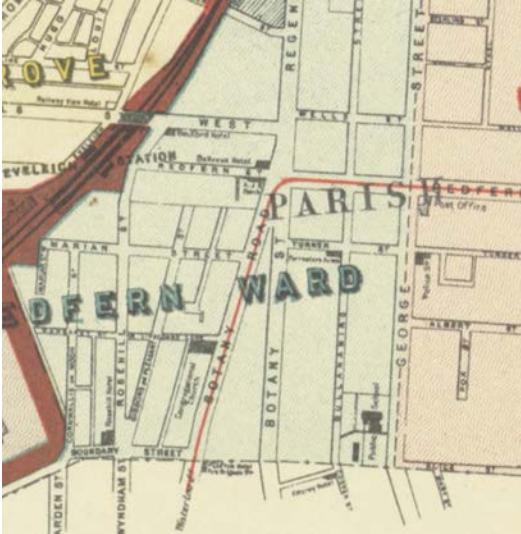


Figure 37: Detail from a plan of the Redfern local government area published by Higinbotham and Robinson. Not dated, but about 1889. Source: Sydney City Archives.



Figure 38: Detail from a plan of the Alexandria local government area published by Higinbotham and Robinson. Not dated, but about 1889. Source: Sydney City Archives.



Figure 39: Detail from a plan of the Waterloo local government area published by Higinbotham and Robinson. Not dated, but about 1889. Source: Sydney City Archives.



Figure 40: 1954 Richard Power Memorial Gates, Alexandria Park. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, City Engineer's Photographic Negatives, ID 034\034962.

3.5.5 Railway termini and their impact

The historical development of Redfern as a suburb on the city's inner-fringe commenced in the 1850s following the building of the railway linking the two principal population centres in the colony – Sydney and Parramatta. The railway had been under discussion since 1846 with the site for the first Sydney terminus to the north of Cleveland Street being settled on in 1848. This terminus was opened in 1855 and continued in service until the opening of Central Station in 1906, where it is today.

The suburban station at Redfern opened in 1878 (then named Eveleigh after the Hutchinson/Holden family's Eveleigh House, and renamed Redfern in 1906). Also in 1878 land at Redfern was resumed for the building of the centralised railway workshops called Eveleigh. By 1883 a number of timber sheds had been completed. The first locomotive runnings sheds were completed in 1887, and many other workshops, offices and stores were built after. By the late 1880s Eveleigh was one of the largest employers in the colony. There was further expansion in the late 1890s for facilities to maintain railway carriages. In the late 1900s Eveleigh commenced construction of locomotives necessitating use of specialised machinery and additional employment of trained engineers and tradesmen.

The building of Eveleigh encouraged development of surrounding areas such as Redfern and Darlington as places of residence for the workers employed there. It also encouraged commencement of private industrial enterprise supplying the needs of the railway. Hudson Brothers for example, although located at Clyde from 1882, commenced building railway stock in 1876 at their original workshops on Regent Street (outside

study area). The Eveleigh complex comprised facilities north (Darlington) and south (Redfern) of the railway line. As the southern half developed around 1900 further properties were resumed.⁵⁸

A little recognised aspect of Eveleigh was the expansion in 1917 of the goods yard at Alexandria. This large covered complex replaced the goods yard near Devonshire Street that had opened in the 1860s and, although expanded as recently as 1890, had limited capacity. Intended as the central yard for all incoming and outgoing goods for the Sydney market (the yard at Darling Harbour mostly was for the coastal trade), carters accessed the large covered shed from Henderson Road.⁵⁹ Carters and agents dealing and storing these goods are likely to have sought new premises closer to the new goods yard.



Figure 41: Detail from Craigie's district map of the City of Sydney and immediate environs published in 1923. It recorded the vast scale of the railways works at Eveleigh, and to the south of it the Alexandria Goods Yard opened in the form depicted in 1917. Close by to the east is Botany Road.

Source: State Library of NSW (Z/M4 811.17/1923/2).



Figure 42: Detail from an aerial photograph by Milton Kent looking south along Gibbons Street in the late 1930s. At left is Lawson Square.

Source: State Library of NSW (c083270010)

58: North Eveleigh Concept Plan HIS, 2008.

59: 'Alexandria Goods Yard', Daily Telegraph, 12/1/1916, p.11.

The importance of Eveleigh declined from the 1960s (the last of the facilities at the complex closed in 1990) and with it the demand for housing and other traditional services for the workers in suburbs nearby inclusive of Botany Road.

Railway development also impacted on areas west of Gibbons Street and its southern end owing to the protracted, on/off progress of the building of the Eastern Suburbs Railway. This area was resumed, and the sites were being cleared by the late 1940s. The Eastern Suburbs Railway opened in 1979.



Figure 43: Detail from City Council aerial photograph dated 1948. By this date some area west of Gibbons Street had been cleared for the building of the Eastern Suburbs Railway.
Source: Sydney City Archives.

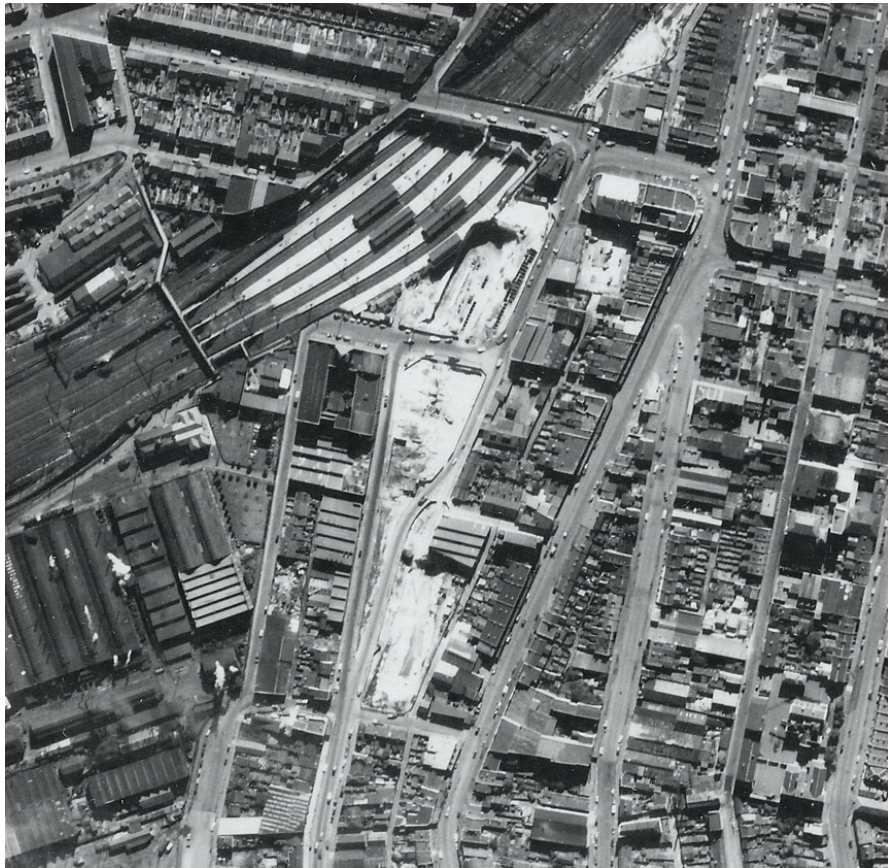


Figure 44: Detail from NSW Government aerial photograph dated 1951. By this date the clearances necessitated temporary realignment of Gibbons Street.
Source: NSW Land Registry Services.

The NSW Government returned to the business of building urban railways in the 2010s. As part of the new Sydney Metro City and Southwest an underground station is being built at Waterloo on an entirely new route beside Botany Road. Construction of the new railway commenced in 2017, with 2024 being the projected completion date pre COVID-19. The new station at Waterloo has necessitated clearance of the whole block fronting Botany Road south of Raglan Street, aside from the Congregational Church.

3.5.6 Tram services

From the early 1860s private horse drawn omnibuses ran along Botany Road into Redfern, although a service to areas further south seem not to have operated. In 1871 the newly formed Sydney Omnibus Company commenced a service to Waterloo via Redfern with a frequency of six per hour.⁶⁰

Commencement of government owned transport services came in 1882 with the opening of a steam tramway from the then railway terminus in the vicinity of Devonshire Street to Redfern Street and then along Botany Road to the terminus at Botany via Waterloo. This service was upgraded to electric operation in 1903 when a more direct route to the city along Regent Street within Chippendale was introduced. The trams were replaced by buses in 1959.⁶¹

The coming of the tramway evidently influenced the staging of development fronting Botany Road where the initial residential and light industrial developments were replaced by commercial shops over the 1880s and 1900s.



Figure 45: Detail from a plan of 1894 showing the route (in red line) of the first (post 1882) tram service into Redfern. Source: State Library of NSW (Map 811.12gme).



Figure 46: Detail from a plan of 1920 showing the extent of the tramways then servicing Redfern and Waterloo. Source: National Library of Australia (Map G8974.S9P33).



Figure 47: East side of Botany Road, Waterloo, looking north from the intersection of Henderson Road in 1957 showing tram and shops. Source: Sydney City Archives (058706 Les Stone Collection).



Figure 49: Map of Sydney & suburbs showing tramway lines and stopping places. Source: State Library of NSW, Call number M Z/M4 811.18gme/1892/1, available online, http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE3739207



Figure 48: East side of Botany Road, Waterloo, looking south from the intersection of Henderson Road in 1957. At right is the Commercial Bank of Sydney branch at No. 60 Botany Road, Alexandria. Source: Sydney City Archives (044291 Les Stone Collection)

60: MacAuslan, D, Ryle'wy. *How the horse buses transformed Sydney*, Transit Australia Publishing, 2016
61: Keenan, DR, *Tramways of Sydney*, Transit Press, 1979.

3.5.7 A residential precinct

Housing

The historical development of the areas fringing Regent Street/Botany Road as a place of residence commenced in 1842 with the subdivision of William Redfern's grant. This area is outside the study area. However, a portion of the Chippendale grant, between Nos. 131-199 Regent Street and Botany (Cope) Street, was subdivided also in 1842 by the then owner William Charles Wentworth. Dwellings within this subdivision were recorded in surveys prepared from 1854.



Figure 50: Detail from a survey of Redfern dated 1865. It recorded the developments undertaken from the early 1840s within WC Wentworth's portion of the Chippendale estate.
Source: Sydney City Archives (A-0088370).

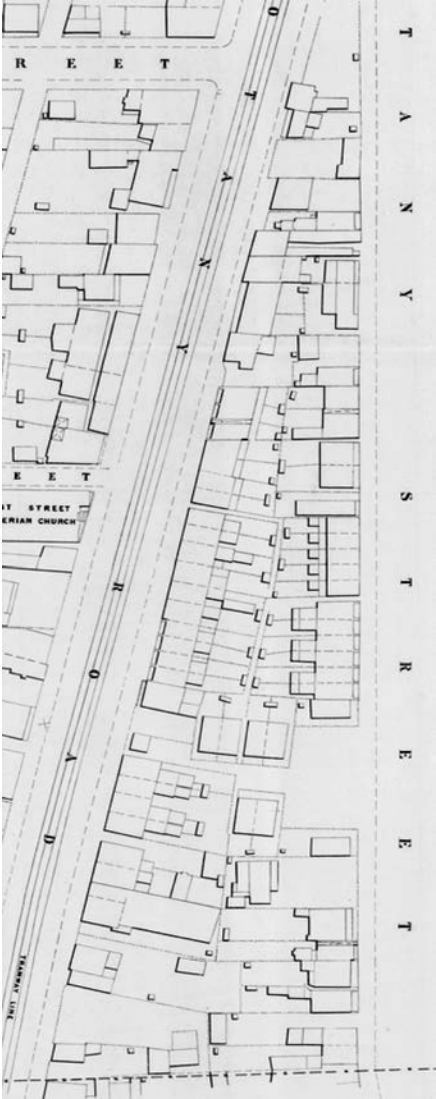


Figure 51: Detail from a survey of Redfern dated 1888.
Source: State Library of NSW (Z/ M Ser 4 811.17/1-Redfern Sheet 18).

The area north of Boundary Street west of Regent Street to the railway property was subdivided in stages between 1854 and 1861. The earliest of these is the area between Lawson Square and No. 68 Regent Street. When subdivided the title was leasehold for a term of between 18 and 21 years. By 1864 nearly all of these subdivisions had been developed, with the majority of the development being residences. Owing to the short-term of the leases, the dwellings are likely to have been insubstantial, and of weatherboard construction mostly.

The opportunity to redevelop these properties occurred in 1870 (between Lawson Square and No. 68 Regent Street), in 1902/03 (between Nos. 70-106 Regent Street), and 1937 (between No. 108 Regent Street and Boundary Street). When developed, the new development was of a commercial use.

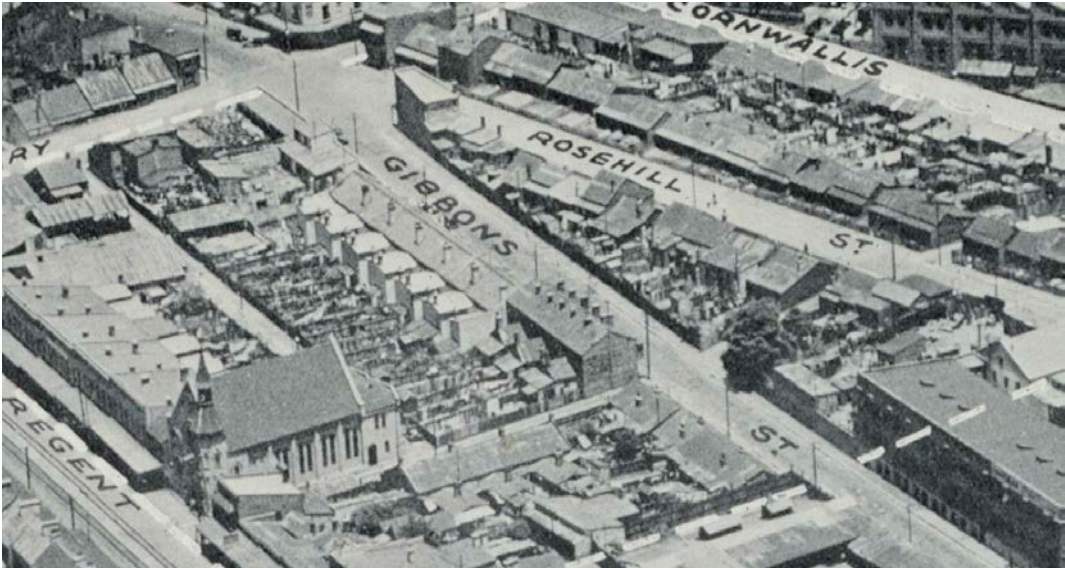


Figure 52: Detail from aerial photography dated 1937 depicting the dwellings (and shops) developed from 1861 within leaseholds of Hutchinson's Block F.
Source: State Library of NSW (Redfern Subdivision Plan No. 289)

The areas fronting Botany Road within Waterloo and Alexandria were within the Waterloo Estate leaseholds where the making of the leases commenced in 1855. Subdivision was undertaken piecemeal with land sold sufficient for either cottage, terrace, shop, or factory. The term of the lease was 99 years and this would have encouraged buildings of substance. Further, the leases generally were merged into freehold from the early part of the twentieth century (although instances of leases running their full term are known in Waterloo) providing continuation of ownership and longevity of the development. By the 1890s most of these areas had been developed with dwellings, and a good number of these were still standing by the early 1950s.

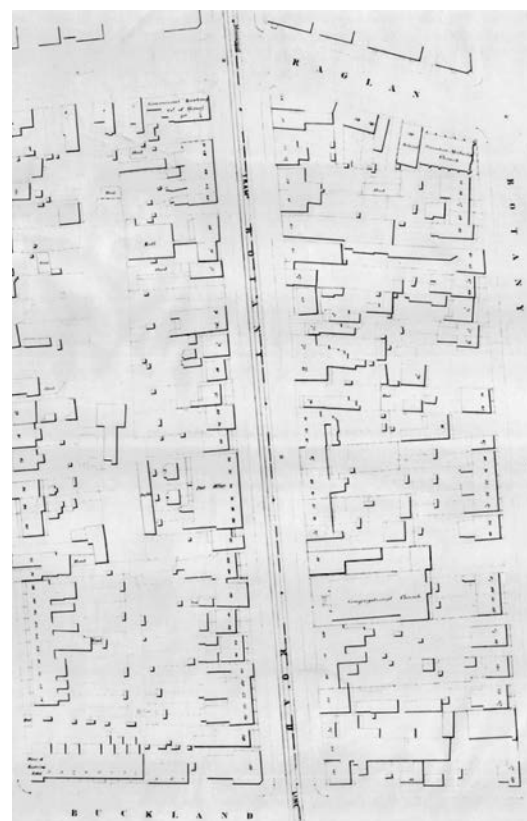


Figure 53: Detail from a survey of Waterloo dated 1895 of the area between Raglan Street and Wellington Street. This area was developed from 1855 in leasehold.

Source: State Library of NSW (Z/ M Ser 4 811.17/1-Waterloo Sheet 8)



Figure 54: The same area in 1951.

Source: NSW Land Registry Services.

Shops

Within Redfern, Regent Street developed as the main shopping precinct for the western part of the municipality. The reasons for this being inclusive of the route of the tram service from 1882, and proximity to Redfern railway station opened in 1878. Within the study area, the west side of the street became predominantly retail in use, probably owing to the number of sites coming on the market with the staged (1870, 1902/03 and 1937) freehold sales of the Hutchinson estate. Unlike comparable suburbs such as Newtown, the retail building stock in Redfern comprised buildings no higher than two storeys, in rows of two or more single retail premises. Unlike the central part of Redfern there appears to have been no historical (pre 1950) ethnic association with these shops.⁶² The prevalence of historical Protestant churches in the precinct suggests likewise.

The western and northern parts of Cooper's Waterloo Estate developed from the 1850s into an industrial zone with soap works, wool washes, breweries, a rope works, a pottery, and brickyard. Elsewhere the southern and eastern parts remained largely undeveloped, but presumably there were pockets of small market gardens and dairies. The suburb of Waterloo by about 1890 was still very much confined to the north-west corner of the municipality. Within Waterloo/Alexandria a grouping of shops occurred in the area north of Raglan Street along Botany Road.⁶³



Figure 55: Detail from aerial photography dated 1937 depicting the shops developed from 1871 and 1902 within Hutchinson's Blocks D and E, between Redfern Street and Marian Street.

Source: State Library of NSW (Redfern Subdivision Plan No. 289).



Figure 56: East side of Botany Road, Waterloo, looking south with Nos. 189-209 depicted in 1965.

Source: Sydney City Archives (014646).

62: Souvenir of Redfern Municipal Jubilee 1859-1909.

63: Sands' Directory.

Hotels

A high concentration of hotels were encountered on Botany Road built in the nineteenth century and first decades of the twentieth century. Traditionally these hotels catered to working men either employed or residing in the area. The earliest of the surviving hotels such as the Star (No. 170 Botany Road) and Cauliflower (No. 123 Botany Road) are modest premises designed originally to provide beverages. The later hotels such as the demolished Bellevue (No. 54 Regent Street), Cricketers Arms, (Nos. 56-58 Botany Road) and Lord Raglan (No. 54 Wyndham Street) were designed with a residential component for short-term stays by travelling salesmen and the like.

The earliest of the surviving hotels within the study area is the Cauliflower in Waterloo, which commenced trade by late 1862 when the local council agreed to erect a horse trough in front of the premises.⁶⁴ The unusual name of the hotel reflects historical associations of the area with the market gardens that once characterised this southern fringe of Sydney. The name also has associations with the first owner, George Rolfe, who was a market gardener.⁶⁵



Figure 57: Bunnerong, 90 Regent Street, Redfern. Dated 1930.
Source: Noel Bultin Archives (ANU).



Figure 59: Star, 170 Botany Road, Alexandria. Dated 1930.
Source: Noel Bultin Archives (ANU).



Figure 61: Abbots, 47 Botany Road, Waterloo. Dated 1930.
Source: Noel Bultin Archives (ANU).



Figure 58: Cricketers Arms, 56-58 Botany Road, Alexandria. Dated 1930.
Source: Noel Bultin Archives (ANU).



Figure 60: Lord Raglan, 54 Wyndham Street, Alexandria. Dated 1930.
Source: Noel Bultin Archives (ANU).



Figure 62: Cauliflower, 123 Botany Road, Waterloo. Dated 1936.
Source: Noel Bultin Archives (ANU).

64: Advertising, *Sydney Morning Herald*, 15/10/1862, p.4.
65: Old System Lease Book 72 No. 711.

Churches

A number of churches were erected along Botany Road within the study area in the late nineteenth century. Collectively they represented the highest concentration of churches within the one precinct at Redfern/Waterloo. All of the churches were of the Protestant faith.

The earliest of these churches was the now demolished St Silas' Anglican at Waterloo (No. 173 Botany Road). Completed in 1868, it was a modest brick church in the Gothic style with neighbouring rectory, set within large grounds that extended to McEvoy Street originally. The church was designed by Edmund Blacket (1817-1883), and his assistant John Horbury Hunt (1838-1904). In the nineteenth century the church surrounds probably were sparsely developed open ground, but by the 1930s it was engulfed by large warehousing and light industry. The site was cleared in the early 1970s.⁶⁶

Of the two extant churches, the former St Lukes Presbyterian (No. 118 Regent Street) was opened in 1883. This modest stone church in the Gothic style was designed by architect Alfred E Hirst and built at a cost of 4500 pounds. The rear of the church building accommodated the Sunday school rooms. The coloured windows are by Ashwin and Falconer.⁶⁷

The Congregational Church at Waterloo (Nos. 103-105 Botany Road) was opened in 1884. However, a timber church had stood previously on this site from 1866, with the congregation being formed in 1858. Built of brick with stuccoed walls, and in the Gothic style, it was designed by Redfern born architect Herbert Samuel Thompson (1855-1907), and built at a cost of 2350 pounds.⁶⁸



Figure 63: The former church and rectory of St Silas' Anglican at Waterloo (No. 173 Botany Road). Not dated, late 1930s.
Source: State Library of NSW (c083270013)



Figure 64: St Lukes Presbyterian Church (No. 118 Regent Street, Redfern) in 1937.
Source: State Library of NSW (Redfern Subdivision Plan No. 289)



Figure 65: Detail of map showing St Silas Church from collection of cadastral maps within Alexandria and Waterloo, NSW.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, M2 811.18197/1881/1, FL9150710.

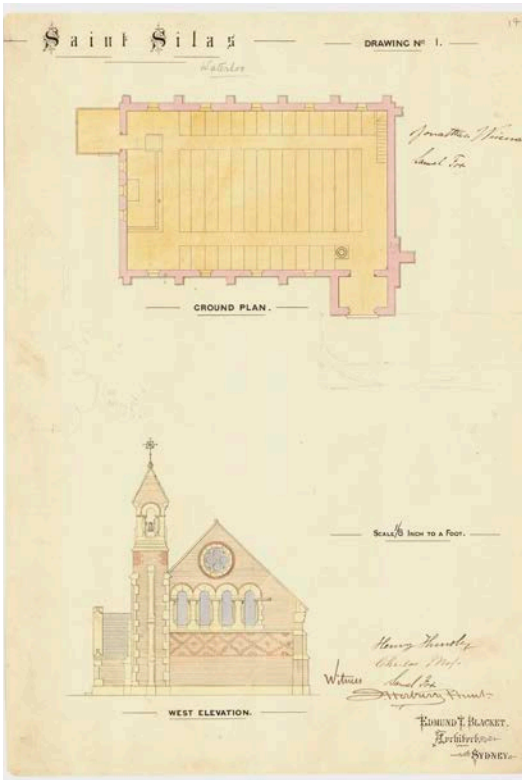


Figure 66: Plan and West Elevation of St Silas Church, drawings by Edmund T Blacket.
Source: State Library of NSW.



Figure 67: St Silas Church, Waterloo, Sydney.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Government Printing Office 1-05804, FL1758755.

66: Kerr, J, *Our Great Victorian Architect. Edmund T Blacket*. National Trust of Australia (NSW), 1983.
67: 'New Presbyterian Church at Redfern', *Daily Telegraph*, 21/8/1882, p.3. 'Presbyterian Church, Redfern', *Evening News*, 19/11/1883, p.2.
68: 'Congregational Church, Waterloo', *Daily Telegraph*, 21/7/1884, p.6. Religious, Empire, 19/2/1866, p.2.

3.5.8 Post Second World War Planning

In 1949 the councils of Redfern, Waterloo and Alexandria were absorbed by the City of Sydney. Consequently, the built environment of Botany Road that had been under three jurisdictions now was under one. The City Council prepared its first planning scheme covering its enlarged constituency in 1958. In this Scheme, Regent Street/Botany Road between Redfern Street and Raglan Street was designated a Business Centre, and the area south to McEvoy Street and beyond zoned Industrial B (Light). The area fringing Gibbons Street was zoned Industrial B (Light). These zonings probably reflected the range of uses permitted by the various councils prior to 1949. The group of shops north of Lawson Square within the study area however was zoned Industrial B (Light), and a rezoning it seems.

In 1968 the former Redfern, Alexandria and Waterloo local government areas were incorporated within the new South Sydney Municipal Council (initially called Northcott). Despite this, the City Council's Planning Scheme published in 1971 included Redfern. The Scheme zoned the areas as that in the 1958 Scheme, but extended the Business Centre zoning north along Regent Street and east along Redfern Street, where previously these had been zoned in part Industrial B (Light). The block south of Lawson Square was zoned Industrial B (Light) on the west frontage (then being the Lawson Picture Theatre) and Business Centre on the east (then being the Bellevue Hotel). This precinct was redeveloped subsequently into the pair of TNT office towers in the early 1970s, permitted by the former South Sydney Municipal Council.⁶⁹ In 2004 South Sydney (now City) Council was merged with Sydney City Council. In the 2010s additional residential tower blocks were built to the south of Lawson Square and behind Regent Street.

The Main Roads Board implemented a number of road widening schemes in NSW in the 1920s and the Department of Main Roads continued to do so. Botany Road/Regent Street was notified in 1956 to be widened by 18 feet on the east side between Cleveland Street and Henderson Road, but the widening has only been implemented partially.⁷⁰ At sometime, probably mid 1950s, the west side of Botany Road south of Henderson Road was widened also by about 18 feet, and the historical building stock was cleared for new developments. At this time a range of new building typologies, including light industrial warehouses were introduced to the study area. Transportation demands and the increased popularity of motor vehicles eventually led to the redundancy of the tram services which ceased in 1959.

The Department of Main Roads also had plans for the area between Regent Street/Botany Road and the railway line inclusive of Wyndham Street for one of its proposed arterial expressways distributing traffic through the inner metropolitan area to the outlying freeways. These distributors were greeted with much community opposition and consequently the schemes were abandoned under the incoming Wran Labor Government in 1976.

In recent years, the Botany Road Corridor and surrounding areas, once characterised by light industrial uses and worker housing, has undergone many changes through the pressures of gentrification and development which have resulted in the loss of many historic and cultural buildings. The one way pairing of Regent Street and Wyndham Street was introduced in 1993 to accommodate high volumes of traffic. This had a major impact on the 'high street' character of Regent Street and resulted in low rise housing developments being constructed on the northern part of Wyndham Street.

The NSW Government and the City of Sydney Council have both identified the area as a strategic opportunity for further 'urban renewal' and significant growth in terms of employment, innovation, transport and housing. The Waterloo Metro Station is currently under construction and a major housing development proposed on the site of the former Housing Commission Waterloo Towers.

69: South Sydney Municipal Council DA 227/70.

70: Crown Plans 15887-3000 and 15888-3000. *NSW Government Gazette*, 6/7/1956.

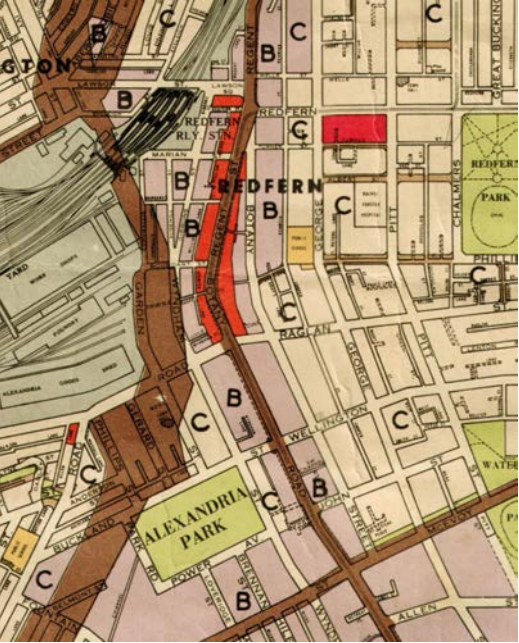


Figure 68: Detail from the City Council's planning scheme published in 1958.

Source: Sydney City Archives.



Figure 69: Detail from the City Council's planning scheme published in 1971. At left is the DMR's easement for one of its proposed distributors.

Source: Sydney City Archives.

MAIN ROADS ACT, 1924-1954.
NOTIFICATION of Approval of Governor to Plan of a Proposal for the Realignment (by the Realignment Method of Acquisition) of portion of Main Road No. 170 (Botany-road and Regent-street), between Main Road No. 193 (Henderson-road) and Main Road No. 330 (Cleveland-street), in the City of Sydney, under Division I of Part Vb of the Main Roads Act, 1924-1954.

IN pursuance of the provisions of section 27E of the Main Roads Act, 1924-1954, the Commissioner for Main Roads, who proposes to cause the alignment of portion of Main Road No. 170 (Botany-road and Regent-street), between Main Road No. 193 (Henderson-road) and Main Road No. 330 (Cleveland-street), in the City of Sydney, to be realigned, pursuant to Division I of Part Vb of the Main Roads Act, 1924-1954, and to apply the realignment method of acquisition to the lands affected by such realignment, hereby notifies that the plans of the proposal have been approved by His Excellency the Governor, with the advice of the Executive Council and that such plans (being plans Nos. 170.S.155 and 170.S.156) may be inspected at the Department of Main Roads and copies of such plans may be inspected at the Town Hall, in the City of Sydney.

Signed and sealed at Sydney, this fourteenth day of June, 1956.

I, **Howard Macoun Sherrard,**
The Commissioner for Main Roads, have hereto affixed the Official Seal of The Commissioner for Main Roads in the presence of—
J. FLEMING, J.P.
(D.M.R. No. 480-18)

(8699)

(L.S.)
H. M. SHERRARD.

Figure 70: Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 6 July 1956 (No.75), page 1947.

Source: National Library of Australia via Trove online.

3.5.9 Contemporary Aboriginal History

From the 1950s, a combination of new government policies of assimilation and economic recession in New South Wales caused large numbers of Aboriginal migrants from segregated reserves in the countryside to resettle in the Sydney suburbs of Redfern and Waterloo. As such, these suburbs became a meeting point for Aboriginal communities throughout NSW. Considered 'slum' communities at this time, they contained cheap worker housing and offered proximity to transport and opportunities for unskilled labour.⁷¹

In the 1960s and 70s, an estimated 30,000 Aboriginal and Torres Strait Islander people lived in the area, representing the largest urban Aboriginal population. At that time, many Aboriginal services and cultural organisations were based on Botany Road, Regent Street and Cope Street in Redfern and Waterloo including the first Aboriginal Medical Service office and the Aboriginal Legal Service office, an organisation associated with the civil rights movement that found its urban centre in Redfern. Redfern and Waterloo were also places of protest and community gatherings in response to landlords who campaigned to evict Aboriginal tenants in an attempt to gentrify these working class suburbs.⁷²

More places of Aboriginal cultural significance became embedded in the Botany Road Corridor which further strengthened the Aboriginal people's connection to the place. These included the Black Theatre, Radio Redfern, Koori Radio, the National Centre of Indigenous Excellence and gathering places such as Alexandria Park and Redfern Oval which hosted major sporting events that attracted many Aboriginal communities in Sydney and abroad. Today, although the number of Aboriginal families living in the area has been greatly reduced, the number of Indigenous businesses within the suburbs of Redfern, Waterloo and Alexandria remains strong, with over 200 businesses continuing the legacy and longevity of Aboriginal connection to the place.⁷³

Aboriginal people retain a strong and unbroken connection to the study area and surrounds which continues to be a key urban centre of Aboriginal and Torres Strait Islander rights and identity today.⁷⁴

71: Anderson, op.cit, p.6.

72: NITV, 10 March 2016. Inner Sydney's Aboriginal Community fear they are being pushed out for 'white hipsters', <https://www.sbs.com.au/nitv/the-point-with-stan-grant/article/2016/03/09/inner-sydneys-aboriginal-community-fear-they-are-being-pushed-out-white-hipsters#:~:text=Redfern%20and%20Waterloo%20are%20deeply,campaigned%20to%20evict%20Aboriginal%20residents>.

73: Urbis, Archaeological Assessment included in Cox Inall Ridgeway, Botany Road Corridor, Indigenous Cultural Heritage Study, 2020.

74: Cox Inall Ridgeway, Botany Road Corridor Strategic Review, Aboriginal and Torres Strait Islander community engagement and cultural heritage research, Project Report - Body, October 2020.

3.6 Chronology

The following chronology outlines key dates and events related to the creation of the Botany Road corridor, post European settlement in 1788.

Historic maps on the following pages trace the history of the Botany Road Corridor. These have been overlaid with the current cadastral map of the area for reference.

CHRONOLOGY	
DATE	EVENT
1788	Establishment of the penal colony at Sydney Cove.
1813	Old Botany Road formed from Oxford Street to Botany Bay.
1816	William Chippendale granted 95 acres. Eastern boundary of the grant is Botany (Cope) Street.
1817	Dr William Redfern granted 100 acres. Western boundary of this estate is Regent Street/ Botany (Cope) Street.
Ca 1819	Probable date of forming Botany Road within Waterloo, Redfern and Sydney.
1820	William Hutchinson commenced operation of water power mill within land granted in 1823.
1823	William Hutchinson granted 1400 acres. Known as Waterloo. The northern boundary of the grant is Boundary Street.
1825	William Hutchinson sold the Waterloo estate to Daniel Cooper and Solomon Levey.
1834	William Hutchinson purchased 62&1/2 acres of Chippendale's grant.
1835	William Charles Wentworth purchased 4 acres of Chippendale's grant.
1842	Transportation of convicts to NSW ceased.
1842	Sydney City Council incorporated. Southern boundary was Cleveland Street.
1842	William Redfern's grant of 100 acres subdivided in freehold.
1842	William Charles Wentworth's 4 acres (between 131-199 Regent Street and Cope Street) subdivided in freehold.
1844	Botany Road scheduled a parish road and a toll gate was erected at the intersection of Regent Street and Botany (Cope) Street.
1846	William Hutchinson died. His estate at Chippendale (inclusive of present day Redfern) was partitioned between members of his family. Block D was inherited by daughter Mrs Sarah Nichols (1812-1870). Block E was inherited by daughter Mrs Martha Ann Drummond Roberts (1815-1901). Block F was inherited by grandson William Hutchinson Gibbons (1823-1893).
1849	Mrs Sarah Nichols leased Block D to Joseph Yeomans for a term of 21 years.
1853	Daniel Cooper died in London, and his Waterloo estate was inherited by William Charles Cooper (1852-1925), son of Daniel Cooper's nephew, also named Daniel (1821-1902), who managed WC Cooper's affairs until he came of age.
1854	Mrs Nichols' Block D (between Lawson Square and No. 68 Regent Street) subdivided and sold in leasehold title.
1855	Opening of the railway between Sydney and Parramatta. The first Sydney terminus was situated in the area between Cleveland Street and Devonshire Street.
1855	Commencement of subdivision and sale of Cooper's Waterloo Estate in leasehold for a term of 99 years. These leasehold allotments were located south of Boundary Street.
1856	First self government of NSW formed.
1859	Redfern Municipal Council incorporated. Southern boundary became Boundary Street after 1860.

CHRONOLOGY	
DATE	EVENT
1860	Waterloo Municipal Council incorporated. Northern boundary was Boundary Street.
1860	Mrs Lackey (formerly Mrs Roberts) leased Block E to her husband John Lackey (1830-1903) for a term of 21 years.
1861	Mrs Lackey's Block E (between 70 Regent Street and 106 Regent Street) subdivided and sold in leasehold title.
1861	Mrs WH Gibbons leased Block F to Henry Lipscomb for a term of 18 years. Mr Lipscomb subdivided Block F (between 108 Regent Street and Boundary Street) and sold the allotments in leasehold title.
1862	The Cauliflower Hotel (123 Botany Road, Waterloo) commenced trading and is the earliest of the extant hotels within the study area.
1863	Botany Road toll gate relocated to Boundary Street.
1868	Former St Silas' Anglican Church at Waterloo (173 Botany Road) opened.
1868	Alexandria Municipal Council incorporated. Eastern boundary was Botany Road.
1871	Sydney Omnibus Company commenced a service to Waterloo via Redfern.
1871	The late Mrs Nichols' Block D re-subdivided (Deposited Plan 80) and sold in freehold.
1878	Railway station at Redfern opened. Called Eveleigh prior to 1906.
1882	Government steam tram service between Sydney and Botany commenced operation.
1883	St Lukes Presbyterian (118 Regent Street) opened.
1884	Waterloo Congregational Church (103-105 Botany Road) opened.
1886	Botany Road ceased to be a toll road.
1901	Federation of the Australian colonies and formation of the Commonwealth of Australia.
1902/3	The late Mrs Lackey's Block E re-subdivided (Deposited Plans 4209 and 3954) and sold in freehold.
Ca 1912	Commencement of merging the Waterloo Estate leaseholds into freehold.
1914-1918	First World War.
1917	Rebuilt Alexandria Goods Yard opened beside Henderson Road.
1925	Main Roads Board established and Botany Road dedicated Main Road No. 170.
1937	The Gibbons family's Block F sold in freehold and continued with the existing (1861) subdivision pattern.
1939-1945	Second World War.
1949	Councils of Redfern, Waterloo and Alexandria absorbed by City of Sydney Council.
1968	Former Redfern, Alexandria and Waterloo local government areas incorporated within the new South Sydney Municipal Council.
1970-1975	The pair of TNT office towers at Lawson Square built.
2004	South Sydney (now City) Council merged with Sydney City Council.
2010s	Commencement of building high rise residential blocks south of Lawson Square.
2017	Construction of the Sydney Metro City and Southwest commenced.

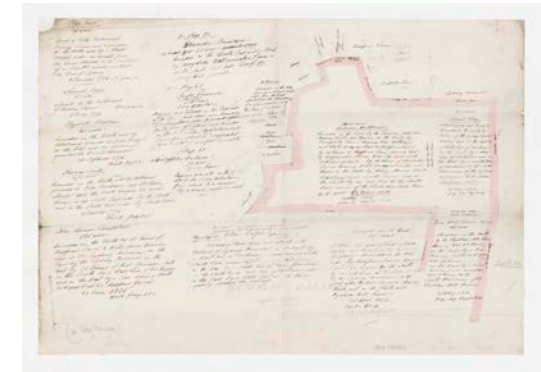
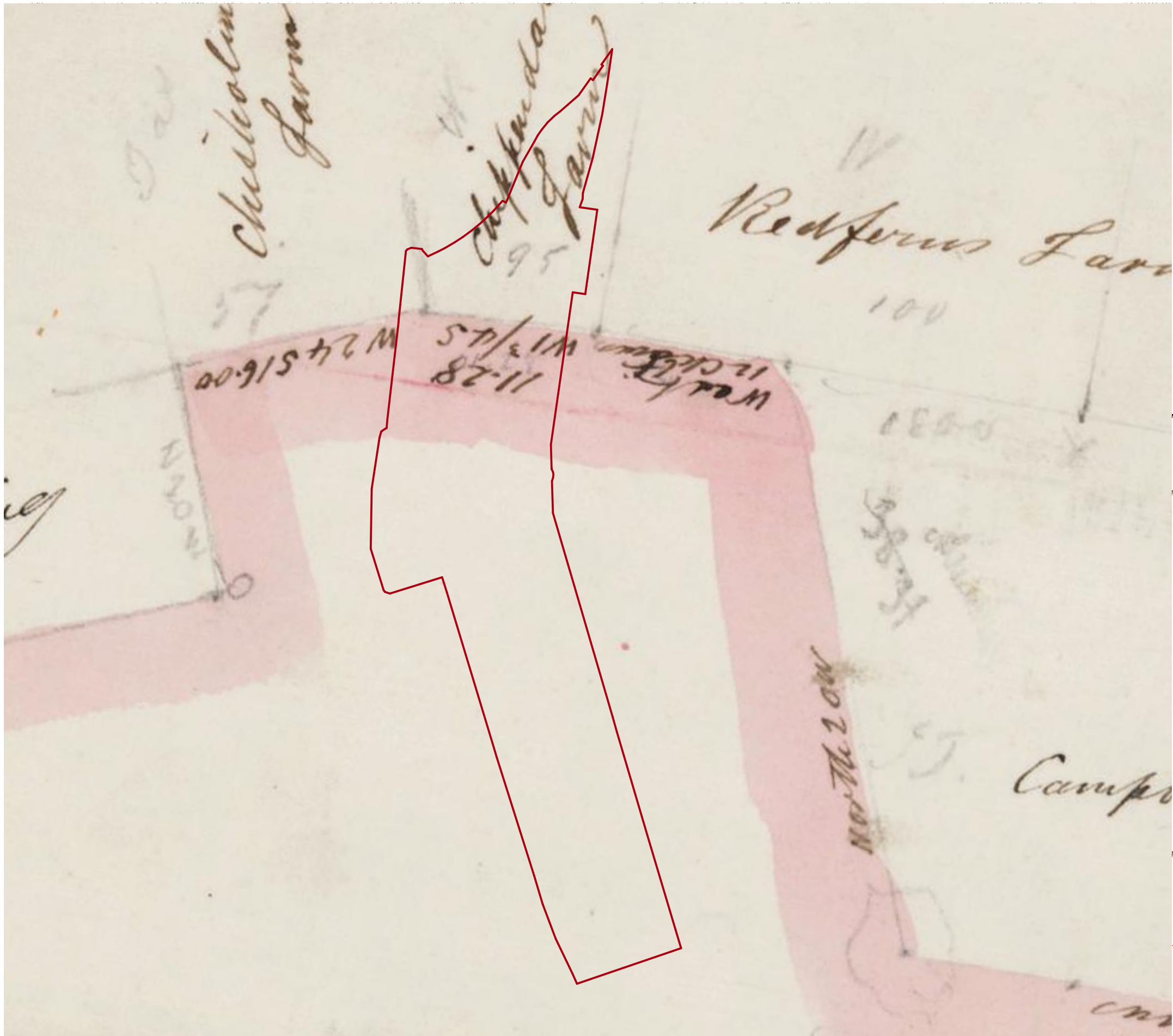


Figure 71: 1820s, Waterloo Estate as per deeds.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0319, FL8772946



Figure 72: 1820s, Detail of Waterloo Estate plan as per deeds.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0319, FL8772946

1820s

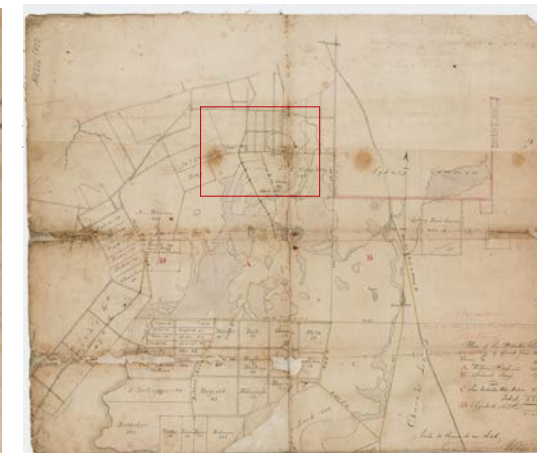


Figure 73: ca1827, Plan of the Waterloo Estate grants from the Crown.
Source: State Library of NSW: www.digital.sl.nsw.gov.au/Maps/0586,FL8779133.

Figure 74: Circa1827. Detail of plan of the "Waterloo Estate" grants from the Crown, shewing also its neighbouring locations.
Source: State Library of NSW: www.digital.sl.nsw.gov.au/Maps/0586,FL8779133.



1827

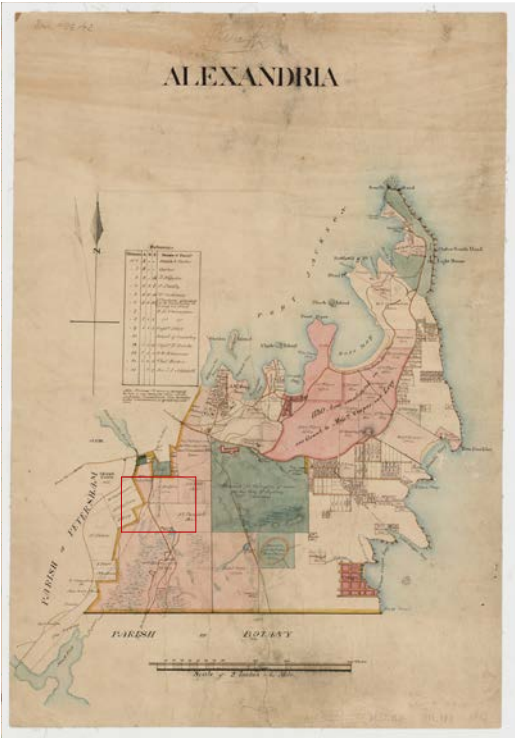


Figure 75: [1843], Parish of Alexandria.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0018, FL8763033

Figure 76: [1843], Detail of Parish of Alexandria plan.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0018, FL8763033



1843



Figure 77: 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/74VKO58j4QXM>



Figure 78: Detail of 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/74VKO58j4QXM>

1853



Figure 79: Detail of plan of Redfern Municipality/ George Renwick Esqre. - Chairman, 1864.

Source: State Library of NSW: www.digital.sl.nsw.gov.au, M Maps/0311, FL3547657. <https://collection.sl.nsw.gov.au/record/74VvIrWLOo83>

1864

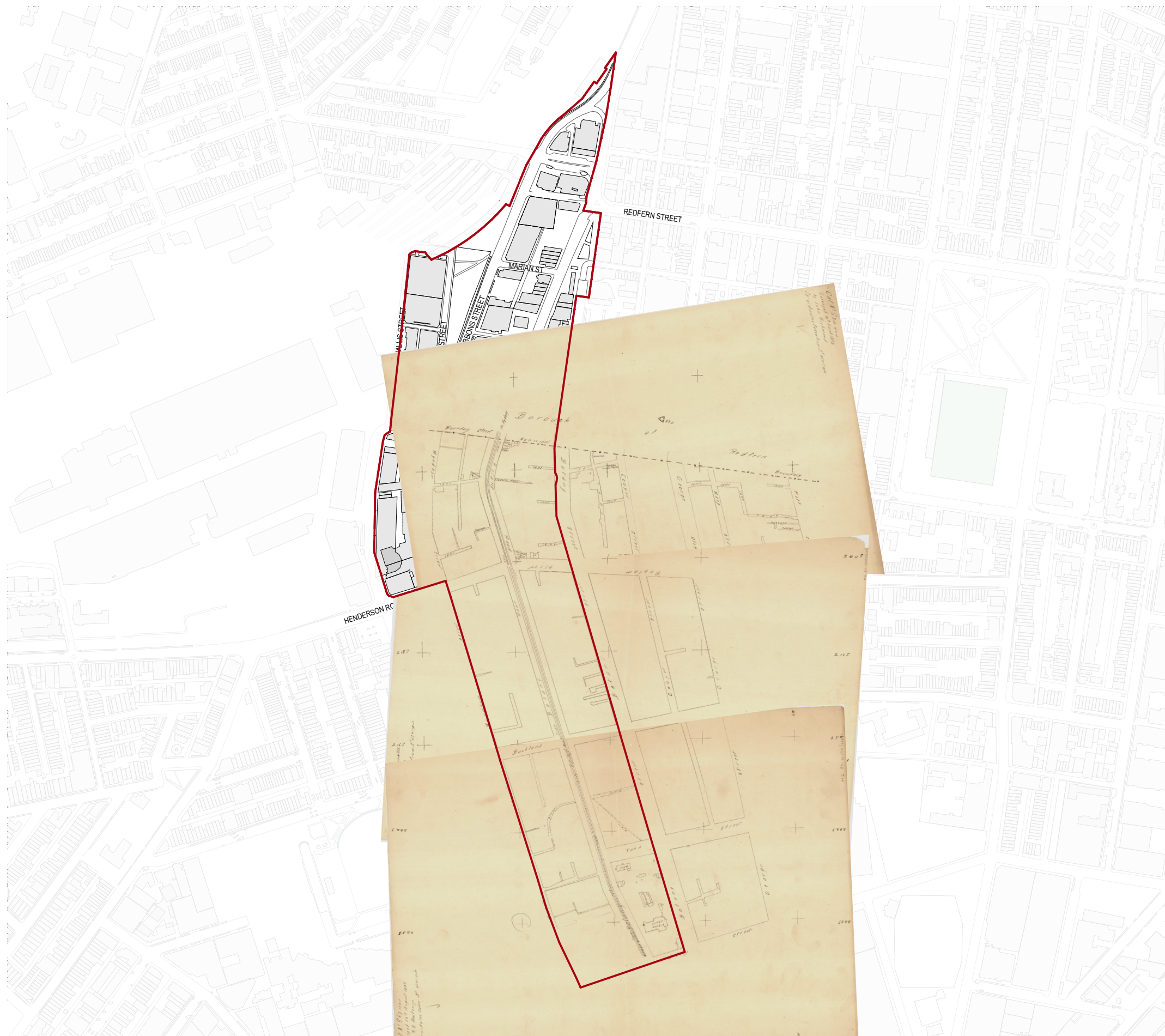


Figure 80: Collection of cadastral maps within Alexandria and Waterloo, NSW

Source: State Library of NSW: www.digital.sl.nsw.gov.au, M2 811.18197/1881/1, FL9150706



1883

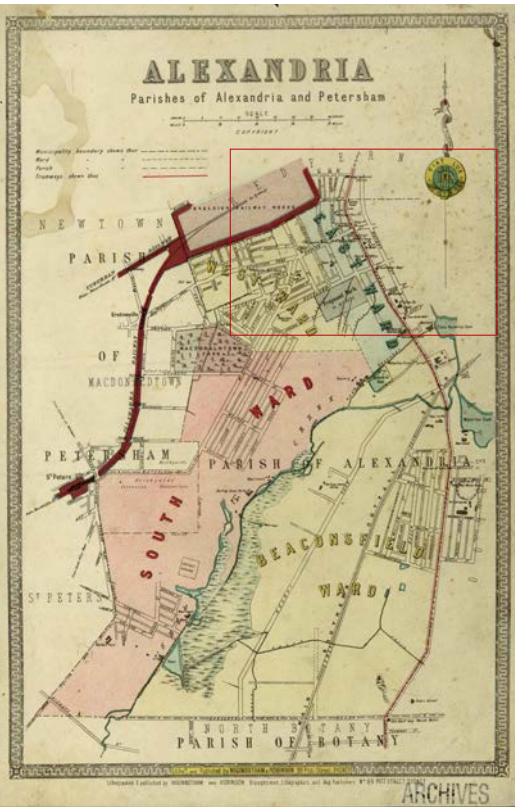


Figure 81: 1886-1888 Alexandria
Source: Dictionary of Sydney: Atlas of the Suburbs of Sydney, <http://dictionaryofsydney.org/media/3890>.

Figure 82: 1886-1888 Alexandria
Source: Dictionary of Sydney: Atlas of the Suburbs of Sydney, <http://dictionaryofsydney.org/media/3890>.

1886 -
1888

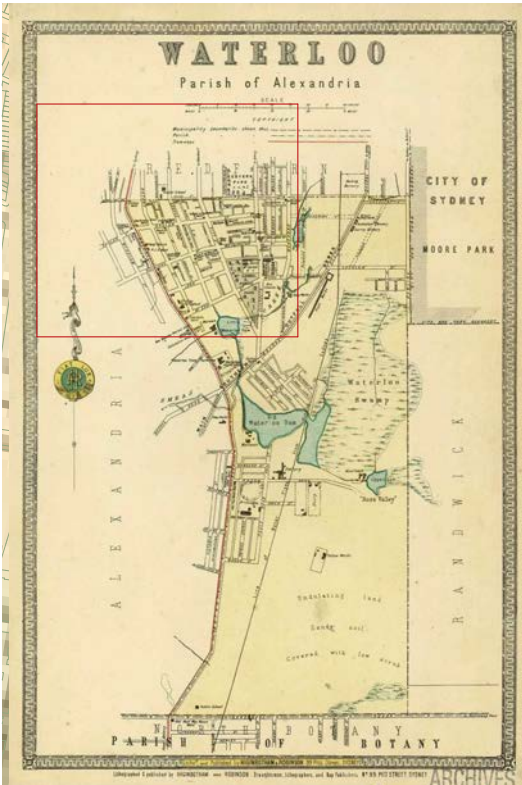
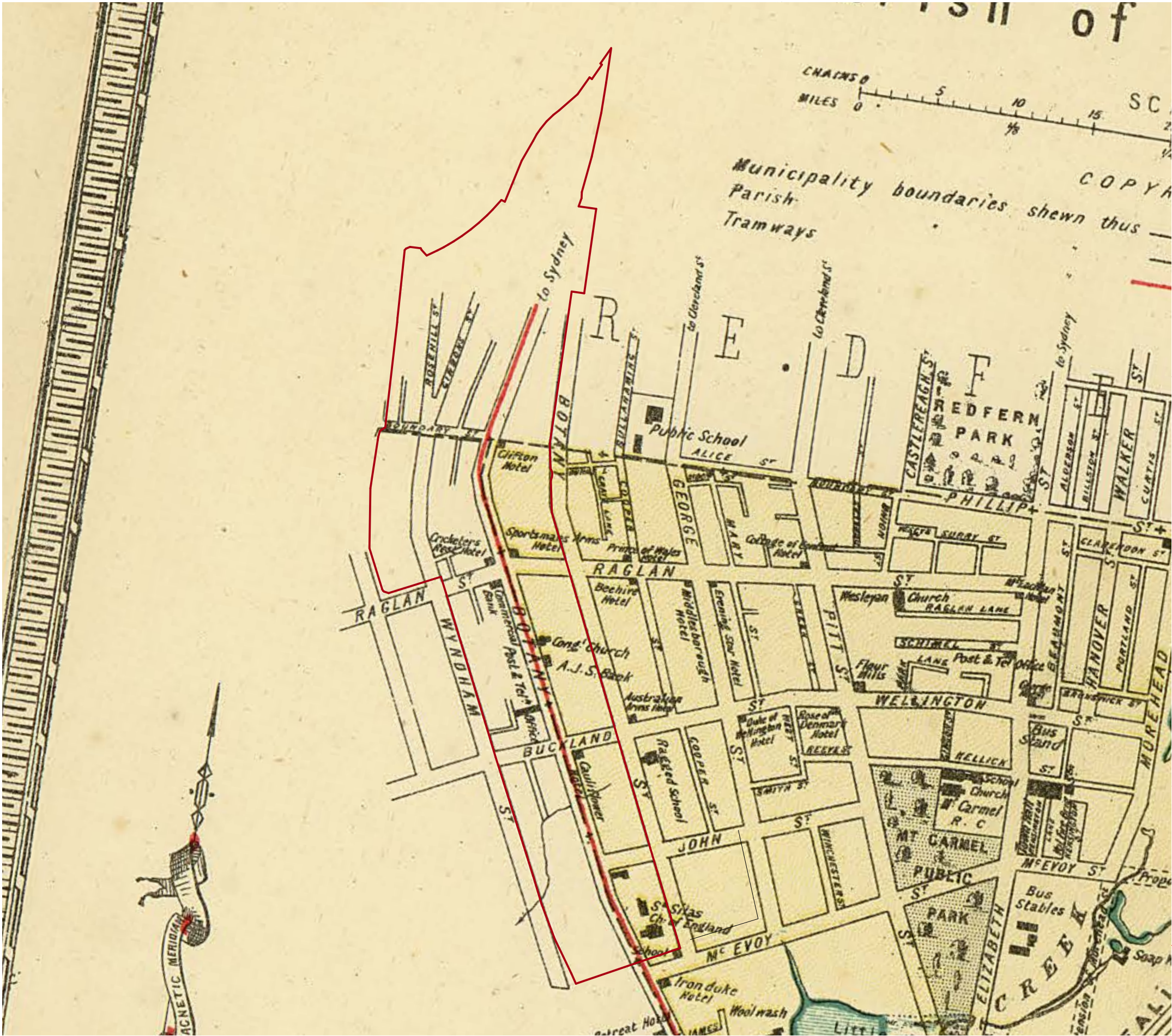


Figure 83: Atlas of the Suburbs of Sydney - Waterloo 1886-1888. Higinbotham & Robinson map.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, M1 811.1819/1888/1, FL9138277. Available online <https://dictionaryofsydney.org/media/3938>

Figure 84: Detail of Atlas of the Suburbs of Sydney - Waterloo 1886-1888. Higinbotham & Robinson map.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, M1 811.1819/1888/1, FL9138277. Available online <https://dictionaryofsydney.org/media/3938>



Figure 85: Composite of 1890s
MWSB maps. New South Wales.
Department of Lands.
Source: SLNSW online, [https://primo-slnsw.
hosted.exlibrisgroup.com/primo-explore/
fulldisplay?docid=SLNSW_](https://primo-slnsw.hosted.exlibrisgroup.com/primo-explore/fulldisplay?docid=SLNSW_)

**1888 -
1890**



Figure 86: City of Sydney - Civic Survey, 1938-1950: Map 24 - Zetland and Map 18 - Redfern.
Source: City of Sydney Archives, available online

1938 -
1950



Figure 87: Aerial photograph.
Source: Six Maps available online.



1951



Figure 88: Aerial photograph.
Source: Nearmap, available online, overlaid on LEP map.



2020

Historical Analysis of Subdivision Pattern within the Botany Road Corridor

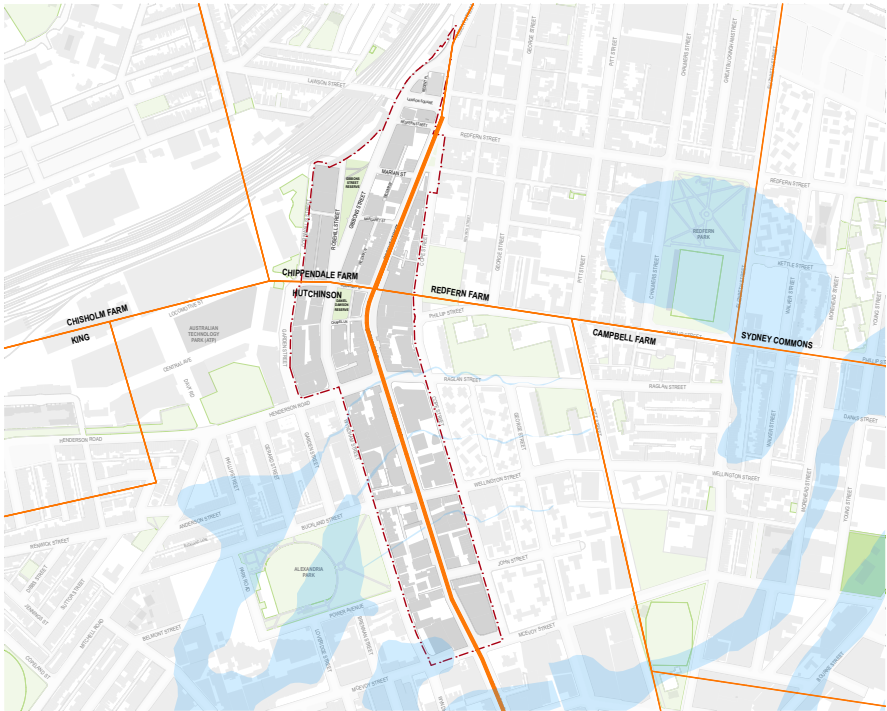


Figure 89: Boundaries of land grants overlaid on current map of study area. Water bodies shown blue.
Source: TZG.

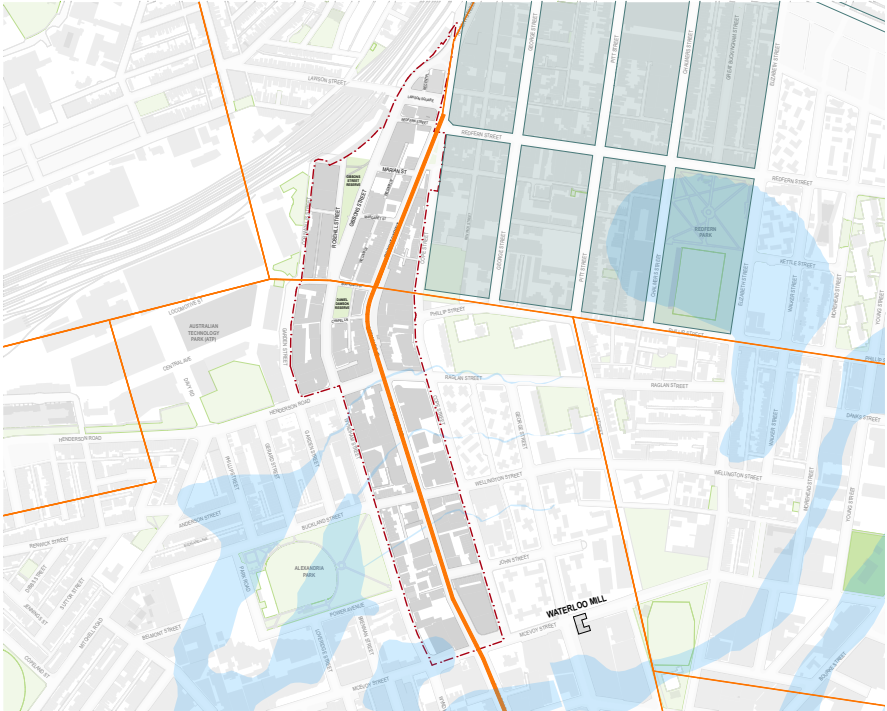


Figure 90: Boundaries of land grants with 1827 subdivision and streets overlaid on current map of study area.
Source: TZG.

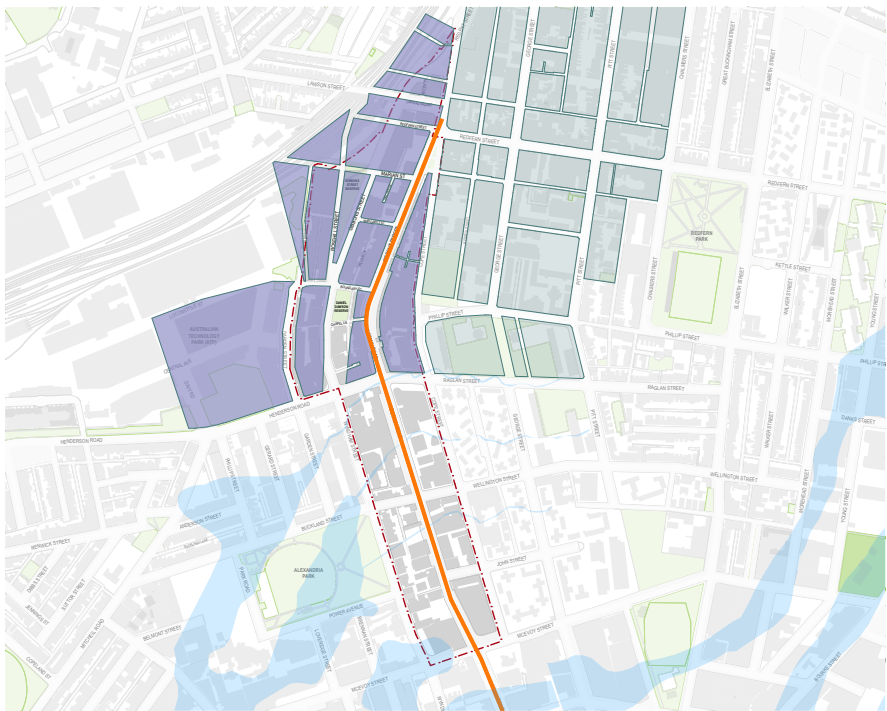


Figure 91: 1855 subdivision, roads and water courses overlaid on map of the study area.
Source: TZG

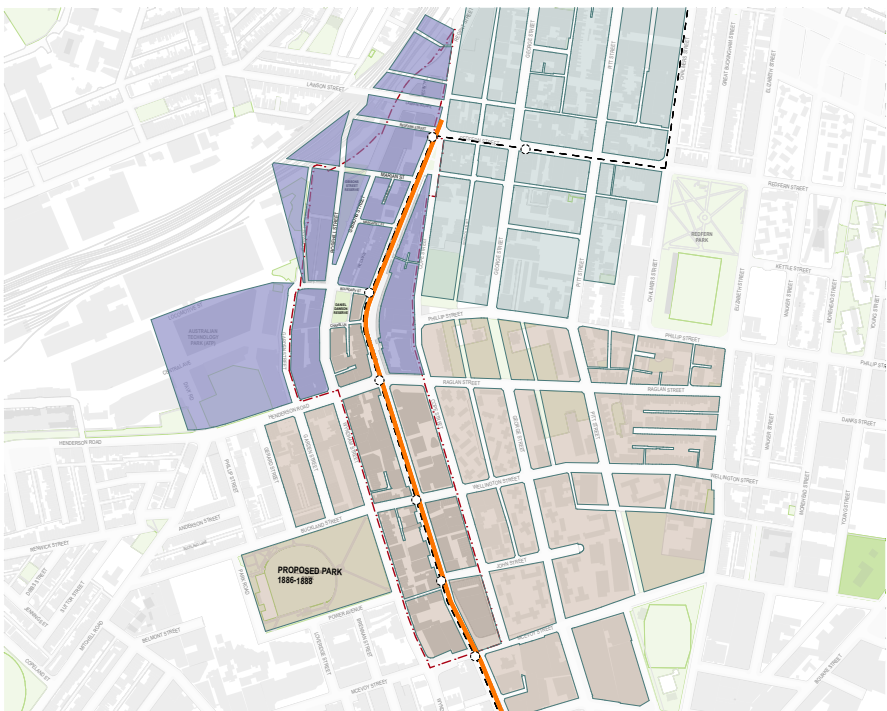


Figure 92: 1888 subdivision and roads overlaid on map of the study area.
Source: TZG

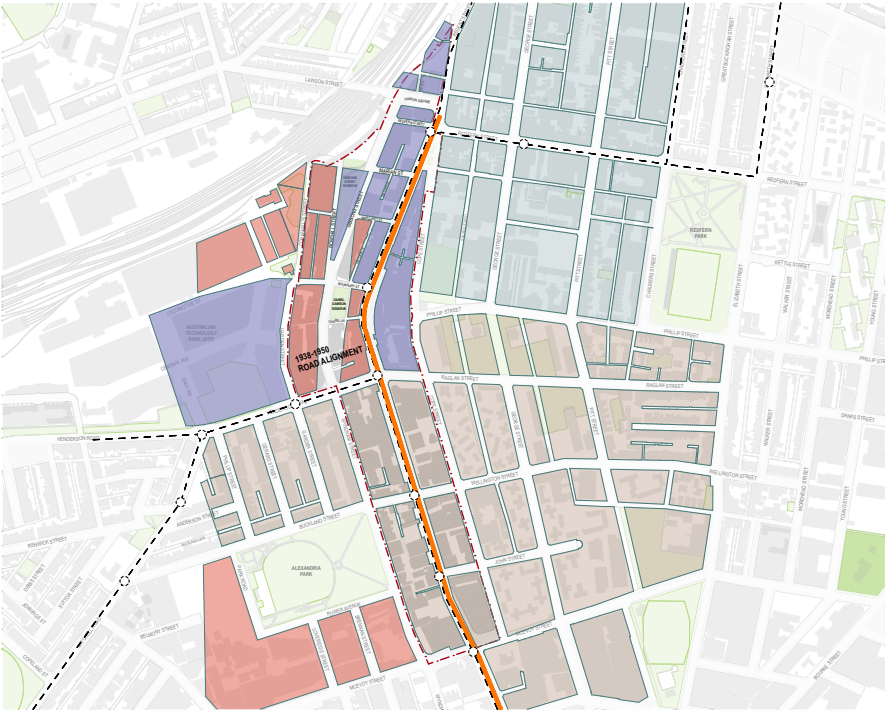


Figure 93: 1938-1950 subdivision and roads overlaid on map of the study area.
Source: TZG

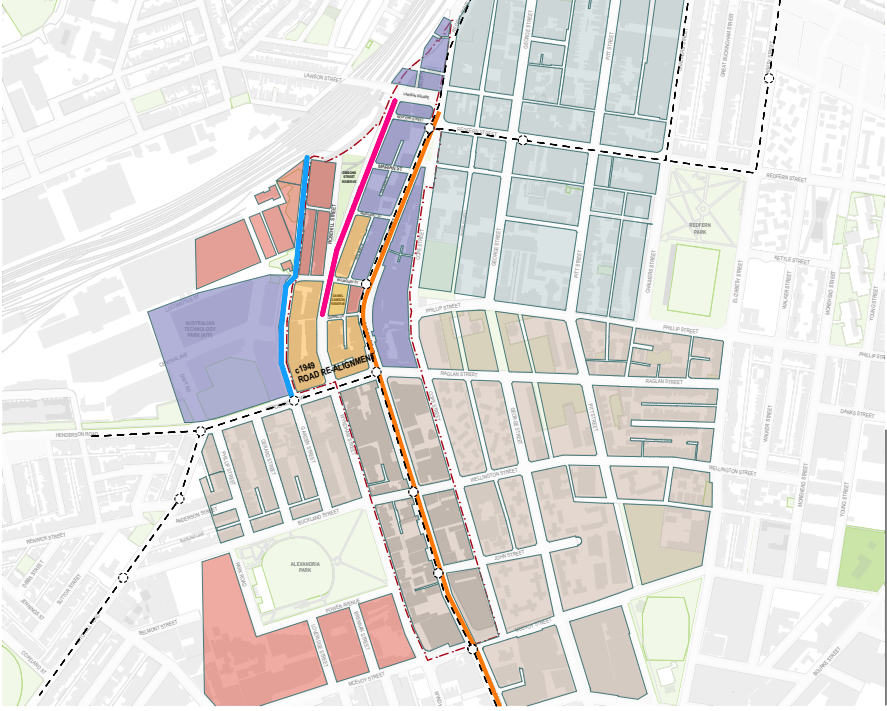


Figure 94: 1951 subdivision and roads overlaid on map of the study area.
Source: TZG



Figure 95: 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)
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Sydney Reference Collection (SRC), ID 045\0455524.

4.0

Physical Analysis

4.1 Setting

The Botany Road Corridor lies within the city fringe suburbs of Redfern, Alexandria and Waterloo which comprise historic residential areas; creative, educational, technology and research industries; transport hubs and social housing estates. A description of the surrounding setting follows:

Redfern Railway Station

With its primary entrance on Lawson Street and secondary access from Marian Street, the heritage listed Redfern Railway Station opened in 1884 and is a major suburban station that serves all Sydney train lines. Historically, Redfern station provided an important link for commuters to the adjacent Eveleigh Railway Workshops and the surrounding suburbs of Alexandria, Darlington and Chippendale and served to promote the growth of these suburbs.⁷⁵ The station contributes to the local community's sense of place and provides a connection to the local community's history.⁷⁶

Redfern Street

Located within one of Sydney's most culturally, ethnically and economically diverse communities, Redfern Street reflects the character of the area which has traditionally been associated with Aboriginal and Torres Strait Islander communities along with a large number of public housing tenants. Redfern Street contains a number of businesses offering creative and professional services, retail and service industries along with a range of food and beverage offerings. The street has experienced significant growth in recent years which has seen many conversions and modifications made to industrial spaces to create new offices, shops and dining venues. The popularity and vibrancy of Redfern Street is supported by the proximity and convenience of Redfern Railway Station and other popular amenities provided along Regent Street and Botany Road.⁷⁷



Figure 96: Redfern Station historic entrance.
Source: Heritage Council NSW website.



Figure 97: Redfern Station contemporary entrance.
Source: <http://gartnerrose.com/>



Figure 98: Redfern street.
Source: <http://cityofsydney.nsw.gov.au/redfern-street>

National Centre of Indigenous Excellence

The National Centre of Indigenous Excellence (NCIE) is a not-for-profit social enterprise that aims to build capability and create opportunities with and for Aboriginal and Torres Strait Islander peoples across Australia with the sole purpose of creating long-term improvements in wellbeing. From its conception in 2006, the Indigenous Land & Sea Corporation, with the support of the local community, purchased the land where the heritage listed buildings of the Redfern Public School had operated for over a hundred years. These buildings were converted to conference, accommodation and office spaces and a purpose built gym and aquatics centre, and sports field were developed.⁷⁸

Black Theatre site

Located adjacent to the NCIE, the Black Theatre was an Aboriginal-run theatre company established in 1972 in response to the emerging land rights movement. It started on Regent Street but later moved to Cope Street where it operated until 1977 offering workshops in dancing, writing and acting, and also performed plays authored by Aboriginal playwrights. Black Theatre laid the foundation for a wellspring of creative expression within Sydney's Aboriginal community. Today the site is occupied by the Tribal Warrior Gallery and the NSW Indigenous Chamber of Commerce. This cluster of buildings, their heritage and social significance enhances the cultural diversity of the area and reinforces the connection of the Aboriginal community to the setting.⁷⁹



Figure 99: National Centre of Indigenous Excellence.
Source: <http://ncie.org.au/>.



Figure 100: National Centre of Indigenous Excellence.
Source: Tonkin Zulaikha Greer Architects.



Figure 101: Black Theatre site.
Source: Tonkin Zulaikha Greer Architects.

75: www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails-redfern-railway-station.
76: www.transport.nsw.gov.au/data-ad-research/passenger-train/travel-patronage.
77: www.cityofsydney.nsw.gov.au/business-in-your-local-area/redfern-street.

78: <http://ncie.org.au/about>.
79: www.sydneybarani.com.au/sites/black-theatre.

Waterloo Housing Estates

The existing Waterloo Housing Estates consists of 2,012 social housing units and is Sydney's largest inner-city public housing estate. It occupies large blocks of land on the western boundary of Cope Street from McEvoy Street in the south, to Philip Street in the north, stretching east to Pitt Street. The housing complex comprises low rise buildings and tall towers.

The housing precinct has been the subject of contentious development plans by the NSW Land and Housing Corporation to replace the existing buildings with around 7,000 new dwellings that will transform it into a mixed estate of 70% private housing and 30% social housing. The population density of the Waterloo Housing Estates, coupled with the changing demographic, establish a diverse mix that is characteristic of the area and that supports the local amenities and services available in the surrounding streets including Redfern Street, Regent Street and Botany Road.⁸⁰

Waterloo Metro Quarter

The Waterloo Metro Quarter, currently under construction, occupies a block of the Botany Road Corridor that extends between Raglan and Wellington Streets. It comprises a new Metro Station, high rise residential apartment buildings, retail and commercial office space along with community recreational facilities.

Alexandria Park

Alexandria Park is the largest green space adjacent to the Botany Road Corridor and provides a multipurpose sports field, tennis courts and a basketball court. The park also offers picnic shelters, kids playground and a cricket oval and is a popular destination for families with dog friendly off-leash areas. The park is bound by large established trees that contribute to the character of the setting and enhances the residential environment.⁸¹



Figure 102: Waterloo housing estate towers.

Source: <http://www.theconversation.com/>.



Figure 103: Waterloo Metro proposed development.

Source: <https://www.propertyobserver.com.au/images/2019/12/19/Waterloo%20Metro%201.jpg>



Figure 104: Alexandria Park.

Source: <http://www.sityofsydney.nsw.gov.au/alexandria-park>

Australian Technology Park

The Australian Technology Park (ATP) comprises the historic locomotive workshops of the heritage listed Eveleigh Rail Yards. The Workshops complex is a rare example of a relatively intact, large-scale 19th century railway workshops that retains its character as well as continued links to railway operations for over 100 years.

Today, it is a major business and technology hub located on the inner-city fringe with a mix of unique industrial-style venue offering event spaces, commercial and office tenancies, theatres and conference spaces amongst new landscaping. The proximity of Redfern Railway Stations provides convenient access for commuters to the ATP and the area is continuously expanding with redevelopment projects in neighbouring streets. The history of the Eveleigh Rail Yards is rich with links to the functions and operations of the early railway network in Sydney; the suburban development of Redfern, Waterloo and Alexandria, amongst others; and its role as a major employer of local working class residents.⁸²



Figure 105: Australian Technology Park.

Source: Tonkin Zulaikha Greer Architects.



Figure 106: Australian Technology Park.

Source: Tonkin Zulaikha Greer Architects.



Figure 107: Australian Technology Park.

Source: Tonkin Zulaikha Greer Architects.

80: <https://theconversation.com/we-still-live-here-107188>.

81: www.timeout.com/sydney/things-to-do/alexandria-park, <http://www.sityofsydney.nsw.gov.au/alexandria-park>

82: www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails-eveleighworkshopsID=4801102.

4.2 Streetscape Character

Regent Street, Redfern (west)

Regent Street is located at the northern end of the Botany Road Corridor and together with Botany Road itself forms part of the main spine of the precinct. The character of the western side of the street is mixed, with two storey Victorian and Federation buildings, which contribute to the historic character of the streetscape, interspersed with infill development and recent high rise buildings. There are sporadic street trees planted along this side of Regent Street, commencing at Marian Street. One way traffic flows towards the south.

At the northern most tip, recent development is wedged between Gibbons Street and Regent Street. Between Lawson Street and Marian Street, in close proximity to Redfern Station, high rise buildings are under construction on the western side of the street, with restored two storey face brick buildings dating from 1885 forming the street frontage.

South of Boundary Street, numbers 90 - 96 Regent Street comprises a series of two storey rendered and painted buildings with parapets constructed between 1895 and 1910. Two and three storey infill development makes up the rest of the block with a single storey petrol station located on the corner of Margaret Street.

St Lukes Presbyterian Church, a Heritage Item constructed in 1872, is located on the opposing street corner, with a two storey timber clad building immediately to its south at 120 Regent Street followed by a fairly consistent row of two storey parapeted buildings with shopfronts protected by awnings, which step in groups of two and three from 122 to 142 Regent Street. Some recent additions have been constructed at the upper levels, set back from the parapets. The recently constructed building at 144-152 Regent Street presents as a four storey face brick building with additional storeys setback from the street façade over. At street level this building has entry foyers and shopfronts which are covered by a continuous awning. Two single storey painted brick warehouse buildings dating from around the 1930s complete this side of Regent street. Regent Street Redfern becomes Botany Road Alexandria at Boundary Street.



Figure 108: 90 Regent Street, Redfern.



Figure 109: 74-76 Regent Street, Redfern.



Figure 110: 60-66 Regent Street, Redfern.



Figure 111: 120-142 Regent Street, Redfern.



Figure 112: 158 Regent Street, Redfern.



Figure 113: St Lukes Presbyterian Church, 118 Regent Street, Redfern.

Regent Street, Redfern (east)

The character of the eastern side of Regent street is also mixed, with two storey Victorian and Federation buildings, which contribute to the character of the streetscape, interspersed with more recent infill development. Street trees are planted along this side of the street.

To the north, the study area commences at the Jack Floyd Reserve, followed by 131 Regent Street which comprises a single storey garage, with Spanish Mission detailing that has been painted with a mural towards Cope Street that says 'Aboriginal'. Recent four storey shop top housing extends south to number 145 Regent Street. Beyond this the streetscape comprises a series of modest two storey rendered and painted terraces dating from the 1860s-1870s, with metal roofs and intact chimneys. Some have been modified with shopfronts, awnings and aluminium framed windows. Despite these changes, these are some of the earliest buildings within the Botany Road Corridor. The two storey sandstone terrace at 181 Regent Street dates from the 1870s and is listed as a Heritage Item. The neighbouring two storey face brick and tiled building at 183 Regent Street dates from 1906 and is separated from its neighbour by a pedestrian thoroughfare.

A series of two storey buildings dating from 1884-1911 extend from 185-195 Regent Street; some are rendered and painted whilst others are face brick – all have shopfronts covered by awnings. The footpath widens at 197 Regent, in front of the Aboriginal Legal Service, with a planter bed and a greater density street trees which extend to the bend in the road which signifies the beginning of Botany Road. Buildings on this stretch of road are all recent developments which range in scale from two to six storeys.

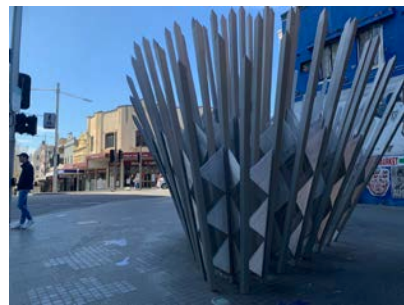


Figure 114: Sculpture at Jack Floyd Reserve, 129 Regent Street, Redfern.



Figure 115: Jack Floyd Reserve, 129 Regent Street, Redfern. Photographer, Hill Thalys.



Figure 116: 131 Regent Street, Redfern.



Figure 117: 147-179 Regent Street, Redfern.



Figure 118: 183-195 Regent Street, Redfern.



Figure 119: Terrace House, 181 Regent Street, Redfern.

Botany Road, Alexandria (west)

Regent Street becomes Botany Road at Boundary Street. The western side of the street has a recent five storey residential building on the block between Chapel Lane. Beyond this there is a series of two storey Victorian and Federation commercial buildings with awnings and shopfronts, some dating back to the 1870s. FBI Radio occupies a four storey brick building, set back from the street behind street trees to align with the heritage listed Cricketers Arms Hotel which is located on the corner of Henderson Road. The two storey, face brick, former CBC Bank occupies the opposite street corner.

Botany Road was widened in the 1950s beyond this point and the land rezoned in the block leading to Buckland Street. As a result, development here is of a different character and predominantly comprises one to three storey, Post War light industrial buildings, set back from the street behind off street parking. 84-88 Botany Road is a good representative example of this typology.

Historic buildings define the Buckland Street intersection, with a two storey Victorian terrace house at number 128 and corner commercial buildings at 130-132 and 134 Botany Road. Beyond the corner, there is a mix of more recent light industrial and residential developments with varying street setbacks ranging in height from one to four stories extending to McEvoy Street. The exceptions to this are the Star Hotel located at 170 Botany Road and group of terrace houses adjacent, which are located diagonally opposite John Street.

Moores Lane, Alexandria

Moores Lane is a narrow lane that services a group of single storey houses that date to the late 1890s. Historically, the lane connected Wyndham Street to Botany Road but today it is only accessed from Botany Road. The lane abuts a facebrick wall of the neighbouring commercial building that shows evidence of early southern boundary, with landscaped gardens and foliage on the opposite side. The small houses are set back from the lane with low perimeter fences that demarcate the front garden areas.



Figure 120: 42 Botany Road, Alexandria.



Figure 121: 34-40 Botany Road, Alexandria.



Figure 122: 28-32 Regent Street, Alexandria.



Figure 123: 22-26 Regent Street, Alexandria.

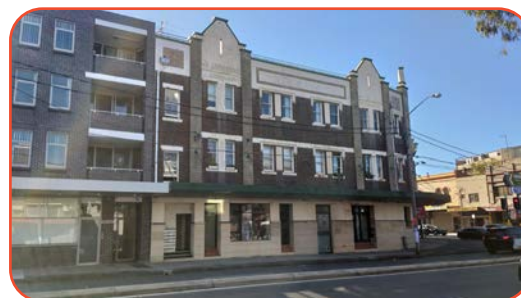


Figure 124: Cricketers Arms Hotel, 56-58 Botany Road, Alexandria.

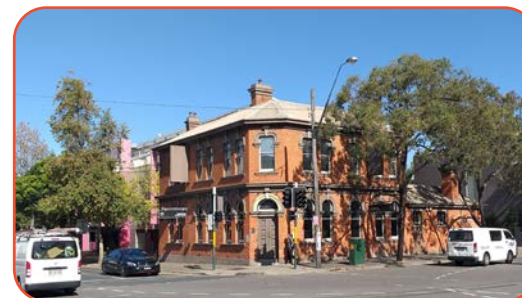


Figure 125: Former CBC Bank, 60 Botany Road, Alexandria.



Figure 126: 130-136 Botany Road, Alexandria.



Figure 127: 170-176 Botany Road, Alexandria.



Figure 128: View along Moores Lane, Alexandria.



Figure 129: 1-5 Moores Lane, Alexandria.



Figure 130: 1-5 Moores Lane, Alexandria.



Figure 131: 172-176 Botany Road, Alexandria.

Botany Road, Waterloo (east)

On the eastern side, to the north, Botany Road commences with a series of two storey commercial buildings with shopfronts including a large supermarket. The footpath is widened here, with seating and street trees. Public art is incorporated into the design of the space. Beyond this, the buildings are set closer to the street and comprise two storey Victorian and Federation commercial buildings with awnings and shopfronts interspersed with newer small scale developments. The historic two storey, rendered and painted Abbotts Hotel forms the street corner with its splayed entrance and continuous awning.

The block between Henderson Road and Wellington Street has been razed to the ground awaiting construction of the new Waterloo Metro Station. The only remaining building is the heritage listed Congregational Church, located at 103-105 Botany Road.

The two storey Cauliflower Hotel, located on the corner of Wellington Street, is heritage listed along with the Alignment Pin located on the kerb in front of it. Travelling south, there is a single two storey Victorian terrace house remaining at 131 Botany Road amongst a wide range of relatively recent one to four storey development. A face brick mid century warehouse building, used as a mechanic's workshop, defines the northern corner of John Street with a two storey commercial building on the opposite corner.

Two to four storey more recent development lines the remainder of Botany Road heading towards McEvoy Street, with buildings setback from the street behind off street parking. Uses are mixed, ranging from light industrial to commercial with some recent residential developments.



Figure 132: 29-29A Botany Road, Waterloo.



Figure 133: 33a-35 Botany Road, Waterloo.

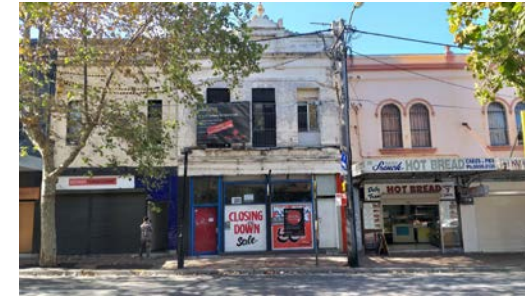


Figure 134: 37-41 Botany Road, Waterloo.



Figure 135: Abbotts Hotel 45-49 Botany Road, Waterloo.



Figure 136: Congregational Church, 103-105 Botany Road, Waterloo.

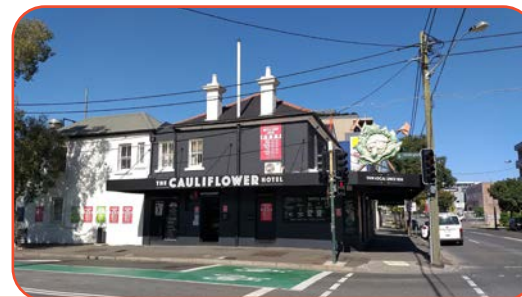


Figure 137: Cauliflower Hotel, 123 Botany Road, Waterloo.



Figure 138: Alignment Pin, 123 Botany Road, Waterloo.



Figure 139: 131 Botany Road, Waterloo.



Figure 140: 161-165 Botany Road, Waterloo.

John Street, Waterloo

John Street runs between Botany Road and Cope Street within the Botany Road Corridor and comprises a heritage listed row of two storey Victorian terrace houses with verandahs known as 'Gordon Terrace' constructed in 1885 on the south side. The north side of the street has a warehouse building on the corner of Cope Street which has been adapted to suit commercial uses.



Figure 141: 2 John Street, Waterloo.



Figure 142: Gordon Terrace, 2 John Street, Waterloo.

Wellington Street, Waterloo

Beyond the Cauliflower Hotel, located on the corner of Botany Road, 122-136 Wellington Street runs east and comprises of a row of two storey Victorian terrace houses which extend to the corner of Cope Street.



Figure 145: 122-126 Wellington Street, Waterloo.

Cope Street, Waterloo

The southern end of Cope Street is located in the suburb of Waterloo. Beyond the proposed Waterloo Metro Station development in the street comprises three to four storey residential developments with a row of modest single storey Victorian terrace houses located between 190-204 Cope Street. An historic open drain runs between 184 and 186 Cope Street towards Botany Road. The bottom of the drain is lined in sandstone, whilst the walls are constructed of brickwork. Beyond John Street the character of the street changes with two storey blank warehouses lining the western side.



Figure 143: Between 184 and 186 Street, Waterloo.



Figure 144: 190-204 Cope Street, Waterloo.

Raglan Street, Waterloo

Raglan Street runs east from Botany Road towards Waterloo. The northern corner at Cope Street is defined by a two storey parapeted Victorian corner shop. Two storey buildings with shopfronts and awnings make up the streetscape towards the Abbott Hotel. The southern side of the street is the site of the proposed Waterloo Metro Station.



Figure 146: 125 Raglan Street, Waterloo.

Cope Street, Redfern

To the north of Raglan Street, Cope Street rises up towards the Jack Floyd Reserve, which is located at the intersection of Redfern Street and Botany Road. The western side of the street, within the Botany Road Corridor, contains a series of four to five storey modern apartment buildings opposite the Department of Housing Waterloo Towers. Smaller scale light industrial warehouse buildings are interspersed with this typology to the rear of the National Centre for Indigenous Excellence, which is in the former Redfern Public School site, located beyond the Phillip Street intersection. Rising up the hill the character of the street changes with a series of Victorian terrace houses between 26 and 52 Cope Street bookended by a small warehouse and a two storey Post War commercial building. At the northern end of the street the scale once more shifts to contemporary four to five storey apartment buildings opposite the Black Theatre site. The Spanish Mission rear of 131 Regent Street terminates the built form at the reserve, opposite a public carpark. The eastern side of Cope Street is located within the Redfern Estate Heritage Conservation Area.



Figure 147: 26-52 Cope Street, Redfern.



Figure 148: 24 Cope Street, Redfern.

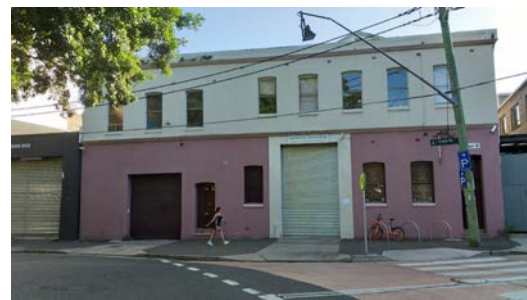


Figure 149: 82 Cope Street, Waterloo.



Figure 150: 60 Cope Street, Waterloo.

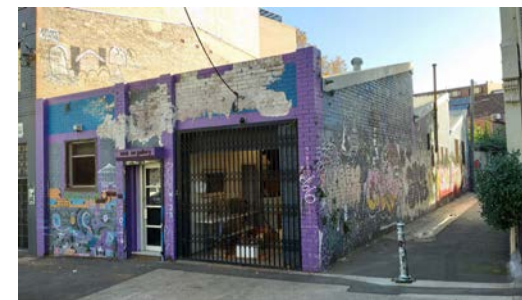


Figure 151: 56 Cope Street, Waterloo.



Figure 152: 16-22 Cope Street, Redfern.

Marian Street, Redfern

Marian Street leads from Regent Street towards Redfern Railway Station via Gibbons Street where it is interrupted by a large triangular shaped park known as the Gibbons Street Reserve or Rosehill Street Park. The former McMurtie's Shoe factory, located at 1-9 Marian Street, occupies the elevated corner of Cornwallis and Rosehill Streets and has landmark qualities. This five storey rendered and painted building dates from 1906 and was adapted to residential uses in the 1990s.



Figure 153: 1-9 Marian Street, Redfern.

Garden Street, Alexandria

Four to five storey recent residential developments make up the bulk of the buildings in Garden Street. The exceptions are the Victorian terrace pair located at 26-28 and the small face brick warehouse building located at 6-8 Garden Street, which serve as reminders of the street's past.

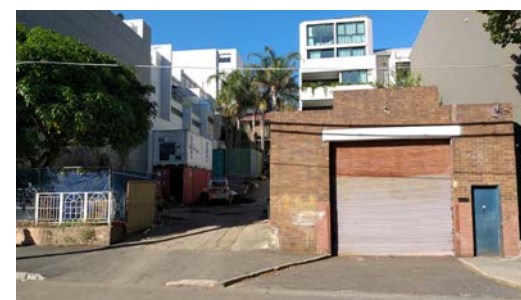


Figure 155: 6-8 Garden Street, Alexandria.

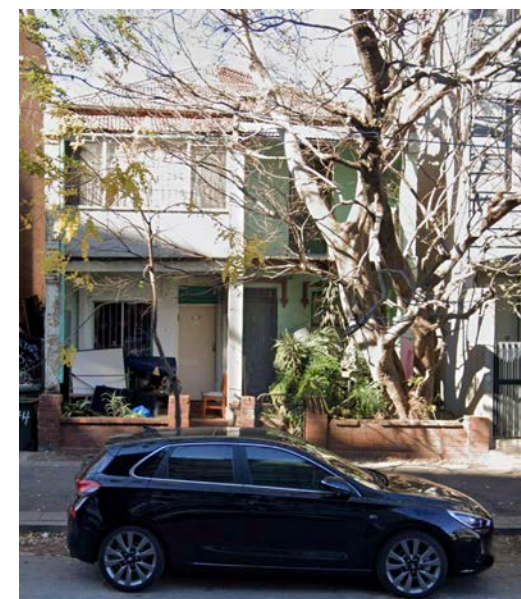


Figure 156: 26-28 Garden Street, Alexandria.

Rosehill Street, Redfern

Rosehill Street is a one way street that runs off Gibbons Street on the eastern side of the Reserve. Contributory buildings include the two storey Victorian corner shop at 88 Rosehill Street, and the neighbouring one storey terrace pair. Other development on the street is relatively recent and two to three stories in scale. The street is lined with trees.



Figure 154: 88 Rosehill Street, Redfern.

Henderson Road, Alexandria

Henderson Road is a busy road defined by the heritage listed Cricketer's Arms Hotel and former CBC Bank on the corner of Botany Road and the two storey Lord Raglan Hotel, constructed in 1924, on the corner of Wyndham Street. The Australian Railway Historical Society occupy a two storey warehouse building at 5 Henderson Road which contributes to the streetscape character with three to four storey infill development making up the remainder of the streetscape.



Figure 157: 5 Henderson Road, Alexandria.



Figure 158: Lord Raglan Hotel, 12 Henderson Road, Alexandria.

Buckland Street, Alexandria

Extending from Botany Road west towards Wynham Street, the north side of Buckland Street comprises one and two storey Victorian terrace houses wedged between two storey corner shops, whilst the south side comprises two storey former warehouse buildings which have been adapted to new uses. The buildings on the north side of the street are located within the Alexandria Park Heritage Conservation Area and are considered contributory.



Figure 159: 23 Buckland Street, Alexandria, (Located within Alexandria Park HCA).



Figure 160: 1-21 Buckland Street, Alexandria, (Located within Alexandria Park HCA).

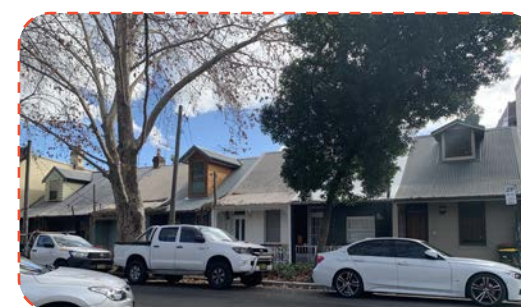


Figure 161: 1-21 Buckland Street, Alexandria, (Located within Alexandria Park HCA).

Wyndham Street, Alexandria

Extending from Boundary Street in the north to McEvoy Street in the south, Wyndham Street comprises a wide mix of building types and uses. The Daniel Dawson Reserve provides much needed open space on the corner of Boundary Street. The northern portion of the street consists predominantly of recent residential developments three to five storeys high. The character of the street changes at the Lord Raglan, located on the corner of Henderson Road, with smaller scale warehouse type buildings lining the eastern side of the street. The exceptions are the one and two storey Victorian terrace houses located between 102 and 112 Wyndham Street. The Buckland Street intersection is defined by two storey Victorian corner shops. One and two storey Victorian terrace houses face Alexandria Park, interspersed with more recent three to four storey infill developments and warehouse buildings which extend towards McEvoy Street. Former Electric Light Sub Station No.89, located at 212-214 Wyndham Street, is identified as a Heritage Item.

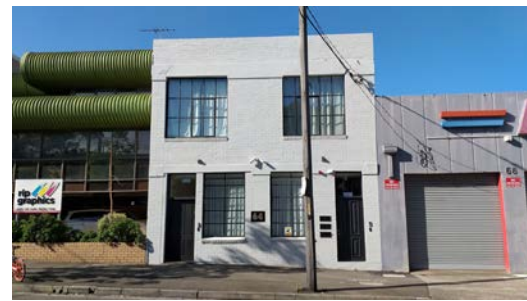


Figure 162: 64 Wyndham Street, Alexandria.



Figure 163: 102-108 Wyndham Street, Alexandria.



Figure 164: 110-112 Wyndham Street, Alexandria.



Figure 165: 118 Wyndham Street, Alexandria.
(Located within Alexandria Park HCA)



Figure 166: (top) 176-178 Wyndham Street, Alexandria,
(bottom) 162-168 Wyndham Street, Alexandria.



Figure 167: (top) 128-130 Wyndham Street, Alexandria,
(bottom) 182-190 Wyndham Street, Alexandria.



Figure 168: Former Electric Light Sub Station No.89,
212-214 Wyndham Street, Alexandria.



4.3 Key Views

Significant views enable an appreciation of the setting and context of heritage items and contributory buildings within the Botany Road Corridor, and should be maintained and enhanced. These buildings form landmarks, aid in wayfinding and add to a sense of place.

- 1 View along Regent Street in both directions.
- 2 View along Botany Road between Chapel Lane and Henderson Road in both directions.
- 3 View from corner of Henderson Road to Congregational Church.
- 4 View along Botany Road to Cauliflower Hotel.
- 5 View of Gordon Terrace on John Street.
- 6 View along Cope Street Waterloo of early single storey terrace houses.
- 7 View of terrace houses on Wellington Street.
- 8 View of early development along Raglan Street.
- 9 View of one and two storey terrace houses on Cope Street Redfern.
- 10 High point. View past former McMurtries shoe factory towards Redfern Station. View south over Gibbons Street Reserve and the precinct beyond.
- 11 View from Daniel Dawson Reserve to early shop and terrace houses on corner of Boundary Street and Eveleigh Railway Workshops beyond.
- 12 View in both directions along Henderson Road towards the Lord Raglan Hotel, Cricketers Arms and Former CBC Bank located on the corners.
- 13 View of early residential terrace houses facing Alexandria Park.
- 14 View in both directions along Buckland Street including corner shop buildings and early terrace houses.

Figure 169: Key Views.
Source: LEP Map with TZG Overlay.

Key Views





Figure 170: 01 View along Regent Street in both directions.



Figure 171: 01 View along Regent Street in both directions.



Figure 172: 02 View along Botany Road between Chapel Lane and Henderson Road in both directions.



Figure 173: 03 View from corner of Henderson Road to Congregational Church.



Figure 174: 04 View along Botany Road to Cauliflower Hotel.



Figure 175: 05 View of Gordon's Terrace on John Street



Figure 176: 06 View along Cope Street Waterloo of early single storey terrace houses.



Figure 177: 07 View of Terrace Houses on Wellington Street.



Figure 178: 08 View of early development along Raglan Street.



Figure 179: 09 View of one and two storey terrace houses on Cope Street, Redfern.



Figure 180: 10 High point. View past former McMurtries shoe factory towards Redfern Station and View south over Gibbons Street Reserve and the precinct beyond.



Figure 181: 11 View from Daniel Dawson Reserve to early shop and terrace houses on corner of Boundary Street.



Figure 182: 12 View in both directions along Henderson Road towards the Lord Raglan Hotel, Cricketers Arms and Former CBC Bank located on the corners.



Figure 183: 13 View of early residential terrace houses facing Alexandria Park.



Figure 184: 14 View in both directions along Buckland Street including corner shop buildings and early terrace houses.

4.4 Evidence of Early Subdivision Patterns and Built Form

The maps in Section 3.6 of this report trace the history of subdivision within the Botany Road Corridor.

The Botany Road Corridor is located on land awarded through Crown grants to William Chippendale (1816) and William Hutchinson (1823) with Chippendale's grant to the north and west of Botany Street and Hutchinson's grant to the south of Boundary Street.

The first subdivision occurred around present day Cleveland Street and Redfern Street in 1842. A portion of land belonging to WC Wentworth from the Chippendale Estate between Regent and Botany (Cope) Street was also subdivided shortly afterwards. William Hutchinson subdivided his portion of the Chippendale grant in 1844 and, following his death in 1846, was passed to his descendants who leased portions for a maximum 21 year term. These blocks of land were eventually sold as freehold following the death of the beneficiaries with subdivision beginning in the mid 1850s and continuing to the early 1860s.

The Botany Road Corridor retains evidence of original and early built form, as demonstrated by the preceding physical analysis and maps.

The maps on the following pages illustrate the remaining contributory historical buildings and are arranged by phases of development.

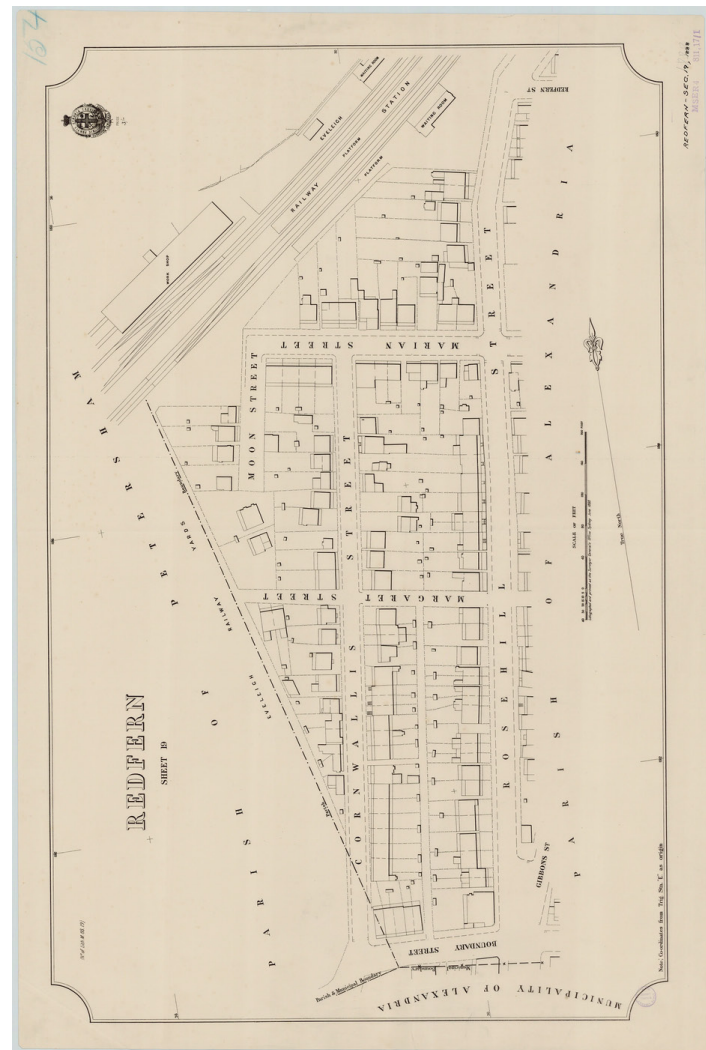


Figure 185: 1888, Redfern Sheet 19.
Source: State Library of NSW, available online.



Figure 186: 1888, Redfern Sheet 18.
Source: State Library of NSW, available online.

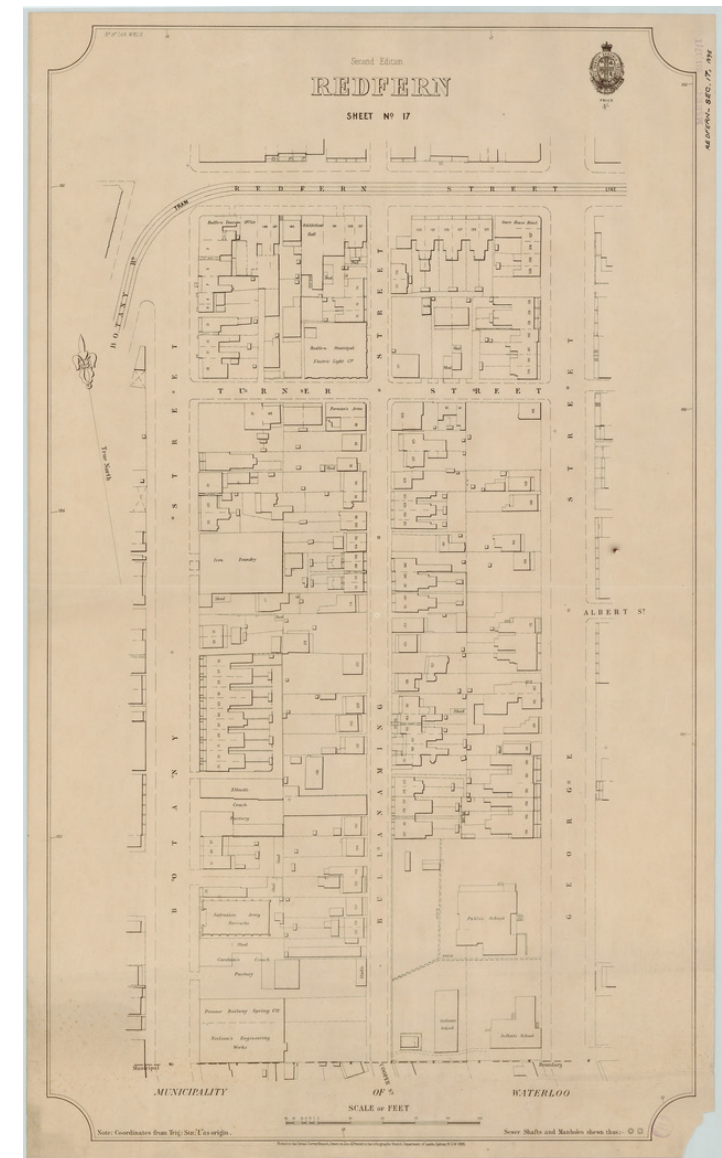


Figure 187: 1895, Redfern Sheet 17.
Source: State Library of NSW, available online.





Figure 189: Construction Dates of contributory buildings within the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.



Pre 1890 Victorian



1890-1915 Federation

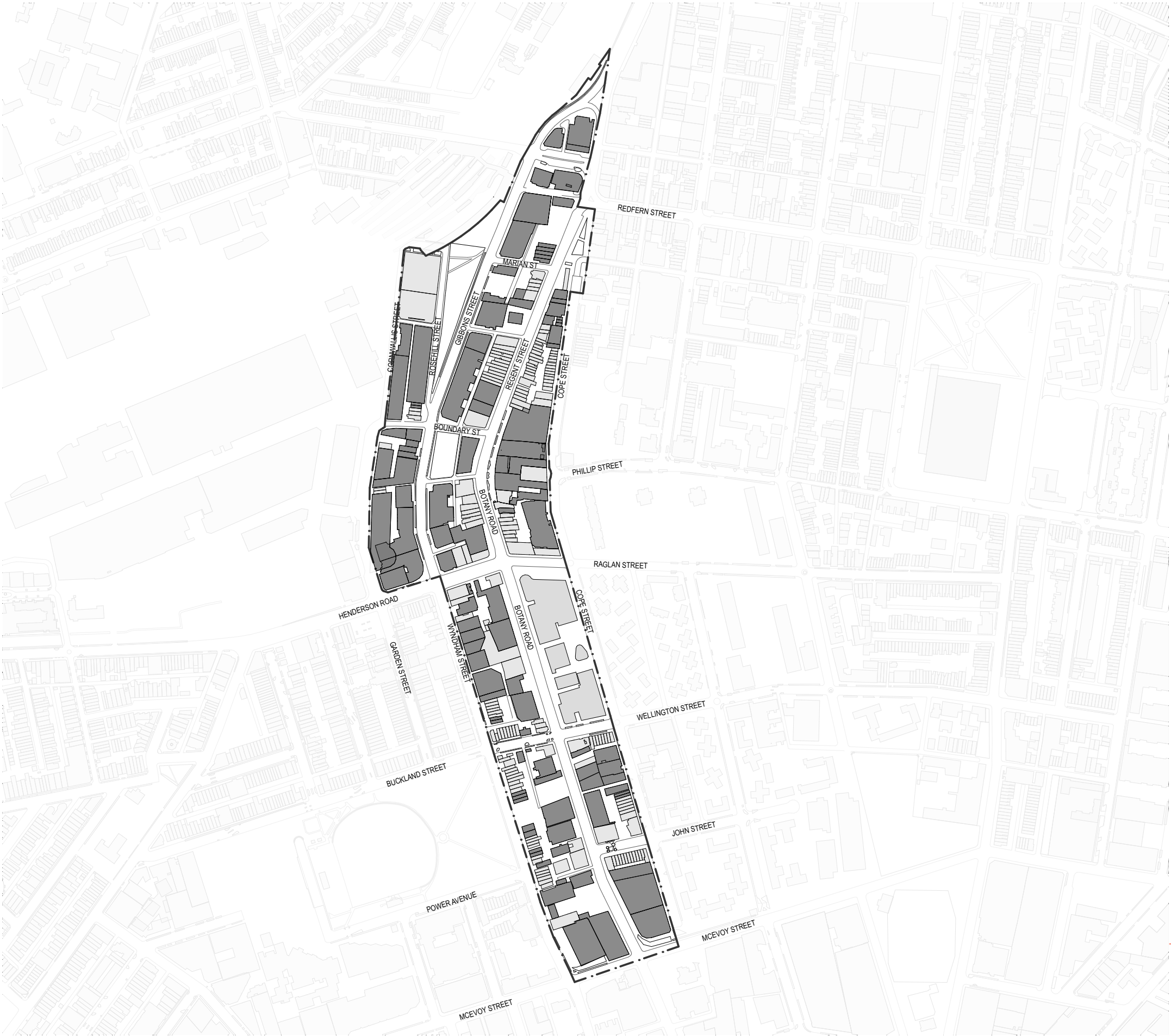
Figure 190: Construction Dates of contributory buildings within the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.



1915-1940 Inter War

Figure 191: Construction Dates of contributory buildings within the Botany Road Corridor.

Source: City of Sydney LEP Map with TZG overlay.



1940-1960

Figure 192: Post 1940s buildings within the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.

4.5 Early Landscape Components

Whilst the Botany Road Corridor retains evidence of original and early built form, there is less evidence of early open space or landscape components, other than Alexandria Park, which is located adjacent to the study area and the open drain that runs between Cope Street and Botany Road.

The Botany Road Corridor study area contains three public reserves: The Jack Floyd Reserve, Gibbons Street Reserve and the Daniel Dawson Reserve. The latter two reserves were created following construction of the Eastern Suburbs Railway. The alignment of Gibbons Street was altered at this time. Tracing historical maps reveals that both reserves occupy land that was once subdivided into residential lots.



Figure 193: Current open space overlaid on 1855-1865 plan of Redfern.



Figure 194: Current open space overlaid on 1864 plan of Municipality of Redfern.



Figure 195: Current open space overlaid on 1890s MWSB plans.



Figure 196: The 1886-1888 Map of Alexandria shows the 'Proposed Park' 'in dispute'
Source: <https://dictionaryofsydney.org/media/3890>



Figure 197: Current open space overlaid on 1938-1950 plan.



Figure 198: Current open space overlaid on 1951 plan.



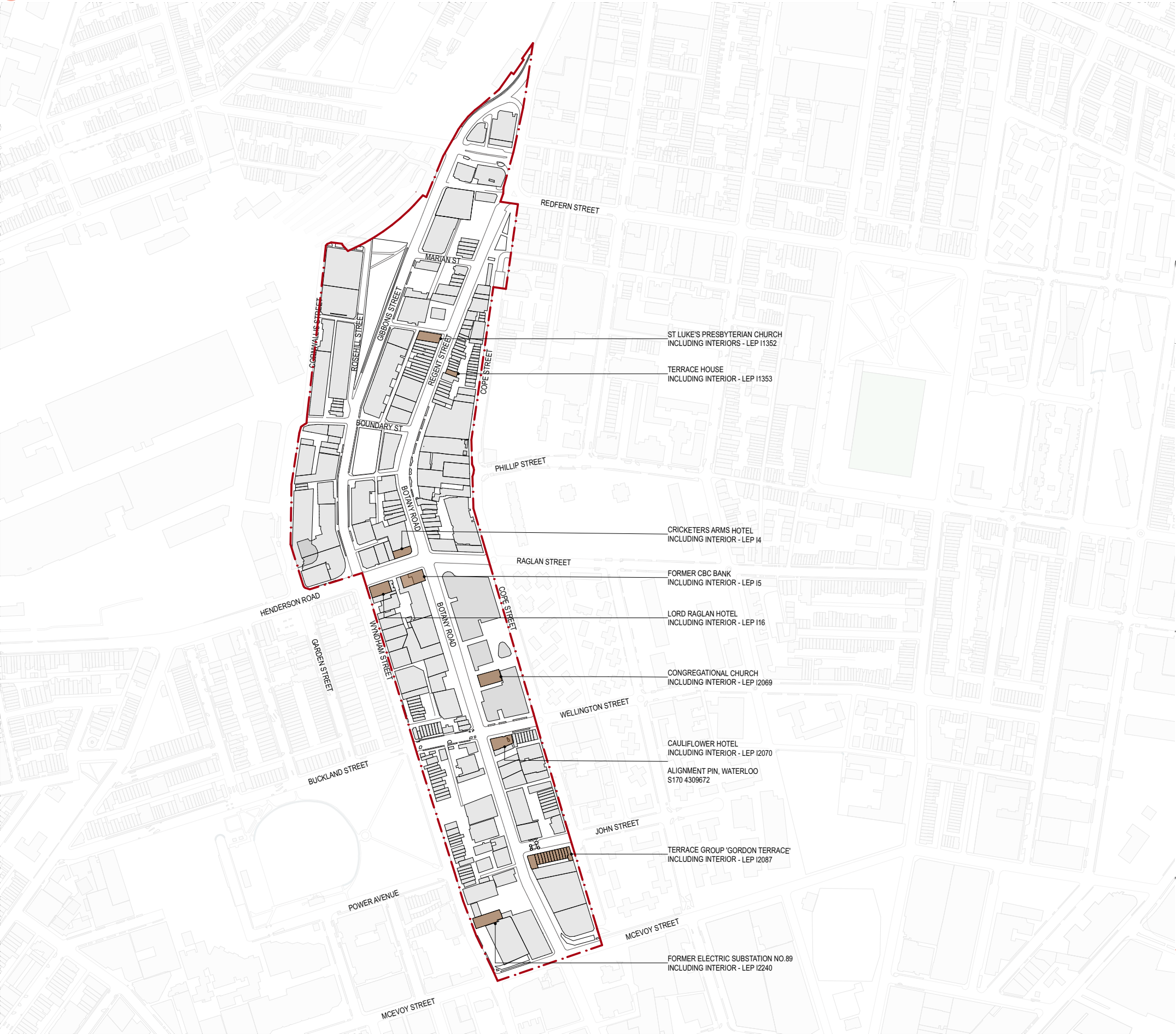
Figure 199: Current open space overlaid on 1951 aerial photograph showing clearances associated with construction of the Eastern Suburbs Railway and realignment of Gibbons Street.



Figure 200: 1926 Cricketer's Arm Hotel, Botany Rd and Henderson Rd. Front View. (Before road widening).
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Government Printing Office 1-12893, FL1819627.

5.0

Assessment of Significance



5.1 Existing Heritage Listings

The Botany Road Corridor contains ten Heritage Items of local significance which include two churches, a former electric light substation, a former bank, three hotels, several terrace houses and a road alignment pin.

ITEM	ADDRESS	LEP#
St Lukes Presbyterian Church including interiors	118 Regent Street, Redfern	I1352
Terrace house including interior	181 Regent Street, Redfern	I1353
Cricketers Arms Hotel including interior	54-56 Botany Road, Alexandria	I4
Former CBC Bank including interiors	60 Botany Road, Alexandria	I5
Lord Raglan Hotel	12 Henderson Road, Alexandria	I116
Congregational Church including interior	103-105 Botany Road, Waterloo	I2069
Cauliflower Hotel	123 Botany Road, Waterloo	I2070
Alignment Pin, Waterloo	123 Botany Road, Waterloo	S170 4309672
Terrace group 'Gordon Terrace' including interior	1-25 John Street, Waterloo	I2087
Former Electric Substation No.89 including interior	212-214 Wyndham Street, Alexandria	I2240



Figure 201: Heritage Items within the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.

Existing Heritage Items

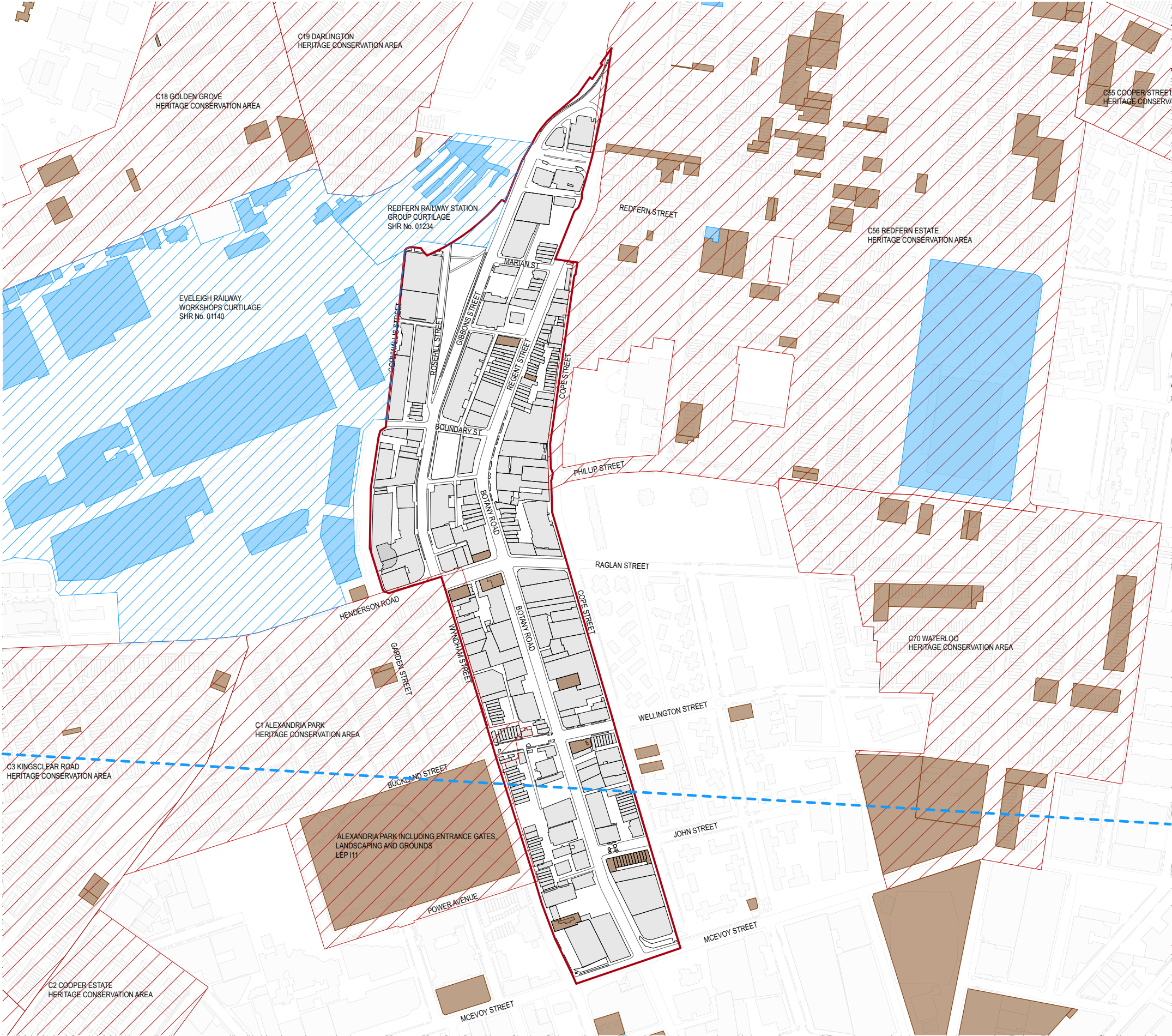


Figure 202: Existing Heritage Listings affecting the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.



Existing Heritage Listings Summary



Legend

- High archaeological potential
- Moderate archaeological potential
- Low archaeological potential
- Extremely low archaeological potential

Archaeological Assessment

An Archaeological Assessment for the Botany Road Corridor was completed by Urbis for CIR. It found that the Study Area has been impacted by various levels of historical land use since colonisation, especially by the growing urban development of the late nineteenth century and all through the twentieth century, that has transformed the original natural environment into a densely built urban environment. Urbis concluded that the Study Area has various levels of potential for historical archaeological resources ranging from extremely low to high.

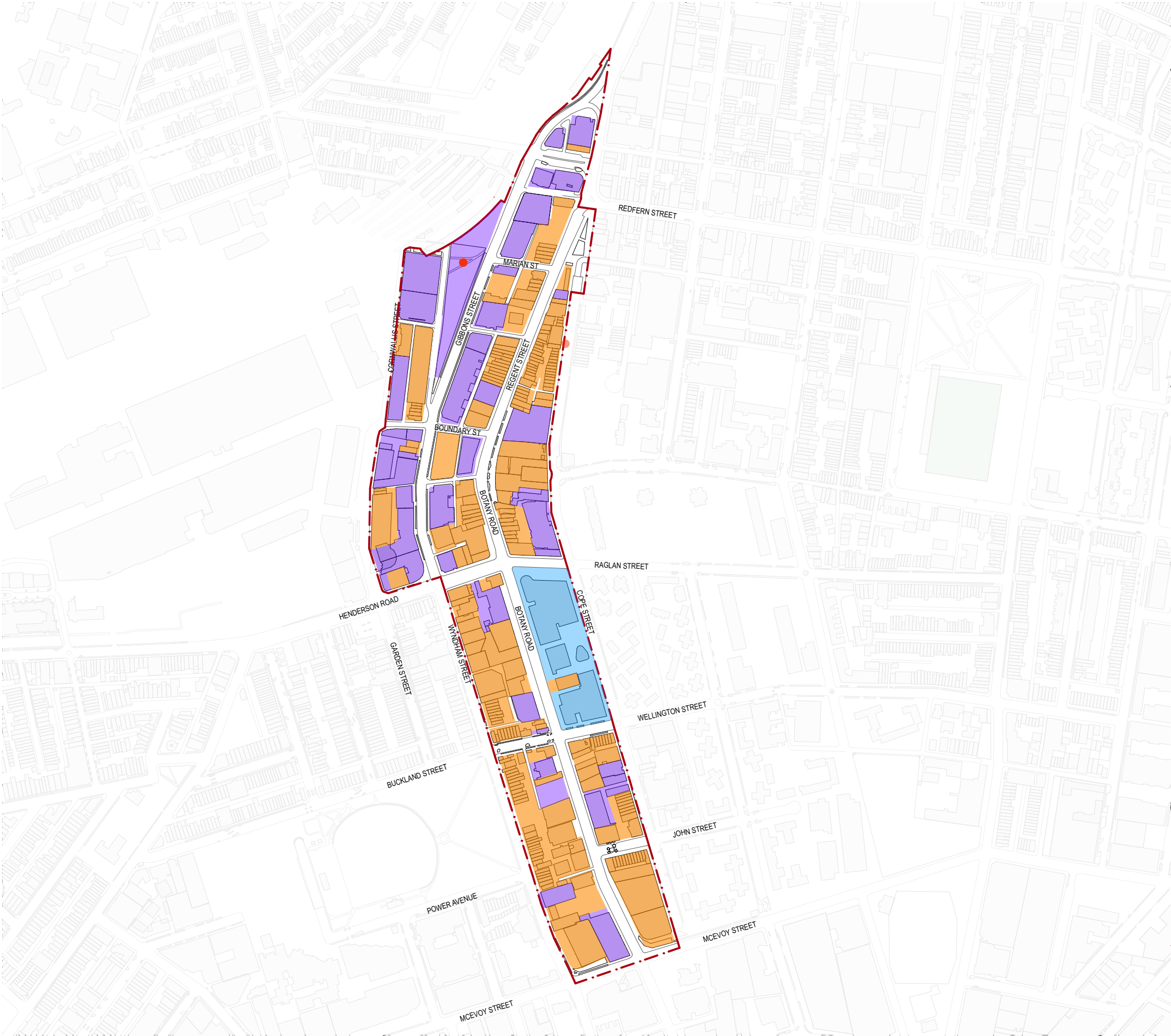
The map to the left identifies the potential for historical archaeological resources by site and the map on the following page identifies the potential for Aboriginal archaeology.



Historical Archaeology

Figure 203: Sites with Historical Archaeological potential within the Botany Road Corridor.

Source: Urbis, *Botany Road Corridor, Archaeological Assessment*, 2020.



- Legend
- High archaeological potential
 - Moderate archaeological potential
 - Low archaeological potential
 - Nil archaeological potential
 - Rectified AHIMS location 45-6-2579
 - Officially recorded AHIMS location 45-6-2579

Due diligence and assessments

The primary framework for managing and impacting Aboriginal cultural heritage in NSW is the National Parks and Wildlife Act 1974. Practical advice and legal requirements for consultation with Aboriginal and Torres Strait Islander people in relation to cultural heritage sites is provided through the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW and the Aboriginal Cultural Heritage Consultation Requirements for Proponents. The primary framework for managing and impacting ‘historical heritage’, which can include sites of Aboriginal cultural heritage, is the Heritage Act 1977. While a standalone Aboriginal cultural heritage law is under development, there is no current timeline for its approval and implementation. Detailed advice and recommendations to ensure compliance with the current legal requirements is included in the Archaeological Report prepared by Urbis for the Botany Road Corridor.

AHIMS listed sites

Shell midden: There is one Aboriginal site (AHIMS ID#45-6-2597 also known as ‘Wynyard St midden’) recorded within the study area. The Urbis Archaeological Assessment concludes that the GPS location of the site in AHIMS is incorrect, and that the site was likely actually recorded in Gibbons Street Reserve. The Archaeological Assessment includes the recommended updated location for this site which should be updated to rectify the location of AHIMS Site ID#45-6-2597 to ensure the appropriate protection of the site.

No other specific archaeological sites were identified through the project.

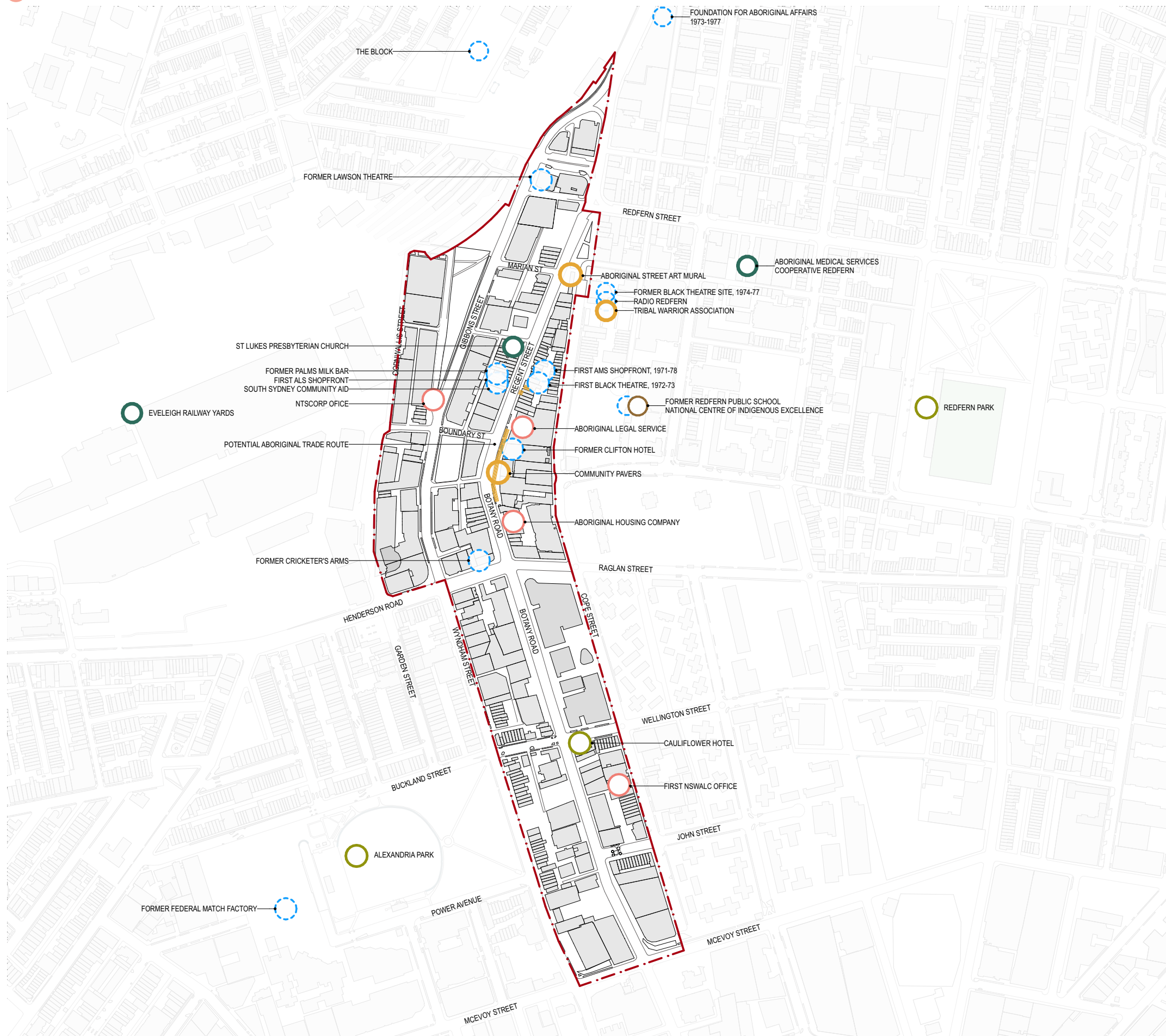
Post-contact archaeology

The Archaeological Assessment considered only the tangible aspects of pre-contact Aboriginal cultural heritage and not the cultural heritage values of place or Country more broadly, or post-contact archaeology. It is recommended that additional archaeological research and investigation be carried out to further detail the archaeological potential and significance of the study area. This research should consider archaeological resources in a holistic way to understand the nature and extent of human occupation (both pre and post-Colonial) within the subject area.



Aboriginal Archaeology

Figure 204: Sites with the potential for Aboriginal archaeology within the Botany Road Corridor.
Source: Urbis, Botany Road Corridor, Archaeological Assessment, 2020.



- Sport and leisure
- Civil rights
- Performing arts
- Aged care
- Working life
- Education
- Archaeological
- Visual art
- Former place

While the ten existing heritage listings include reference to the Gadigal people and the early history of the area, CIR's review indicates that the more contemporary Aboriginal use and significance of the sites is not referenced. Important aspects of the Aboriginal social and civil rights history in particular are rendered invisible, and therefore not offered protection through existing heritage listing.⁸³

There are many places within the Botany Road Corridor which have cultural significance to Aboriginal people but do not currently have any form of heritage protection. Some of these are identified in the map to the left.

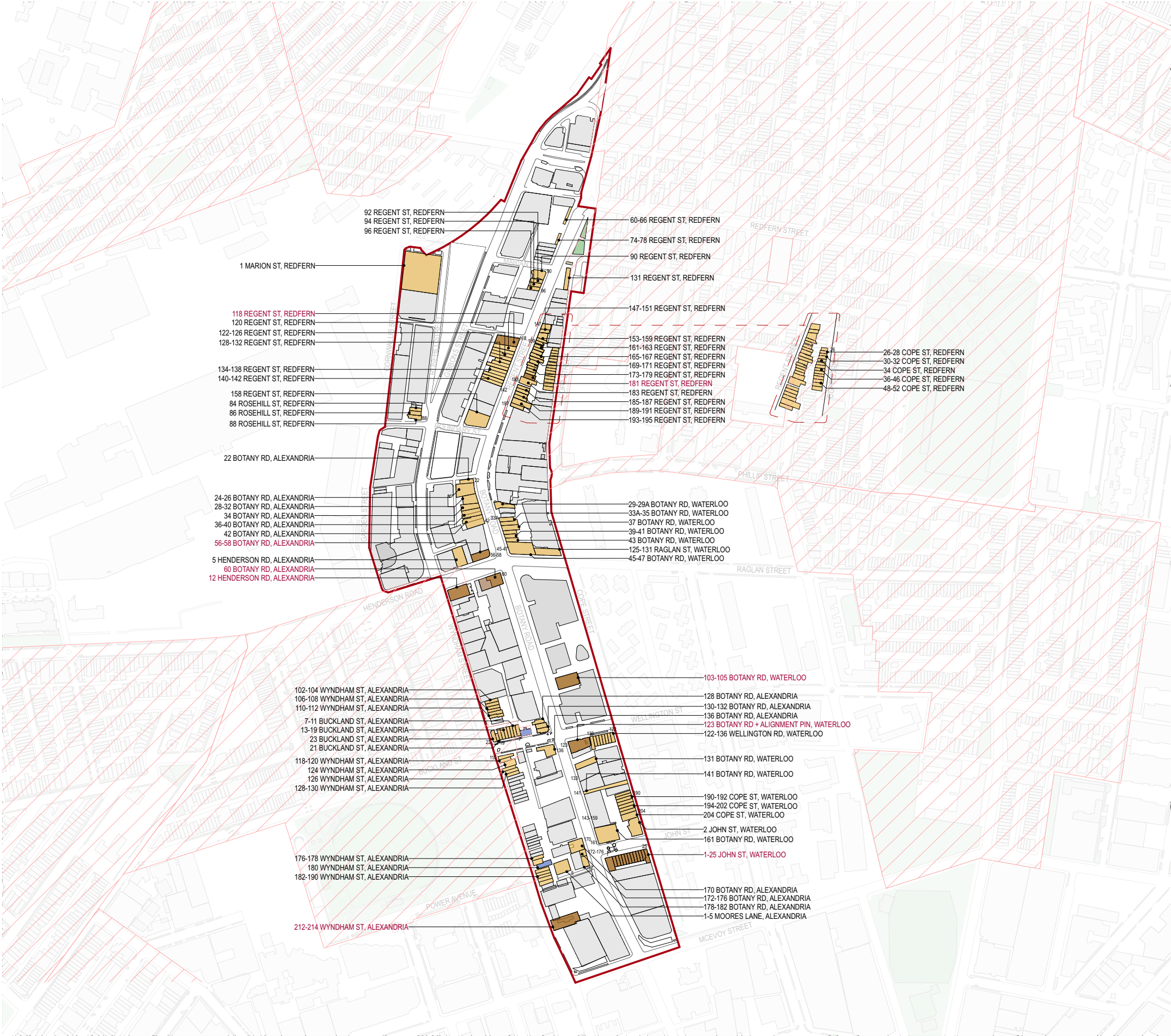
83: CIR, Botany Road Corridor Strategic Review, Project Report - Body, October 2020, pp.30-31.



Figure 205: Places of Aboriginal significance in the study area.

Source: City of Sydney LEP Map with TZG overlay based on CIR.

Places of Aboriginal Significance



- Legend
- LEP Heritage Item
 - Contributory building
 - Neutral contribution
 - Detracting
 - Heritage Conservation Area

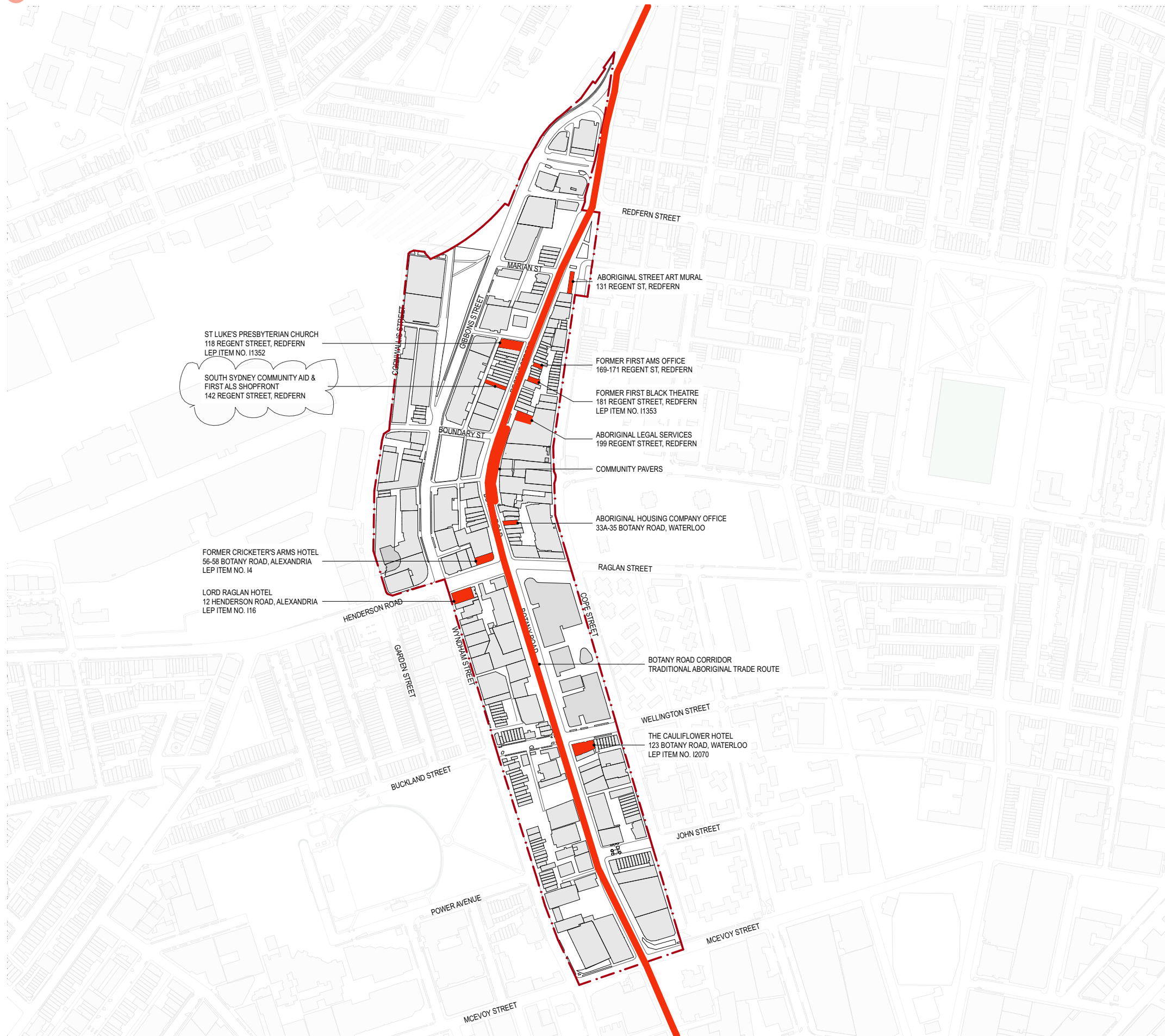
5.2 Assessment of Building Contributions

The map to the left identifies buildings that make a contribution to the character of the study area. The tables on the following pages provide a high level assessment of significance of these buildings based on visual inspections and historical research. More detailed historical information is included in the Building Inventory which forms an Appendix to this report.



Figure 206: Building Contributions assessment.
Source: City of Sydney LEP Map with TZG overlay.

Building Contributions



The map to the left identifies contributory buildings within the study area which have significance for both Aboriginal and non-Aboriginal people. Botany Road itself has shared significance - as it was established along an early Aboriginal trading route, or track, connecting Aboriginal clans or nations between Sydney Harbour and Botany Bay.⁸⁴

84: CIR, Botany Road Corridor Strategic Review, Project Report - Body, October 2020, p.11.



Figure 207: Places of shared significance.
Source: City of Sydney LEP Map with TZG overlay.

Places of Shared Significance

Assessment of contribution of individual buildings

Cultural significance (or heritage significance), as defined by the Burra Charter (2013) means ‘aesthetic, historic, scientific, social or spiritual value for past, present or future generations’. Heritage significance is “embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.” Buildings which contribute to the character of the Botany Road Corridor have been assessed against these values in the tables on the following pages. Buildings with significant associations with the Aboriginal community are also identified, based on recent community consultations undertaken as part of the broader study of the area.

The significance of existing heritage items has been extracted from the current heritage listings. Associations with the Aboriginal community have been added to these, based on the findings of this study.

The ability of the properties to demonstrate the main historic themes is integral to the following assessments of significance. The main themes represented in the Botany Road Corridor are:

- Aboriginal Connections, (historic and contemporary)
- Sydney Borderland
- Botany Road
- Emerging Villages (1842-1860s)
- Local Government
- Railway termini and their impact
- Tram services
- A residential precinct
- Post Second World War Planning

From an analysis of the documentary evidence, together with an analysis of the physical fabric, four additional sites have been identified within the Botany Road Corridor that meet the threshold of local heritage listing and are recommended for inclusion in Schedule 5 of Sydney LEP. These are in addition to the existing heritage items.

- Former Aboriginal Legal Service, 142 Regent Street, Redfern
- Former Aboriginal Medical Service, 171 Regent Street Redfern
- Aboriginal Housing Company, 33a-35 Botany Road, Waterloo
- Terrace Group, 122-136 Wellington Street, Waterloo.

BUILDING CONTRIBUTIONS		Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people		Heritage Status
Legend														
C	Contributory to character of BRC													
H	Heritage Item													
HR	Heritage Item - Recommended													
HCA	Heritage Conservation Area													
●	Assessed against NSW Heritage criteria													
●	Associations with Aboriginal community													
Regent Street, Redfern, west														
COMMERCIAL BUILDING, (FACADE ONLY) 60-66 REGENT STREET		1885		●		●				●				C
COMMERCIAL BUILDING, (FACADE ONLY) 74-78 REGENT STREET		1905		●		●				●				C
COMMERCIAL BUILDING, FORMER BUNNERONG 90 REGENT STREET		1895		●		●	●			●				C
COMMERCIAL BUILDING 92-94 REGENT STREET		1909		●		●				●				C
COMMERCIAL BUILDING 96 REGENT STREET		1903		●		●				●				C
ST LUKES PRESBYTERIAN CHURCH 118 REGENT STREET		1872										●	Used by Aboriginal people for meetings and dances.	H
COMMERCIAL BUILDING 120 REGENT STREET				●		●			●					C
COMMERCIAL BUILDING 122-126 REGENT STREET				●		●				●				C
COMMERCIAL BUILDING 128-132 REGENT STREET				●		●				●				C
COMMERCIAL BUILDING 134-138 REGENT STREET				●		●				●				C
COMMERCIAL BUILDING 140-142 REGENT STREET				●		●	●			●		●	First Aboriginal Legal Service shopfront	HR
WAREHOUSE BUILDING 158 REGENT STREET				●		●				●				C

BUILDING CONTRIBUTIONS		Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people		Heritage Status
Legend														
C	Contributory to character of BRC													
H	Heritage Item													
HR	Heritage Item - Recommended													
HCA	Heritage Conservation Area													
●	Assessed against NSW Heritage criteria													
●	Associations with Aboriginal community													
Regent Street, Redfern, east														
SERVICE STATION 131 REGENT STREET		1937		●		●	●		●			●		C
TERRACE GROUP 141-157 REGENT STREET		1860		●		●				●				C
TERRACE GROUP 153-159 REGENT STREET		1860		●		●				●				C
TERRACE GROUP 161-163 REGENT STREET		1880		●		●				●				C
TERRACE GROUP 165-167 REGENT STREET		1884		●		●				●				C
TERRACE GROUP 169-171 REGENT STREET		1884		●	●	●	●			●		●	First Aboriginal Medical Service Office	HR
TERRACE GROUP 173-179 REGENT STREET		1870		●		●				●				C
TERRACE HOUSE INCLUDING INTERIORS 181 REGENT STREET		1870			●		●		●			●	Site of former Black Theatre and Metropolitan Local Aboriginal Land Council. Former home of Bob Bellear, Australia's first Aboriginal judge.	H
COMMERCIAL BUILDING 183 REGENT STREET		1906		●		●				●				C
COMMERCIAL BUILDING 185-187 REGENT STREET		1885		●		●				●				C
COMMERCIAL BUILDING 189-191 REGENT STREET		1884		●		●				●				C
COMMERCIAL BUILDING 193-195 REGENT STREET		1911		●		●				●				C



Figure 208: Rear facade of 131 Regent Street, Redfern.



Figure 209: 153-159 Regent Street, Redfern.



Figure 210: 181 Regent Street, Redfern.

BUILDING CONTRIBUTIONS		Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people		Heritage Status
Legend														
C	Contributory to character of BRC													
H	Heritage Item													
HR	Heritage Item - Recommended													
HCA	Heritage Conservation Area													
●	Assessed against NSW Heritage criteria													
●	Associations with Aboriginal community													
Botany Road, Alexandria														
COMMERCIAL BUILDING 22 BOTANY ROAD		1885		●		●				●				C
COMMERCIAL BUILDING 24-26 BOTANY ROAD		1892		●		●				●				C
COMMERCIAL BUILDING 28-32 BOTANY ROAD		1870		●		●				●				C
COMMERCIAL BUILDING 34 BOTANY ROAD		1892		●		●				●				C
COMMERCIAL BUILDING 36-40 BOTANY ROAD		1887		●		●				●				C
COMMERCIAL BUILDING 42 BOTANY ROAD		1911		●		●				●				C
CRICKETERS ARMS HOTEL 56-58 BOTANY ROAD		1928		■	●	■	■		■			●	Attended by Aboriginal people.	H
FORMER CBC BANK INCLUDING INTERIORS 60 BOTANY ROAD				■	■	■	■		■					H
TERRACE HOUSE 128 BOTANY ROAD		1885		●		●				●				C
COMMERCIAL BUILDING 130-132 BOTANY ROAD		1885		●		●				●				C
COMMERCIAL BUILDING 134-136 BOTANY ROAD		1885		●		●				●				C
FORMER STAR HOTEL 170 BOTANY ROAD		1885		●		●				●				C
TERRACE GROUP 172-176 BOTANY ROAD		1885		●		●				●				C
TERRACE GROUP 178-182 BOTANY ROAD		1885		●		●				●				C



Figure 211: Cricketers Arms Hotel, 56-58 Botany Road, Alexandria.



Figure 212: Former CBC Bank, 60 Botany Road, Alexandria.



Figure 213: Commercial building, 130-132 Botany Road, Alexandria.

BUILDING CONTRIBUTIONS Legend C Contributory to character of BRC H Heritage Item HR Heritage Item - Recommended HCA Heritage Conservation Area ● Assessed against NSW Heritage criteria ● Associations with Aboriginal community												
	Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people	Heritage Status
Botany Road, Waterloo												
COMMERCIAL BUILDING 29-29A BOTANY ROAD	1901	●			●				●			C
COMMERCIAL BUILDING 33A-35 BOTANY ROAD	1906	●			●				●		● Current location of Aboriginal Housing Co.	HR
COMMERCIAL BUILDING 37 BOTANY ROAD	1901	●			●				●			C
COMMERCIAL BUILDING 39-41 BOTANY ROAD	1883	●			●				●			C
COMMERCIAL BUILDING 43 BOTANY ROAD	1883	●			●				●			C
COMMERCIAL BUILDING 45-47 BOTANY ROAD	1910	●			●				●			C
COMMERCIAL BUILDING 49 BOTANY ROAD	1881	●			●				●			C
CONGREGATIONAL CHURCH 103-105 BOTANY ROAD	1883											H
CAULIFLOWER HOTEL 123 BOTANY ROAD	1862										● Attended by Aboriginal people	H
ALIGNMENT PIN 123 BOTANY ROAD	1885											H
TERRACE HOUSE 131 BOTANY ROAD	1883	●			●				●			C
WAREHOUSE BUILDING 161-165 BOTANY ROAD	1930	●			●				●			C
Moores Lane, Alexandria												
TERRACE GROUP 1-5 MOORES LANE	1898	●			●				●			C
John Street, Waterloo												
WAREHOUSE BUILDING 2 JOHN STREET		●			●				●			C
TERRACE GROUP INCLUDING INTERIORS 1-25 JOHN STREET	1885											H



Figure 214: Current office of Aboriginal Housing Company, 33-33a Regent Street, Waterloo.



Figure 215: Abbots Hotel, 45-49 Regent Street, Waterloo.



Figure 216: Cauliflower Hotel, 123 Botany Road, Waterloo.

BUILDING CONTRIBUTIONS		Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people		Heritage Status
Legend														
C	Contributory to character of BRC													
H	Heritage Item													
HR	Heritage Item - Recommended													
HCA	Heritage Conservation Area													
●	Assessed against NSW Heritage criteria													
●	Associations with Aboriginal community													
Cope Street, Waterloo														
OPEN DRAINAGE CHANNEL (ALTERNATE ADDRESS 141A BOTANY ROAD)		1934		●						●	●			C
TERRACE GROUP 190-204 COPE STREET		1880		●		●				●				C
Wellington Street, Waterloo														
TERRACE GROUP 122-136 WELLINGTON STREET		1883		●		●				●				HR
Raglan Street, Waterloo														
COMMERCIAL BUILDING/CORNER SHOP 125-131 RAGLAN STREET		1887		●		●				●				C
Cope Street, Redfern														
TERRACE GROUP 26-52 COPE STREET		1880		●		●				●				C
Marian Street, Redfern														
'WATERTOWER 1-9 MARIAN STREET		1906		●	●	●	●			●	●			C
Rosehill Street, Redfern														
TERRACE PAIR 84-86 ROSEHILL STREET		1895		●		●				●				C
COMMERCIAL BUILDING/CORNER SHOP 84-86 ROSEHILL STREET		1895		●		●				●	●			C
Henderson Road, Alexandria														
WAREHOUSE BUILDING 5 BOTANY ROAD				●		●				●	●			C
LORD RAGLAN HOTEL 12 HENDERSON ROAD		1924										●	Attended by Aboriginal people.	H



Figure 217: Open drainage channel, 184A Cope Street - 141A Botany Road, Waterloo.



Figure 218: 122-136 Wellington Street, Waterloo.



Figure 219: Lord Raglan Hotel, 12 Henderson Road, Alexandria.

BUILDING CONTRIBUTIONS													
Legend													
C	Contributory to character of BRC												
H	Heritage Item												
HR	Heritage Item - Recommended												
HCA	Heritage Conservation Area												
●	Assessed against NSW Heritage criteria												
●	Associations with Aboriginal community												
Wyndham Street, Alexandria		Construction Date (circa)	Significance	SHR Criteria a) [Historical significance]	SHR Criteria b) [Associative significance]	SHR Criteria c) [Aesthetic significance]	SHR Criteria d) [Social significance]	SHR Criteria e) [Research potential]	SHR Criteria f) [Rarity]	SHR Criteria g) [Representativeness]	Integrity/Intactness	Associations with Aboriginal people	Heritage Status
TERRACE GROUP 102-108 WYNDHAM STREET		1883		●		●				●			C
TERRACE GROUP 110-112 WYNDHAM STREET		1883		●		●				●			C
TERRACE GROUP 118 WYNDHAM STREET		1890		●		●				●			C
TERRACE GROUP 120 WYNDHAM STREET		1890		●		●				●			C
TERRACE GROUP 126 WYNDHAM STREET		1885		●		●				●			C
TERRACE GROUP 128-130 WYNDHAM STREET		1886		●		●				●			C
TERRACE GROUP 176-178 WYNDHAM STREET		1883		●		●				●			C
TERRACE GROUP 182-190 WYNDHAM STREET		1885		●		●				●			C
TERRACE GROUP 192-194 WYNDHAM STREET		1885		●		●				●			C
FORMER ELECTRIC LIGHT SUBSTATION #89 212-214 WYNDHAM STREET		1917		■		■				■			H
Buckland Street, Alexandria													
TERRACE GROUP 7-23 BUCKLAND STREET		1885		●		●				●			C
Waterloo/Alexandria													
PRESSURE TUNNEL & SHAFTS		1921		■			■	■	■	■	■		H
Alexandria													
ALEXANDRIA PARK HERITAGE CONSERVATION AREA C1				●	●	●	●			●	●		HCA
Redfern													
REDFERN ESTATE HERITAGE CONSERVATION AREA C56				●	●	●	●	●	●	●			HCA



Figure 220: Former Electric Light Sub-Station No.89, 212-214 Wyndham Street, Alexandria.



Figure 221: Corner of Buckland and Wyndham Streets, Alexandria.

5.3 Statement of Aboriginal Significance

The *Botany Road Strategic Review: Aboriginal and Torres Strait Islander Community Engagement and Cultural Heritage Research Project Report* prepared by Cox Inall Ridgeway as part of the Urban Design Study notes that there is currently little formal recognition of the Aboriginal cultural significance within the area and is often not acknowledged through planning processes and assessments of ‘heritage’ significance. Urbis prepared the following assessment of Aboriginal cultural significance for the Botany Road Corridor, which seeks to make the invisible visible:

a. Pre-invasion and early contact history

Located on the traditional lands of the Gadigal people of the Eora nation, the Study Area was well used by Aboriginal people prior to invasion and colonisation by the British. The Study Area and surrounds were a waterscape of permanent and semi-permanent wetlands supporting waterbirds, freshwater fish and turtles, forests of paperbark and swamp mahogany, sedges, reeds, ferns and lilies. The highly productive area was used for hunting, fishing, harvesting native plants and collecting fresh water. The Gadigal, or spear grass people, crafted spear shafts from Casuarina trees and glued them with resin from Gulgadya (the grass tree).

They were adept and skilled at living and hunting on the land. The land was also the sacred container and the blank canvas for their stories, artistry and culture. This intimate connection between people and place can be hard to understand from a 21st century perspective. But it was like walking through a forest and along a beach where every part of the landscape is vibrating with meaning, and there is an unspoken, yet deeply felt, two-way conversation between people and place.

In the early days of the colony the place itself protected the people. The wetlands, forests, and banksia shrubs of the sandhills provided refuge to the Gadigal and other clans from the colonists who were seizing their coastal territories.

The Study Area continued to be the stage for many events that followed in the colonial area. The Study Area is surrounded by known sites where Aboriginal people camped, held ceremonies and resolved disputes in the early 19th Century, including near what is now Redfern Park, Victoria Park and Prince Alfred Park. Although the existence of recorded archaeological sites (including the midden currently recorded as near or within Daniel Day Reserve) are not confirmed within the Study Area, the history of this part of Country means that there is a high potential for as yet unrecorded archaeological resources in the area.

Country, including the creeks and waterways running through or near the area remained important for Aboriginal people into the early 1900s, when the intensification of urban development led to the draining,

redirection or pollution of remaining creeks and wetlands.

Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The Study Area is crossed east-west by another early track running along the ridge/ high ground, along which Redfern Street was formed. With further archaeological research it is likely that other routes could still be found.

b. Shared history of inner-city Sydney

Despite the passing of time, and the changing nature of the landscape, Aboriginal people continued to play an active role in what became inner-city Sydney during the nineteenth and twentieth centuries. Aboriginal communities were significantly impacted through displacement, disease and frontier conflict. Yet Gadigal people and other clans and nations based in the Sydney basin adapted and responded, and became an important part of the working life of the colony.

For example, many Aboriginal people had jobs relying on manual and hard labour. When the Eveleigh Railway Yards, which adjoins the Study Area, opened in 1886, it was Sydney's largest employer. It was also one of the biggest employers of Aboriginal people living in Sydney.

c. Aboriginal Redfern

The Study Area is a central part of what has, for the last 100 years, become the most well-known and significant urban Aboriginal place in Australia - ‘Aboriginal Redfern’. Aboriginal Redfern can be understood to include not only the suburb of Redfern but surrounding suburbs including Waterloo, Alexandria, Everleigh and Darlington.

Aboriginal Redfern is widely recognised as the ‘birthplace of Aboriginal rights.’ From the early 20th century onwards it was the place where Aboriginal and Torres Strait Islander people from across Australia, particularly from NSW, came together to work, live and build communities.

It was a key site of protest and the home of successful campaigns for recognition of land rights, human rights and civil rights, and of the first community-controlled organisations, such as the Aboriginal Medical Service. It was the place where Aboriginal people came together to hold important meetings, such as the first NSW Aboriginal Land Council meeting, and to attend large social events, such as the Koori Knockout (Rugby League competition) and a place to find and re-connect with family for those impacted by assimilationist policies such as forced child removal (ie the Stolen Generations).

Aboriginal Redfern played a significant role in shaping 20th century Aboriginal history. Located specifically within the Study Area are a large concentration of individual sites where important historical, political and social events and activities took place. It is a place where significant organisations were formed and flourished,

and where Aboriginal and Torres Strait Islander people or families were born or lived. Some of these sites in the Study Area have current heritage listings; though these listings do not include reference to their Aboriginal and Torres Strait Islander significance.

These people, events and organisations were instrumental in driving significant change for Aboriginal and Torres Strait Islander peoples, and for all Australians more generally. They played a key role in changing laws, and shaping Australia’s understanding of First Nations people.

Aboriginal Redfern was also a key birthplace of important contemporary artistic and cultural movements including Aboriginal theatre, dance, music, art, radio and film. Several of the first Aboriginal-controlled artistic institutions were based in or directly adjoined the Study Area. Like the Aboriginal and Torres Strait Islander political and sporting organisations, which were formed in the area, these movements and institutions have had a national impact which continues today.

d. Ongoing connection and cultural significance

Aboriginal Redfern, and the Study Area, continues to be a key urban centre of Aboriginal and Torres Strait rights and identity today.

A large number of Aboriginal and Torres Strait Islander people live, work, study in or visit the area. Important Aboriginal and Torres Islander organisations, services, cultural bodies and businesses continue to be based in the area, including those that grew from the historic first organisations formed there.

Areas in or immediately adjacent to the Study Area are well used by Aboriginal and Torres Strait Islander people, including those working or visiting the community and cultural organisations based in the Botany Road Corridor, or clustered in Cope Street adjoining the Study Area.

Places represents layers of Aboriginal and Torres Strait Islander history, connection and significance. People visit the Aboriginal Medical Service in Redfern Street (whose first and second shopfronts were in the Study Area) where people involved in establishing the first Aboriginal Medical Service still volunteer or are members of the Board. When people visit the National Centre for Indigenous Excellence, which borders the Study Area, some recall their experience as children attending the former Redfern Public School on which the site is built, and which was a hub for community activities. Public spaces like Alexandria Park are highly valued and used by the community, not only because they are key green spaces, and connect to the Alexandria Park Community School, which many local Aboriginal and Torres Strait Islander families attend, but because the history of Koori football and the community activities connected with it (the Koori Knockout remains largest annual event for Aboriginal and Torres Strait Islander people in Australia).

The strongest visual representation of the Aboriginal and Torres Strait Islander cultural heritage in the area comes through the many public murals, in nearly all cases developed by the community or by community organisations. Some of these are painted by local children, some by Australia’s best known Aboriginal and Torres Strait Islander artists, some are community safety or education projects, and some take the form of ever changing street art – like the constantly refreshed ‘Aboriginal’ tag facing Jack Floyd Reserve. The ‘40,000 years mural’ which greets people at Redfern Station is one of the more iconic and well known murals, declaring to all that they have arrived on Aboriginal land. The mural also declares that the land has a long and rich history, and once that has often been marked by struggle.

There is a very strong sense of ownership and cultural connection by Aboriginal and Torres Islander people to Aboriginal Redfern and the Study Area. This sense of ownership and cultural connection exists very strongly for those who have lived or have family who lived in the area, who worked in the area, or were part of organisations formed out of or based in the area.

Strong local connections extend to Aboriginal and Torres Strait Islander families based in nearby inner-Sydney suburbs of Surry Hills, Glebe, Newtown, Erskineville, as well as other parts of Sydney where large groups of Aboriginal people lived or were moved to as a consequence of colonisation, such as La Perouse. ,More recently Aboriginal people have relocated from the Study Area to outer Sydney suburbs such as Mt Druitt or Campbelltown as a result of government policies relating to public housing and the gentrification of inner Sydney suburbs.

Beyond this, Aboriginal Redfern, and the Study Area, is a place which holds significance and connection for Aboriginal and Torres Strait Islander people across Australia, because so many Aboriginal and Torres Strait Islander people have personal or family connections, or have been part of or impacted by organisations, campaigns or significant events held in the area.

The significance and history of the area is actively and explicitly passed on by Aboriginal and Torres Strait Islander people through generations. Parents continue to bring their children to Aboriginal Redfern to educate them about the history, and to foster strong connections with the area within communities for the future.

The roots put down by Aboriginal people over generations continue to flourish and blossom today. The land itself, beyond the buildings and roads, beneath the footpaths and concrete, still contains the stories of ancestors, and the wisdom of Elders. It is this deep connection to culture and customs that regenerates and innovates in the rapidly changing world.



Figure 222: Welcome to Redfern Mural in the Block, by artist Reko Rennie and local young people.
Source: Photo courtesy of the City of Sydney as featured on the Barani website

85: CIR, Botany Road Corridor Strategic Review, Project Report - Body, October 2020, pp.10-14.

5.4 Assessment of Significance of the Botany Road Corridor

Before making decisions about the future of the Botany Road Corridor it is first necessary to understand its heritage significance. The main aim in assessing significance is to produce a succinct statement of significance, which summarises an item’s heritage values. The statement is the basis for heritage policies and management structures that will affect the item’s future.

The assessment of significance, and the statement that it produces, is the basis for all good heritage decisions. It clarifies why the place is important.⁸⁶

Cultural significance (or heritage significance), as defined by the Burra Charter (2013) means ‘aesthetic, historic, scientific, social or spiritual value for past, present or future generations’. Heritage significance is “embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.” These values are considered in accordance with NSW Heritage Assessment Criteria in the table which follows.

86: <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/assessing-heritage-significance.pdf>

Assessment of Significance

<p>SHR Criteria a) [Historical significance]</p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>Botany Road and Regent Street follow the topography of the land and may have been associated with traditional routes used by Aboriginal people seeking food sourced from the Waterloo swamp lands and Botany Bay beyond.</p> <p>Botany Road and Regent Street are of historical significance for their role as a main arterial route which provided an important link between the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. Serviced by private horse drawn omnibuses from the 1860s, Botany Road had a steam tram service in 1882 which was upgraded to electrical operation in 1903.</p> <p>Botany Road is unique in that its reconstruction was completed by a Trust formed by a special Act (Botany Road Trust Constitution Act 1922) and it was one of the first extensive uses of reinforced concrete as a road surface in Australia. It is also unique in that the contract for its reconstruction was managed by a firm comprising architects and engineers and not the Department of Public Works as was the case at the time for road works. Botany Road was widened in the 1950s and the area to the south of Henderson Road redeveloped to suit light industrial purposes.</p> <p>The Botany Road Corridor occupies part of the early Crown land grants to William Chippendale in 1816 and William Hutchinson in 1823, which were Sydney borderlands at the time.</p> <p>The Botany Road Corridor retains worker housing in Redfern, Alexandria and Waterloo from the mid 1880s associated with the Eveleigh rail yards and the opening of the Sydney-Parramatta railway line and the Alexandria Goods Yard.</p> <p>The remaining Victorian churches, hotels and shops along with shopfront community services for Aboriginal people provide evidence of the historical importance of Regent Street and Botany Road to the surrounding residential developments and its role as a main arterial route. Some modest mid 20th century warehouse buildings from the industrial expansion of the area also remain.</p> <p>The Botany Road Corridor has historical significance for its ability to reveal layers of all major phases of development on Sydney’s borderland through remaining early subdivision patterns and narrow terrace lots to commercial and light industrial uses in the mid twentieth century.</p> <p>The Botany Road Corridor has historical significance at a local level.</p>
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<p>Guidelines for INCLUSION</p> <p>– <i>shows evidence of a significant human activity</i></p> <p>– <i>is associated with a significant activity or historical phase</i></p> <p>– <i>maintains or shows the continuity of a historical process or activity</i></p>	<p>Guidelines for EXCLUSION has incidental or unsubstantiated connections with historically important activities or processes</p> <ul style="list-style-type: none">• 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><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></p>	<p>Botany Road follows the topography of the land and may have been associated with traditional routes used by Aboriginal people seeking food sourced from the Waterloo swamp lands and Botany Bay beyond.</p> <p>There are strong associations with Aboriginal people who worked at the neighbouring Eveleigh rail yards, with many making up the working class settlement of the area. Today there continues to be a strong cultural connection with Aboriginal people, evidenced by the many services located in the Botany Road Corridor which include the Aboriginal Medical Centre, Aboriginal Housing Company and Aboriginal Legal Service.</p> <p>The study area has historic associations with three early local councils – Redfern Council, incorporated in 1859; Waterloo Council, incorporated in 1860; and Alexandria Council, incorporated in 1868.</p> <p>The Botany Road Corridor has historic associations with the development of the railway termini at Redfern Station and the construction of the Eveleigh Railway Workshops and Alexandria Goods Yard.</p> <p>The introduction of a steam tram service along Botany Road in 1882, which was upgraded to electrical operation in 1903, greatly influenced development in the area. In direct response, early houses and light industrial developments were replaced with commercial shops, hotels and churches to service the growing surrounding residential precincts.</p>
<p>Guidelines for INCLUSION</p> <p>– <i>shows evidence of a significant human occupation</i></p> <p>– <i>is associated with a significant event, person, or group of persons</i></p>	<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.

<div>SHR Criteria c) [Aesthetic significance]</div> <div>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</div>	<div>The remaining Victorian, Federation and Interwar buildings within the Botany Road Corridor, comprising terrace houses, hotels and shops, combined with mid 20th century warehouse buildings are aesthetically distinctive, reflect the emergence of villages in the area and contribute to a sense of place. St Lukes Presbyterian Church and the Congregational Church have landmark qualities along with other distinctive corner buildings.</div>	<div>SHR Criteria e) [Research Potential]</div> <div>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</div>	<div>The Botany Road Corridor has the potential to yield information that will contribute to an understanding of Aboriginal people's connections with the place, both prior to European settlement and post contact.</div>
<div>Guidelines for INCLUSION</div> <div><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</div>	<div>Guidelines for EXCLUSION</div> <div><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</div>	<div>Guidelines for INCLUSION</div> <div><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</div>	<div>Guidelines for EXCLUSION</div> <div><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</div>
<div>SHR Criteria d) [Social significance]</div> <div>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</div>	<div>The Botany Road Corridor and the surrounding area have social significance for the local community, and particularly the Aboriginal community.</div>	<div>SHR Criteria f) [Rarity]</div> <div>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</div>	<div>Parts of the Botany Road Corridor have a rare association with Aboriginal people.</div>
<div>Guidelines for INCLUSION</div> <div><ul style="list-style-type: none">– is important for its associations with an identifiable group– is important to a community's sense of place</div>	<div>Guidelines for EXCLUSION</div> <div><ul style="list-style-type: none">– is only important to the community for amenity reasons– is retained only in preference to a proposed alternative</div>	<div>Guidelines for INCLUSION</div> <div><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</div>	<div>Guidelines for EXCLUSION</div> <div><ul style="list-style-type: none">– is not rare– is numerous but under threat</div>

<p>SHR Criteria g)[Representativeness]</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none">– cultural or natural places; or– cultural or natural environments	<p>The Botany Road Corridor is representative of inner city suburban developments from the 1850s to 1920s with small scale residential terrace houses, commercial development, hotels and churches, along with small scale light industrial warehouse buildings dating from the Inter War and Post Second World War periods.</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 Botany Road Corridor provides evidence of a range of development, but is intact only in small pockets.</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 Botany Road Corridor is significant at a local level for its historical, associative, aesthetic, social, technical, rarity and representative values.</p> <p>Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The road is historically significant for the role that it played as a main arterial route that linked the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. A steam tram service operated along Botany Road in 1882, which was upgraded to electrical operation in 1903. The importance of Regent Street as a high street is reflected in the remaining Victorian churches, hotels and shops that line the street.</p> <p>The Botany Road Corridor is associated historically with the local councils of Redfern (1859), Waterloo (1860) and Alexandria (1868) that at one time administered and managed the area.</p> <p>The remaining Victorian, Federation and Inter-war buildings, comprising terrace houses, churches, hotels and shops as well as 20th century light industrial warehouses, within the Botany Road Corridor are aesthetically distinctive, and are representative of inner city suburban developments from the 1850s to the 1930s.</p> <p>The Botany Road Corridor continues to have strong cultural ties with the Aboriginal community. This is demonstrated by the range of Aboriginal services located within the corridor or within close proximity, including the Aboriginal Housing Company, Aboriginal Legal Services, Native Title Services Offices and the National Centre of Indigenous Excellence.</p> <p>Heritage Items and contributory buildings within the Botany Road Corridor add to the character, create a sense of place and provide unique opportunities for interpretation.</p>
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5.5 Historic Themes

The South Sydney Heritage Study identifies historic themes by both Chronological Period and by Subject Matter. The following tables tie the Australian, State and South Sydney Heritage Study themes with the Local Botany Road Corridor Historic Themes identified in the documentary analysis contained in this report together.

5.5.1 Historic Themes - Chronological Periods

HISTORICAL THEMES - CHRONOLOGICAL PERIODS				
AUSTRALIAN	NSW	SOUTH SYDNEY HERITAGE STUDY Planning District 4 Redfern Waterloo	SOUTH SYDNEY HERITAGE STUDY Planning District 7 Erskineville/ Alexandria	BOTANY ROAD CORRIDOR
1 Tracing the natural evolution of Australia	Environment - naturally evolved			Refer Aboriginal Cultural Heritage Report
2 Peopling Australia	Aboriginal cultures and interactions with other cultures			Refer Aboriginal Cultural Heritage Report
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	C.1 Sydney Borderland 1788-1850 (a) Early European contacts with and use of the region, to c.1820 (b) Initial grants and land use (c) Sub-division and utilisation of land grants	1. Suburban land settlement- Early land grants:subdivision into villa estates	1. Sydney Borderland (grants and land use)
		C.1 Sydney Borderland 1788-1850 (d) Development of road and street patterns C.4 Industry: suburban decline 1900-1940 (d) Suburban transport patterns		2. Botany Road
			2. Working-class settlement- 'Villa estate' subdivision building types dominated 'corner store' communities	3. Emerging Villages (1842-1860s) Redfern, Waterloo and Alexandria
7 Governing	Government and administration	C.2 Early Suburban 1850-1880 (d) Municipal government in the precinct	4. Municipal government - formation and extension, small-scale characteristics - strengths and weaknesses	4. Local Government
3 Developing local, regional and national economies	Transport	C.2 Early Suburban 1850-1880 (a) The railway terminus and its impact(a) Railway and associated expansion of industry	3. Industrial development - railways, brickworks, local labour employment, small-scale industry	5. Railway termini and their impact
		C.3 Full scale suburbia 1880-1900 (a) Railway and associated expansion of industry		

HISTORICAL THEMES - CHRONOLOGICAL PERIODS				
AUSTRALIAN	NSW	SOUTH SYDNEY HERITAGE STUDY Planning District 4 Redfern Waterloo	SOUTH SYDNEY HERITAGE STUDY Planning District 7 Erskineville/ Alexandria	BOTANY ROAD CORRIDOR
		C.4 Industry: suburban decline 1900-1940 (e) Further impact of railway expansion on employment and commerce		
3 Developing local, regional and national economies	Transport	C.3 Full scale suburbia 1880-1900 (d) Spread of tramways		6. Tram services
		C.4 Industry: suburban decline 1900-1940 d) Suburban transport patterns		
4 Building settlements, towns and cities 8 Developing Australia's cultural life	Domestic life Creative endeavour Leisure Religion Social institutions	C.2 Early Suburban 1850-1880 (b) Settlement in the western section C.3 Full scale suburbia 1880-1900 (b) Mixed suburban developments in the western section (c) Subdivision and development of the eastern section (f) Development of cultural, social institutions C.4 Industry: suburban decline 1900-1940 (a) Spread of industry and commerce (b) Population and sociological changes and their effect on housing stock	5. Social pattern working-class suburb, community institution 6. Characteristics of decline in inter-war years - fall off in employment, decline in construction 3. Industrial development - railways, brickworks, local labour employment, small-scale industry	7. A residential precinct Housing, shops, hotels and churches
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	C.5 Post War precinct (a) Decline of the industrial component - new industry (b) 'Slum clearance' and public housing (c) Ethnic developments and associated social and housing patterns	7. Post-War developments - external encroachments, changes in population make-up	8. Post Second World War Planning

5.5.2 Historic Themes - Subject Matter

HISTORICAL THEMES - SUBJECT MATTER				
AUSTRALIAN	NSW	SOUTH SYDNEY HERITAGE STUDY Planning District 4 Redfern Waterloo	SOUTH SYDNEY HERITAGE STUDY Planning District 7 Erskineville/Alexandria	BOTANY ROAD CORRIDOR
1 Tracing the natural evolution of Australia	Environment - naturally evolved	S.1 Topography and Land Usage		Refer Aboriginal Cultural Heritage Report
2 Peopling Australia	Aboriginal cultures and interactions with other cultures			Refer Aboriginal Cultural Heritage Report
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	S.2 Land Subdivision (a) From large land grants to small subdivisions (b) Impact of retention of large holdings (c) Land for commercial and industrial purposes (d) Agricultural and recreational land (e) Public resumption and the Housing Commission	1. Suburban land settlement- Early land grants:subdivision into villa estates	1. Sydney Borderland (grants and land use)
		S.8 Street Pattern (a) Original lines of streets, tracks (b) The Surveyor General's projections (c) Subdivisions and street alignments (d) Road widening and traffic control S.7 Public transport (b) The tramway network and associated works (c) Public and private buses		2. Botany Road
		S.3 Housing stock (a) Evidence of early residential use - villas, cottages, temporary dwellings	2. Working-class settlement- 'Villa estate' subdivision building types dominated 'corner store' communities	3. Emerging Villages (1842-1860s) Redfern, Waterloo and Alexandria
7 Governing	Government and administration		4. Municipal government - formation and extension, small-scale characteristics - strengths and weaknesses	4. Local Government
3 Developing local, regional and national economies	Transport	S.7 Public transport (a) The main-line railway; planned expansion	3. Industrial development - railways, brickworks, local labour employment, small-scale industry	5. Railway termini and their impact

HISTORICAL THEMES - SUBJECT MATTER				
AUSTRALIAN	NSW	SOUTH SYDNEY HERITAGE STUDY District 4 Redfern Waterloo	SOUTH SYDNEY HERITAGE STUDY Planning District 7 Erskineville/Alexandria	BOTANY ROAD CORRIDOR
3 Developing local, regional and national economies	Transport	S.7 Public transport (b) The tramway network and associated works		6. Tram services
4 Building settlements, towns and cities 8 Developing Australia's cultural life	Domestic life Creative endeavour Leisure Religion Social institutions	S.3 Housing stock (b) The Victorian terrace - multiple storey; working and middle class (c) Single storey terraces and cottages (d) Infill in first half of the 20th century (e) Housing Commission towers and flats S.4 Commercial and industrial (b) Retail developments S.5 Institutional (a) Mainline and Syrian churches S.6. Sport and recreation (c) Hotels: their rise, renovation and persistence;	5. Social pattern working-class suburb, community institution 6. Characteristics of decline in inter-war years - fall off in employment, decline in construction 3. Industrial development - railways, brickworks, local labour employment, small-scale industry	7. A residential precinct Housing, shops, hotels and churches
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	S.4 Commercial and industrial (b) Retail developments (c) Light Industrial buildings (d) twentieth century spread of heavy industry (e) warehousing and modern 'hi-tech' developments	7. Post-War developments - external encorachments, changes in population make-up	8. Post Second World War Planning
		S.2 Land Subdivision (a) From large land grants to small subdivisions (b) Impact of retention of large holdings (c) Land for commercial and industrial purposes (d) Agricultural and recreational land		

5.5.3 Historic Themes - Summary

Historical Themes - Chronological Periods		
Australian	NSW	Botany Road Corridor
1 Tracing the natural evolution of Australia	Environment - naturally evolved	Refer Aboriginal Cultural Heritage Report
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Refer Indigenous Heritage Report
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	1. Sydney Borderland (grants and land use)
		2. Botany Road
		3. Emerging Villages (1842-1860s) Redfern, Waterloo and Alexandria
7 Governing	Government and administration	4. Local Government
3 Developing local, regional and national economies	Transport	5. Railway termini and their impact
3 Developing local, regional and national economies	Transport	6. Tram services
4 Building settlements, towns and cities 8 Developing Australia's cultural life	Domestic life Creative endeavour Leisure Religion Social institutions	7. A residential precinct Housing, shops, hotels and churches
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	8. Post Second World War Planning

Historical Themes - Subject Matter		
Australian	NSW	Botany Road Corridor
1 Tracing the natural evolution of Australia	Environment - naturally evolved	Refer Aboriginal Cultural Heritage Report
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Refer Indigenous Heritage Report
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	1. Sydney Borderland (grants and land use)
		2. Botany Road
		3. Emerging Villages (1842-1860s) Redfern, Waterloo and Alexandria
7 Governing	Government and administration	4. Local Government
3 Developing local, regional and national economies	Transport	5. Railway termini and their impact
3 Developing local, regional and national economies	Transport	6. Tram services
4 Building settlements, towns and cities 8 Developing Australia's cultural life	Domestic life Creative endeavour Leisure Religion Social institutions	7. A residential precinct Housing, shops, hotels and churches
4 Building settlements, towns and cities	Towns, suburbs and villages Land tenure Utilities Accommodation	8. Post Second World War Planning

5.6 Management of Heritage Values - Options Considered

Eight options were considered for the management of heritage values within the study area prior to arriving at the preferred option. These included nominating additional heritage items for listing, the creation of a new Botany Road Corridor Heritage Conservation Area and the extension of the boundaries of the existing surrounding Heritage Conservation Areas.

- Option 1 - Additional Heritage Items
- Option 2 - New Conservation Area - Short
- Option 3 - New Conservation Area - Long
- Option 4 - Extend C1 and C56, add seven heritage items
- Option 5 - Extend C1 and C56, add nine heritage items
- Option 6 - Extend C1 and C56, add six heritage items
- Option 7 - Extend C1, C56 and C70, add five heritage items
- Option 8 - Extend C1 and C56, add two heritage items.

Options 4, 5, 6 and 8 explored extending the existing Alexandria Park and Redfern Estate Heritage Conservation Areas (C1 & C56) to provide protection to significant contributory buildings within the Botany Road Corridor with varying numbers of additional heritage items. Option 7 also explored extending the Waterloo Estate Heritage Conservation Area (C70).

Option 1 - Additional Heritage Items

Option 1 involved identifying contributory buildings within the Botany Road Corridor and making them local Heritage Items. This would have involved adding seventy eight new heritage items to Schedule 5 of the LEP.

Advantages

- Granting heritage item status to contributory buildings would afford them a level of protection.

Disadvantages

- Many of the contributory buildings do not meet the criteria for local heritage listing and without any form of protection would become vulnerable to demolition.



Figure 223: Option 1 - Additional Heritage Items.

Option 2 - New Conservation Area - Short

Option 2 explored the idea of the introduction of a new short Heritage Conservation Area which extended along Regent Street and Botany Road from Redfern Street to Henderson Road to capture the highest concentration of historic buildings in the study area. Botany Council has taken a similar approach in their identification of the Botany Township Heritage Conservation Area which is centred around Botany Town Hall and Botany Road which forms the suburb's 'high street'.

In addition, this option proposed extending the boundaries of the Alexandria Park and Redfern Estate Heritage Conservation Areas to capture contributory buildings in their vicinity. Other contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included contributory buildings south of Henderson Road east of Botany Road and those in Marian and Rosehill Streets.

Advantages

- Compact Conservation Area captures highest concentration of historic buildings in the study area.

Disadvantages

- Many of the contributory buildings do not meet the criteria for local heritage listing and without any form of protection would become vulnerable to demolition.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The significance of the historic alignment of Botany Road itself was not captured by the new Conservation Area.



Figure 224: Option 2 - Adjust C1 and C56, new short Botany Road Corridor Heritage Conservation Area and additional Heritage Items.

Option 3 - New Conservation Area - Long

Option 3 involved creating a new Botany Road Corridor Heritage Conservation Area which extended the full length of the corridor, with pockets to capture 1-9 Marian Street and 84-88 Rosehill Street, Redfern. This option also included extending the boundaries of the Alexandria Park and Redfern Estate Heritage Conservation Areas to capture contributory buildings in the vicinity.

Advantages

- Conservation Areas capture most contributory buildings in the study area offering them a level of protection.
- The historic alignment of Botany Road itself is captured by the conservation area.

Disadvantages

- Some of the contributory buildings meet the threshold for heritage listing at a local level. These include:
 - 140-142 Regent Street, Redfern (former Aboriginal Legal Service)
 - 169-171 Regent Street, Redfern (former Aboriginal Medical Service)
 - 33a-35 Botany Road, Waterloo (Aboriginal Housing Company)
 - 122-136 Wellington Street, Waterloo (Victorian Terrace group).



Figure 225: Option 3 - Adjust C1 and C56, new long Botany Road Corridor Heritage Conservation Area and fewer additional Heritage Items.

Option 4 - Extend C1 and C56 + New Heritage Items

Option 4 explored the idea of extending the Alexandria Park and Redfern Estate Heritage Conservation Areas (C1 and C56) more than Option 3 to capture contributory buildings on Cope Street and Wyndham Street and the parts of Regent Street and Botany Road with the highest concentration of historic buildings, including at key corner locations.

Seven key contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included contributory buildings south of Henderson Road east of Botany Road and those in Marian and Rosehill Streets and comprised:

Three Proposed Heritage Items of Aboriginal Significance

- 142 Regent Street, Redfern - Location of first Aboriginal Legal Services shopfront
- 171 Regent Street, Redfern - Location of first Aboriginal Medical Service
- 33a Botany Road, Waterloo - Aboriginal Housing Company

Four Proposed Heritage Items

- 1-9 Marian Street, Redfern (Watertower)
- 88 Rosehill Street, Redfern (Corner shop)
- 122-136 Wellington Street, Waterloo (Terrace group)
- Waterloo Group - 26-52 Cope Street, 2 John Street and 161-165 Botany Road

Advantages

- Does not require creation of new Heritage Conservation Area.
- Buildings identified by the Aboriginal community protected by heritage listing.
- Key contributory buildings located outside HCAs protected by individual heritage listing.

Disadvantages

- Parts of the proposed extension to C56 are disjointed from the body of the HCA.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The significance of the historic alignment of Botany Road itself is not acknowledged.

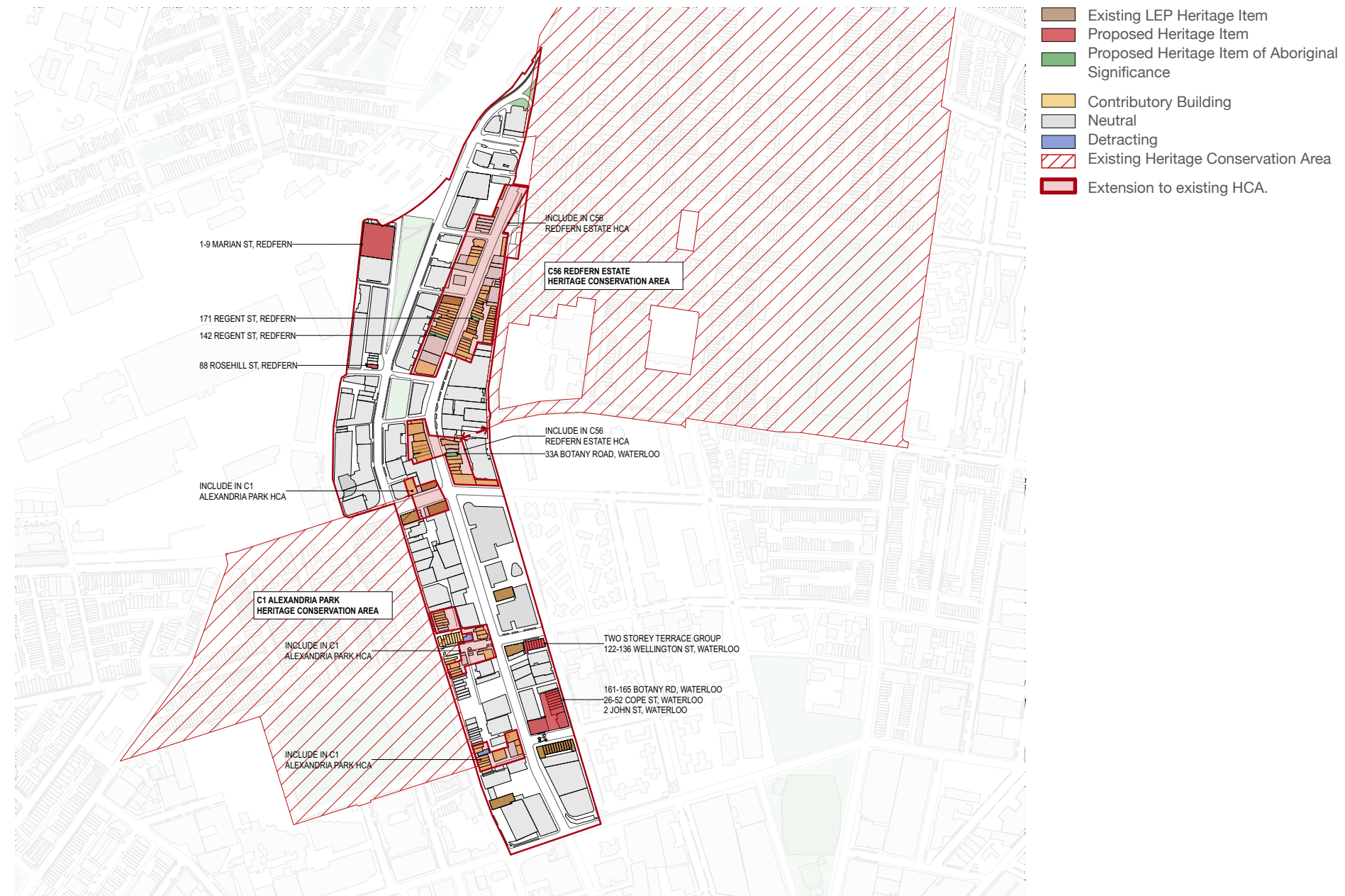


Figure 226: Option 4 - Adjust C1 and C56 and seven additional Heritage Items. (No Botany Road Corridor HCA)

Option 5 - Extend C1 and C56, New Heritage Items

Option 5 further explored the idea of extending the Alexandria Park and Redfern Estate Heritage Conservation Areas (C1 and C56) to capture contributory buildings on Cope Street and Wyndham Street and the parts of Regent Street and Botany Road with the highest concentration of historic buildings, including at key corner locations.

Nine key contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included:

Three Proposed Heritage Items of Aboriginal Significance

- 142 Regent Street, Redfern - Location of first Aboriginal Legal Services shopfront
- 171 Regent Street, Redfern - Location of first Aboriginal Medical Service
- 33a Botany Road, Waterloo - Aboriginal Housing Company

Six Proposed Heritage Items

- 1-9 Marian Street, Redfern (Watertower)
- 88 Rosehill Street, Redfern (Corner shop)
- 122-136 Wellington Street, Waterloo (Terrace group)
- Waterloo Group - 26-52 Cope Street, 2 John Street and 161-165 Botany Road
- 22-42 Botany Road, Alexandria
- Raglan Street Corner Group - 29-49 Botany Road, Waterloo, 125-131 Raglan Street

Advantages

- Does not require creation of new Heritage Conservation Area.
- Buildings identified by the Aboriginal community protected by heritage listing.
- Contributory buildings outside HCAs protected by heritage listing.

Disadvantages

- Grouping dissimilar buildings as heritage items may pose challenges.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The significance of the historic alignment of Botany Road itself is not acknowledged.

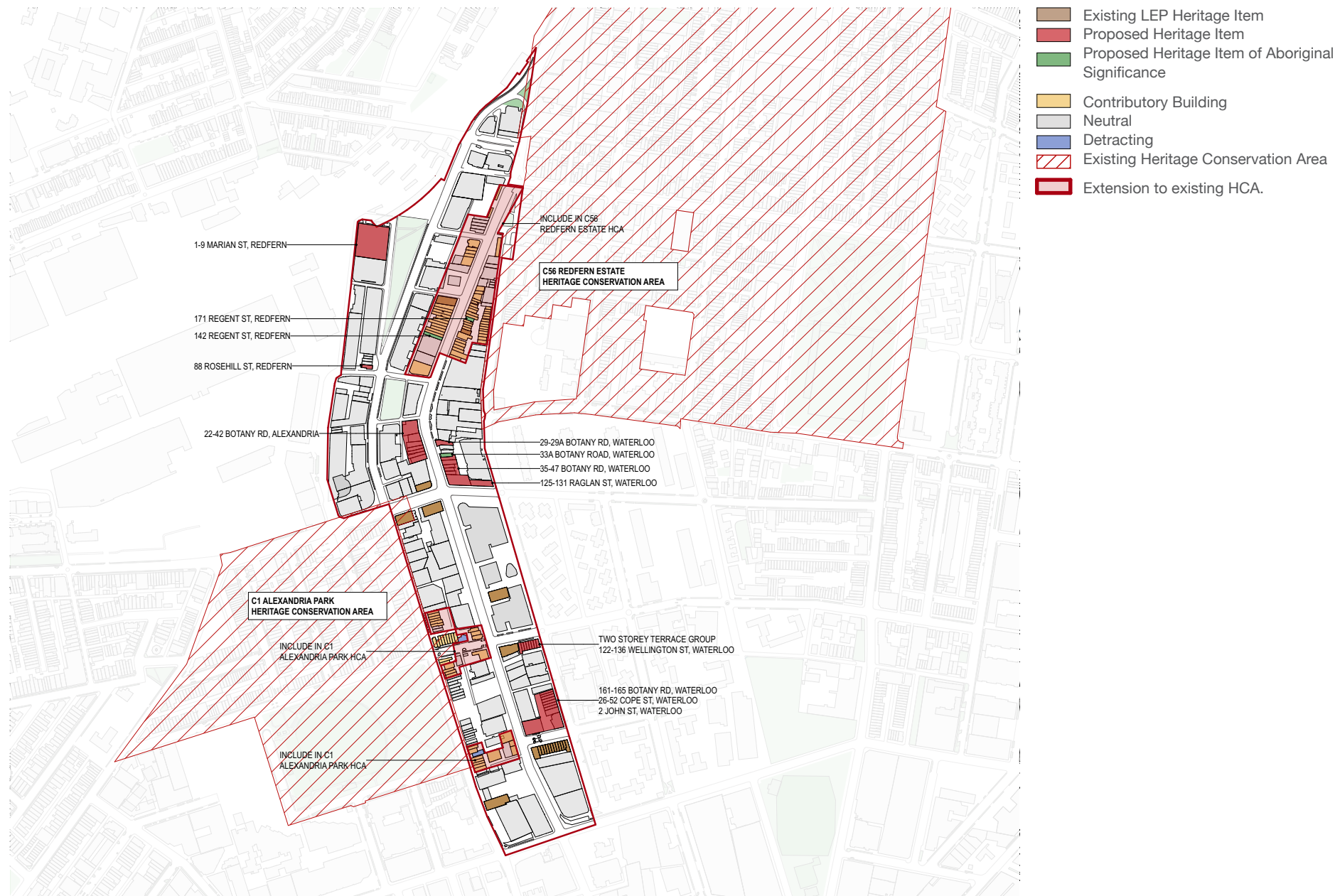


Figure 227: Option 5 - Adjust C1 and C56 and nine additional Heritage Items. (No Botany Road Corridor HCA)

Option 6 - Extend C1 and C56, New Heritage Items

Option 6 explored the idea of extending the Alexandria Park and Redfern Estate Heritage Conservation Areas (C1 and C56) in a different manner.

Six key contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included:

Three Proposed Heritage Items of Aboriginal Significance

- 142 Regent Street, Redfern - Location of first Aboriginal Legal Services shopfront
- 171 Regent Street, Redfern - Location of first Aboriginal Medical Service
- 33a Botany Road, Waterloo - Aboriginal Housing Company

Three Proposed Heritage Items

- 1-9 Marian Street, Redfern (Watertower)
- 88 Rosehill Street, Redfern (Corner shop)
- 122-136 Wellington Street, Waterloo (Terrace group)

Advantages

- Does not require creation of new Heritage Conservation Area.
- Buildings identified by the Aboriginal community protected by heritage listing.
- Key contributory buildings located outside HCAs protected by heritage listing.

Disadvantages

- Parts of the proposed extension to C1 and C56 are disjointed from the body of the HCA.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The proposed extension of the Alexandria Park Conservation Area (C1) includes some buildings which are located in the suburb of Waterloo.
- The significance of the historic alignment of Botany Road itself is not acknowledged.

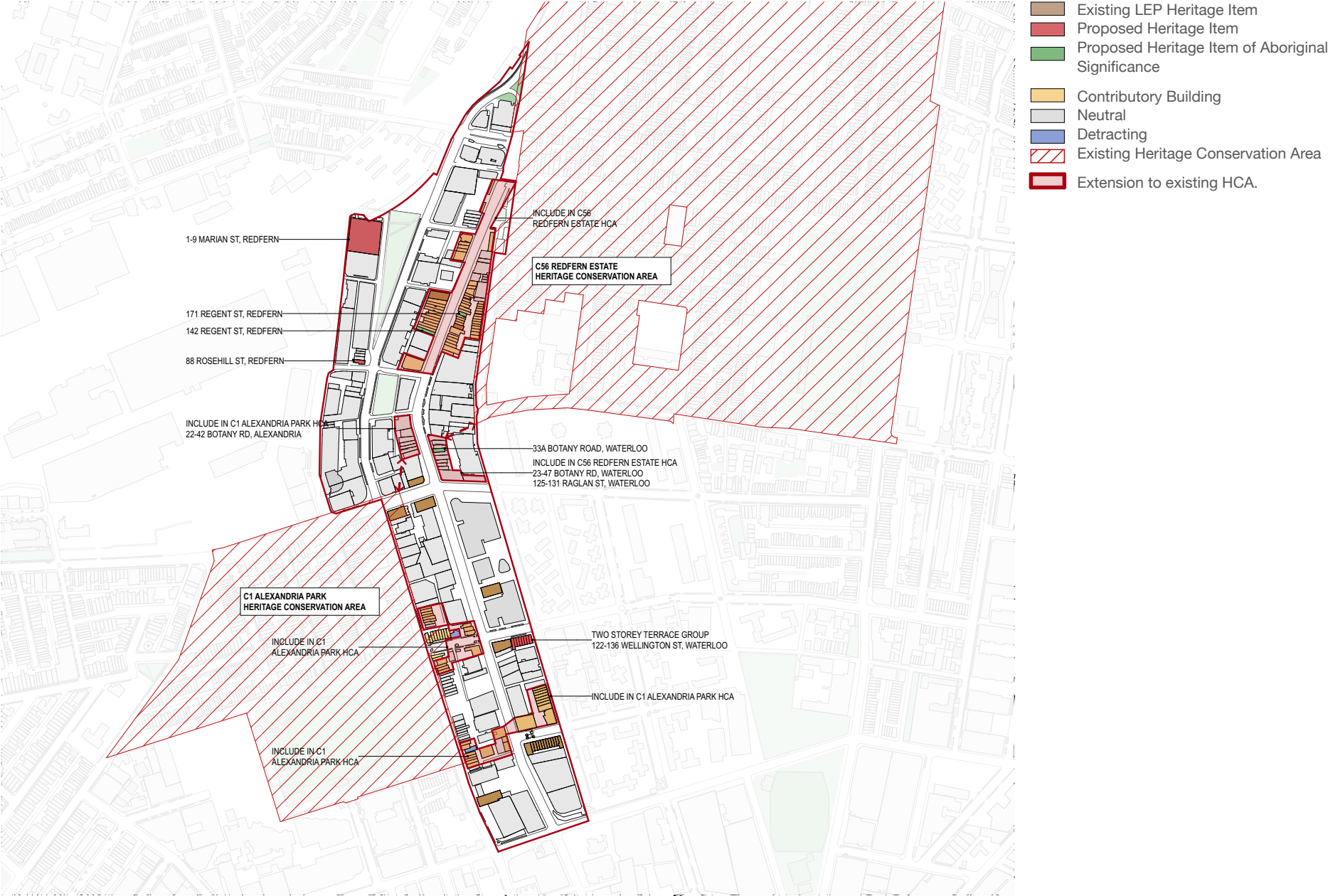


Figure 228: Option 5 - Adjust C1 and C56 and six additional Heritage Items. (No Botany Road Corridor HCA)

Option 7 - Extend C1, C56 and C70, New Heritage Items

Option 7 explored the idea of extending the Alexandria Park, Redfern Estate and Waterloo Heritage Conservation Areas (C1, C56 and C70) so that the location of the buildings proposed to be included matched the name of the HCAs.

Five key contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included:

Three Proposed Heritage Items of Aboriginal Significance

- 142 Regent Street, Redfern - Location of first Aboriginal Legal Services shopfront
- 171 Regent Street, Redfern - Location of first Aboriginal Medical Service
- 33a Botany Road, Waterloo - Aboriginal Housing Company

Two Proposed Heritage Items

- 1-9 Marian Street, Redfern (Watertower)
- 122-136 Wellington Street, Waterloo (Terrace group)

Advantages

- Does not require creation of new Heritage Conservation Area.
- Street addresses of buildings proposed to be included in extended HCAs matches name of HCA.
- Buildings identified by the Aboriginal community protected by heritage listing.
- The Watertower at 1-9 Marian Street, Redfern and terrace group at 122-136 Wellington Street, Waterloo protected by heritage listing.

Disadvantages

- Many contributory buildings identified by this study are not protected by either inclusion in a HCA or heritage listing.
- Parts of the proposed extension to C1 and C70 are disjointed from the body of the HCA. This particularly applies to C70.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The significance of the historic alignment of Botany Road itself is not acknowledged.

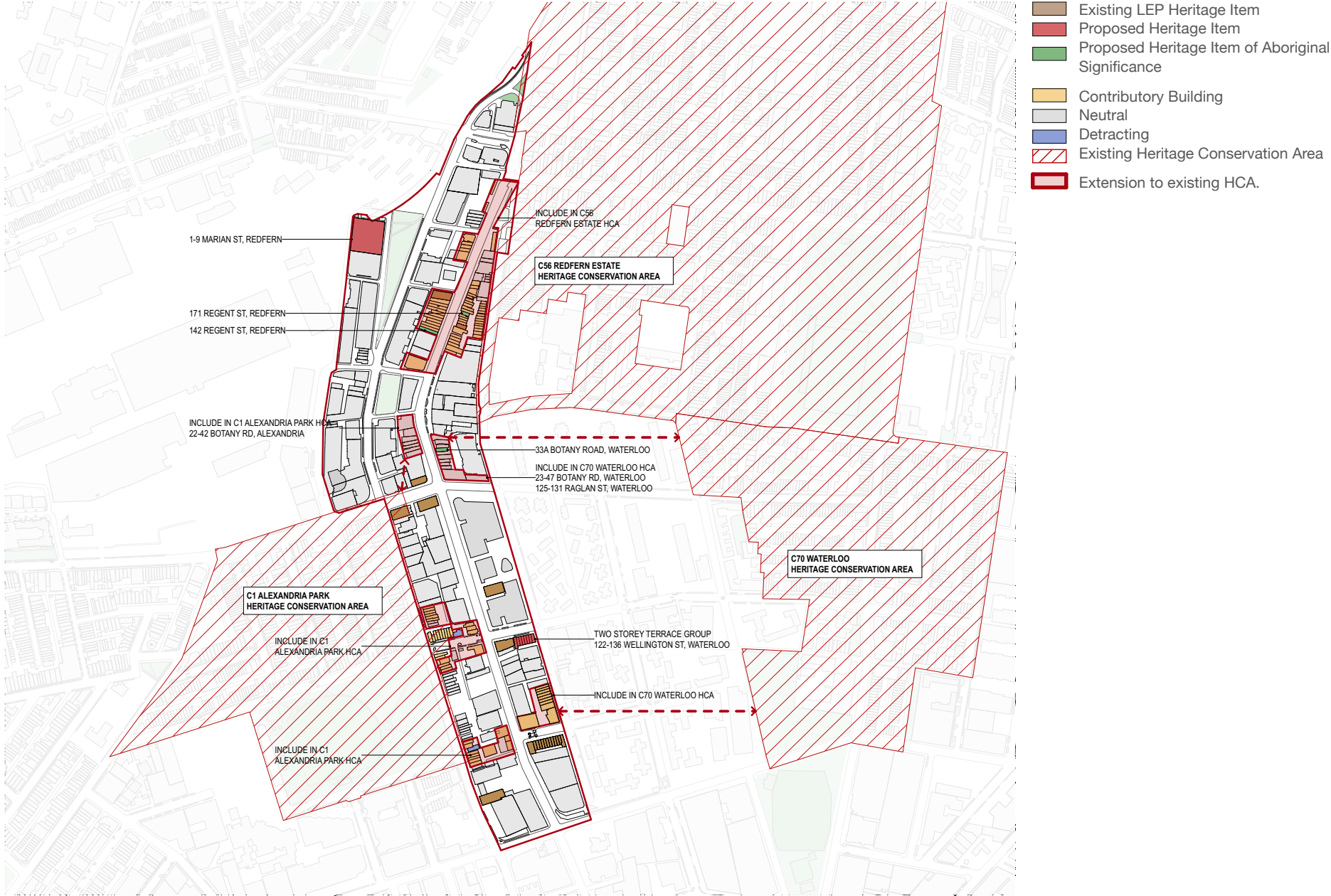


Figure 229: Option 7 - Adjust C1, C56 and C70 and five additional Heritage Items.

Option 8 - Extend C1 and C56, New Heritage Items

Option 8 also explored the idea of extending the Alexandria Park and Redfern Estate Heritage Conservation Areas (C1 and C56).

Four key contributory buildings, outside of the existing and proposed Conservation Areas, were then proposed to be listed as Heritage Items. These included:

Three Proposed Heritage Items of Aboriginal Significance

- 142 Regent Street, Redfern - Location of first Aboriginal Legal Services shopfront
- 171 Regent Street, Redfern - Location of first Aboriginal Medical Service
- 33a Botany Road, Waterloo - Aboriginal Housing Company

One Proposed Heritage Items

- 122-136 Wellington Street, Waterloo (Terrace group)

Advantages

- Key historic buildings and buildings of Aboriginal significance within the Botany Road Corridor are offered a level of protection.
- Buildings which contribute to the ‘high street’ character of Regent Street and Botany Road are offered a level of protection.
- The historic character of key street corners are offered a level of protection.
- Does not require creation of new Heritage Conservation Area.
- Buildings identified by the Aboriginal community protected by heritage listing.
- Terrace group at 122-136 Wellington Street, Waterloo protected by heritage listing.

Disadvantages

- Many contributory buildings identified by this study are not protected by either inclusion in a HCA or heritage listing.
- Parts of the proposed extension to C56 are disjointed from the body of the HCA.
- The proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate.
- The significance of the historic alignment of Botany Road itself is not acknowledged.



Figure 230: Option 8 - Adjust C1 and C56 and four additional Heritage Items. (No Botany Road Corridor HCA)

- Existing LEP Heritage Item
- Proposed Heritage Item
- Proposed Heritage Item of Aboriginal Significance
- Contributory Building
- Neutral
- Detracting
- Existing Heritage Conservation Area
- Extension to existing HCA.

Conclusion

Option 8 is the preferred option as it seeks to strike a balance between protecting heritage significance whilst acknowledging the anticipated future growth within the Botany Road Corridor. This option relies to a degree on the existing heritage provisions contained within Sydney LEP and DCP for the protection of heritage values, including the DCP requirement to include a Heritage Impact Assessment with development applications involving alterations and additions to buildings more than 50 years old.

The proposed extension to the Alexandria Park Heritage Conservation Area (C1) is relatively modest and generally fits with the current heritage database listing. It is recommended that the physical description be updated to include the intersection of Buckland Street and Botany Road and Wyndham Street.

The proposed extension of the Redfern Estate Conservation Area (C56) is more complicated as it includes some buildings which are located in the suburb of Alexandria and Waterloo in areas that were not part of the original Redfern Estate subdivision. The heritage database listing will need to be updated to cover the buildings located on Regent Street.



Figure 231: 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, FL1832908.

6.0

Constraints and Opportunities

6.1 Introduction

The heritage values of items within and adjacent to the Botany Road Corridor, as outlined in Section 4, result in a number of constraints and opportunities that may apply to the future use and development within the area.

Potential constraints and opportunities arise from the following:

- Heritage significance
- Integrity and physical condition
- Heritage interpretation and public art
- Current development proposals
- Design.

6.2 Heritage Significance

The Australia ICOMOS Burra Charter, known as the Burra Charter, is widely accepted in Australia as providing the underlying methodology by which all works to places identified as having heritage significance are undertaken.

There are many contributory items within the study area, Heritage Items of local heritage significance, and items of State significance in close proximity. Any renewal of the Botany Road Corridor should take the significance of these items into consideration.

Heritage significance should not be seen as an imposition, rather an opportunity to provide meaningful, holistic placemaking, historical connections and sustainable outcomes. Items of heritage significance, and their corresponding curtilage, however, impose physical constraints on new development within the Botany Road Corridor. Future development within the study area should take these constraints into consideration, and explore opportunities as identified in the discussion that follows. Should any proposal be considered that may affect the heritage significance of the items within or adjacent to the Botany Road Corridor, a suitably experienced heritage specialist should be engaged to provide advice in the context of the Burra Charter.

Issues Arising from Heritage Significance

The following general issues relating to heritage significance should be taken into consideration:

Aboriginal and Historical Archaeology

The Archaeology Assessment, Botany Road Corridor: Alexandria, Waterloo & Redfern, NSW prepared by Urbis as part of the Urban Design Study includes recommendations related to Aboriginal and Historical Archaeology. The report recommends that additional archaeological research and investigation should be carried out to further detail the archaeological potential and significance of the subject area. This research should consider archaeological resources in a holistic way to understand the nature and extent of human occupation (both pre and post-colonial) within the subject area.

Archaeology should be managed in accordance with the recommendations contained in the Urbis Report, based on the Archaeological Potential maps.

The City of Sydney should update information in the Aboriginal Heritage Information Management System (AHIMS) to rectify the location of Site ID#45-6-2597, also known as ‘Wynyard Street Midden’, to ensure its protection.

Aboriginal Cultural Heritage

The Botany Road Corridor and surrounds are highly significant for Aboriginal and Torres Strait Islander people. The Botany Road Corridor Strategic Review, Aboriginal and Torres Strait Islander Community Engagement and Cultural Heritage Research, Project Report Summary and Advice prepared by Cox Inall Ridgeway includes a range of recommendations related to cultural heritage and site protection which include:

- CH1 Existing heritage listings
Existing heritage listings of sites within the Study Area do not reflect their Aboriginal and Torres Strait Islander history and significance. Heritage listings for these sites could be updated to reflect a more accurate and complete record of their history and heritage.
- CH2 Potential additional heritage listings
Further consultation should be undertaken with the Aboriginal and Torres Strait Islander community to determine whether national, State or local heritage listing should be pursued as a mechanism to protect and promote the heritage values of other sites and ‘places of memory’ within the Study Area.
- CH3 Mapping of sites
The City of Sydney should consider updating existing provisions of its Local Environment Plan, such as the Site Specific Provisions, or the creation of an Aboriginal cultural heritage mapping layer, to include sites of Aboriginal cultural heritage significance identified through this project.
- CH4 Intangible values
As identified above, heritage management should seek to acknowledge the importance of stories and intangible values associated with specific sites, and facilitate their protection and maintenance. One important way to do this is through protecting the ability of Aboriginal and Torres Strait Islander people to access and use sites for cultural activities, particularly the sharing of stories with future generations.
- CH5 Layers of history and heritage
Heritage recognition should consider the various intersecting and connected layers of history and heritage. These include: Aboriginal people’s working life (e.g. employment in rail yards and local factories), social life (e.g. the Empress, Palms Milk Bar), sports (e.g. Koori Knockout), contemporary Indigenous theatre, dance, art and music (e.g. Black Theatre, Aboriginal Dance Theatre, Koori Radio), political history/ civil rights (e.g. first Land Council meeting) and the first community controlled organisations (e.g. Aboriginal Medical Service, Aboriginal Legal Service).

CH6 Cultural heritage strategy and/ or protocol
Noting the limitations of the current legal framework for identifying and protecting cultural heritage, the City should consider the development of an LGA-wide Aboriginal cultural heritage strategy and/ or protocol, to embed early identification and consultation about heritage impacts, and to provide practical guidance to developers about the community’s and the City’s expectations around the protection and management of Aboriginal cultural heritage.⁸⁷

A more detailed Aboriginal Cultural Heritage Study should be prepared in consultation with Aboriginal stakeholders to further identify the significance of any Aboriginal sites, or cultural values within the Botany Road Corridor.

Built Heritage and Setting

The cultural significance of heritage items located within the Botany Road Corridor should be conserved and managed in accordance with accepted conservation principles and practice. The following general issues relating to heritage significance should be taken into consideration:

- Any alterations or additions to contributory buildings or heritage items within the Botany Road Corridor should be in accordance with the principles of the ICOMOS Burra Charter.
- Advice from a qualified heritage specialist should be sought for proposals which seek to alter contributory buildings or heritage items within the Botany Road Corridor.
- Any proposed changes to heritage items, buildings over 50 years old or buildings within a Heritage Conservation Area should be supported by a Statement of Heritage Impact (SoHI) as part of the assessment and approval phase.
- New development should adopt a built form and materiality that respects the cultural significance of surrounding contributory buildings, heritage items and their setting.
- Any development within the Botany Road Corridor should take into account the significant views and vistas identified in this report.

Opportunities arising from heritage significance

The following general opportunities relating to heritage significance should be taken into consideration:

- The opportunity to remove intrusive fabric should be explored as part of new development.
- The opportunity to repair and conserve existing significant fabric should be explored.
- The opportunity to reconstruct lost or missing elements based on documentary and physical evidence.
- Adaptive reuse should be undertaken in accordance with the principles of the Burra Charter and Heritage Council guidelines.
- Detracting sites present development opportunities within the Botany Road Corridor.
- Opportunities for interpretation should be explored to enhance public appreciation and understanding of the heritage significance of Aboriginal and non-Aboriginal places within the Botany Road Corridor, including the historic alignment of Botany Road itself.

Key Heritage Considerations

There are constraints and management recommendations associated with the heritage items located within, and in close proximity of, the Botany Road Corridor identified in their heritage listings. These are listed in Chapter 9 of this report.

General principles of conservation work on heritage places are:

- Continue to use the place
- Repair rather than replace
- Make reversible alterations
- Make a visual distinction between old and new
- Avoid precise imitation of architectural detail
- Ensure alterations are sympathetic
- Respect the ageing process
- Respect previous alterations
- Discontinue previous unsound practices
- Stabilise areas that are structurally unsound
- Respect the building’s context and location
- Ensure new buildings fit into the streetscape
- Maintain views
- Respect contents
- Seek design excellence.⁸⁸

87: Cox Inall Ridgeway, Botany Road Corridor Strategic Review, Aboriginal and Torres Strait Islander Community Engagement and Cultural Heritage Research, Project Report Summary and Advice, October 2020.
88: Heritage NSW, Department of Premier and Cabinet, Principles of Conservation Work on Heritage Places, 1999.

6.3 Integrity and Physical Condition

The identified heritage items located within the Botany Road Corridor are generally in good physical condition.

The integrity of many of the contributory buildings within the study area, however, is often poor with unsympathetic modifications leading to a loss of original fabric and hence significance. There is an opportunity to reinstate missing elements such as verandahs, windows and shopfronts based on historic photographs and physical evidence to further enhance the character of the streetscape.

6.4 Heritage Interpretation and Public Art

Heritage interpretation can be defined as a form of communication that consciously involves the participation of the audience. It is directed at specific target audiences and uses a range of techniques to reveal meanings and relationships rather than to relate factual information. An aim of heritage interpretation is to promote understanding and learning, and it can also encourage interaction between an object and the target audience. Interpretation can celebrate the stories of the place, 'bringing the past into the future'. Heritage interpretation is intended to:

- Reveal meanings and significance
- Provide information to enhance understanding
- Make explicit a 'sense of place'
- Explore relationships and histories that connect people and place
- Act as a catalyst for community curiosity and engagement.

Aboriginal people have lived for thousands of years within the Botany Road Corridor study area and continue to have a strong connection with the place. It also contains several heritage items and contributory buildings which contribute to a sense of place. Due to the cultural values and significance of parts of the Botany Road Corridor to the Aboriginal community, Aboriginal cultural themes should be a central part of any heritage interpretation approach.

Heritage interpretation provides an opportunity to interpret demolished elements, tell the stories associated with a place and reveal the layers of past uses associated with its history.

Interpretation can highlight both the tangible and the intangible by adding another layer of interest to the Botany Road Corridor and ensuring it continues to be a dynamic, exciting place in the future.

Public art is one way of connecting artists, historians and the local community and can be used as a way of storytelling to make the invisible visible. Future placemaking and public art strategies should aim to protect important murals, and maintain spaces for street art.

Existing Interpretation and Public Art

Some public art and interpretation exists within the Botany Road Corridor, however it is sporadic and lacking any consistency of approach. At the Regent Street and Redfern Street intersection, a large public artwork entitled 'Bower' by Susan Milne and Greg Stonehouse heralds the beginning of the precinct. The rear wall of 131 Regent Street has a large street artwork facing Cope Street which constantly changes and says 'Aboriginal'. Opposite this, the building on the Black Theatre site has an Adam Hill (Blak Douglas) artwork, inspired by the story of Kevin Gilbert and his writing of the play - The Cherry Pickers, on its facade. Along Regent Street there are a series of murals painted on buildings and the widened footpath outside 13-21 Botany Road incorporates Aboriginal motifs in paving inlays and seats within the public domain.



Figure 232: 'Bower' by Susan Milne and Greg Stonehouse, Jack Floyd Reserve, Redfern.



Figure 233: Street art to rear of 131 Regent Street.

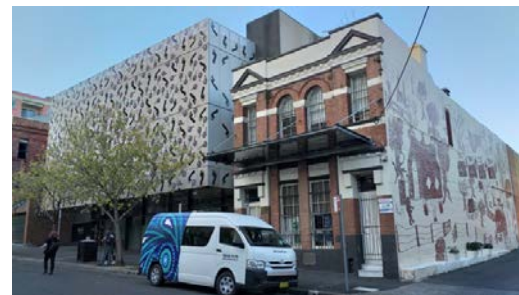


Figure 234: Mural to side of building and Adam Hill artwork to facade of Black Theatre site building, Cope Street, Redfern.



Figure 235: Paving inlay outside 13-21 Botany Road.

Historic Themes

Themes are used in interpretation as a tool to organise information and to determine the core messages and stories to be communicated.

The Australian Heritage Council and the New South Wales Heritage Council guidelines have identified a series of themes, from which key historical activities or events can be grouped to better contextualize their role in the cultural development of Australia. These have been classified according to National and State themes.

Themes are contained in the Heritage listings for the heritage items located within the Botany Road Corridor. These are tabled in Section 5.5 of this report along with local themes identified in the Thematic History.

These themes should be further explored as part of an overarching Heritage interpretation Strategy that responds in a holistic way to the outstanding heritage values of the area, with a focus on Aboriginal cultural values.

Interpretation Strategy

The Botany Road Corridor provides an opportunity to develop a holistic approach to interpretation, in the form of an Interpretation Strategy, that transcends suburban and property boundaries and develops a small number of key themes.

Issues Relating to Heritage Interpretation

Some specific challenges include:

- Issues of security and maintenance informing interpretive element development.
- Understand usage patterns to ensure interpretive elements are best positioned in areas that don't impede users access of flow patterns.
- To ensure that interpretive media are accessible, conceptually and physically, to a range of audiences.

Opportunities Relating to Heritage Interpretation

Some specific opportunities include:

- Acknowledgement of Traditional Owners and custodians of the land, the Gadigal people.
- Recognition of the Botany Road Corridor as part of the broader cultural landscape that is 'Aboriginal Redfern'.
- Celebration of Aboriginal and Torres Strait Islander cultural heritage and languages for current and future generations.
- To facilitate and secure the area as a place of inclusion and welcome for Aboriginal and Torres Strait Islander people, particularly in relation to the use of public places, and access and use of sites of significance.
- Celebrate and promote the corridor as part of the historic, urban birthplace of self-determination and Indigenous rights movements.
- To facilitate the sharing of stories and knowledge about the area for current and future generations, including re-addressing the existing imbalance caused by the historical exclusion of formal recognition of the contributions of Aboriginal and Torres Islander people to the area.
- Authentic involvement of the Aboriginal community in interpretive planning to include recognition of Aboriginal peoples' cultural values associated with the area, both pre-settlement and contemporary.
- To develop a layered approach to interpretation, and explore a range of media from design based elements to structured experiences to information-based elements, in both physical and digital forms - an Interpretation Plan.
- To explore the use of digital interpretive media specifically to address audiences that are multilingual, and that are time poor.
- To ground interpretation within the real environment, by taking account of key view lines.
- To ensure early consideration of the design of interpretive elements as a core part of the urban renewal so interpretation is fully integrated into the Botany Road Corridor.
- To facilitate and strengthen a sense of community.

6.5 Current Development Proposals

Land within the Botany Road Corridor is the subject of many current development proposals ranging in scale from minor developments to major infrastructure projects such as the Waterloo Metro Station Quarter.

Surrounding the study area there are also many major projects including the Redfern Station Upgrade, Australian Technology Park Redevelopment and Waterloo Social Housing Estate Redevelopment.

All of these projects have the potential to threaten the heritage values of the area, partly due to their large scale.

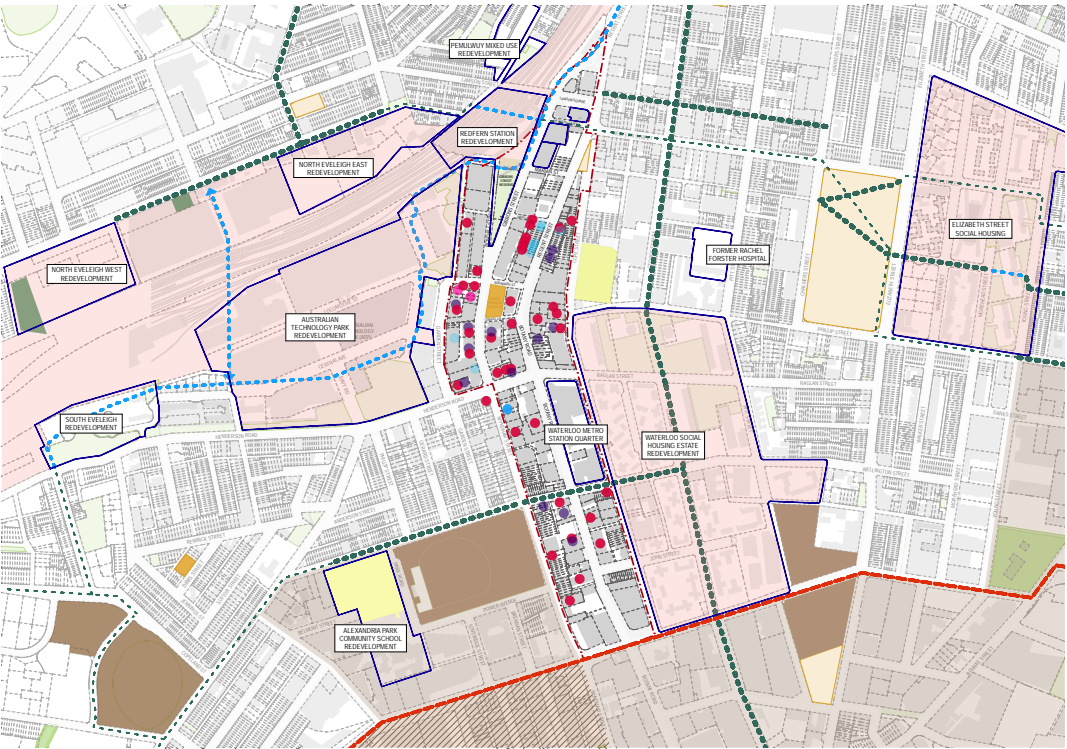


Figure 236: Current development proposals in the vicinity of the Botany Road Corridor.
Source: TZG/COS.

Legend - Proposed Development, Infrastructure and Network Improvements

- OSR Plan Network Improvements - Completed
- OSR Plan Network Improvements - Future (10 Year)
- OSR Recommended Capital Works
- Recommended Partnerships to Increase OSR Provision
- OSR New Open Space Dedication and Embellishment
- OSR Liveable Green Network Linkages - Existing (Cycling)
- OSR Liveable Green Network Linkages - Proposed
- OSR Proposed Linkages
- Alexandria to Moore Park Connectivity Road Infrastructure Upgrade
- Central to Eveleigh Urban Renewal (State Government)
- Green Square Urban Renewal Area
- Employment Growth Area

Recent Development Applications by Major Land Use

- Residential DA
- Transient Lodging DA
- Commercial DA
- Retail DA
- Subdivision DA
- Change of Use DA

6.6 Design

Design opportunities arise from the protection of the significant heritage values of the area including:

- Potential to enhance the quality and experience of the Botany Road Corridor.
- Potential to retain the fine grain of Victorian and Federation buildings within the area.
- Potential to reconstruct missing details associated with contributory buildings.
- Potential to remove detracting buildings for replacement with more sympathetic development.
- Potential to improve key views.
- Potential to improve the public domain.
- Potential to design new landscaped areas within building setbacks of detracting developments to enhance the quality and experience of the Botany Road Corridor.
- Potential to enhance interpretation of the history and significance of the area, including Aboriginal cultural values.



Figure 237: 1936 Wyndham Street looking south over Buckland Street. (No's 118,120, 126, 128-130 seen on left, Alexandria Park on right).
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Government Printing Office 1-21908, FL1881448.

7.0
Recommendations

7.1 Extend Alexandria Park HCA (C1)

Boundary of Alexandria Park Heritage Conservation Area (C1) to be extended to include Contributory Victorian and Federation terrace houses located along Wyndham Street in the vicinity of Alexandria Park including:

- 102-112 Wyndham Street, Alexandria Terrace group c.1880s.
- 128-132 Botany Road, Alexandria Corner shop and terrace group c1880s.
- 136 Botany Road, Alexandria Corner commercial building with shopfront c.1880s.
- 124-130 Wyndham Street, Alexandria Terrace group c.1880s.

Alexandria Park Heritage Conservation Area (C1)

The physical description contained in the heritage inventory listing for C1 should be updated to include the corner of Botany Road and Buckland Street and Wyndham Street.

Special Character Areas

The buildings contained within the recommended extension of C1 are located within the Alexandria Park and the Alexandria Park and Wyndham Street Special Character Areas except for 128-136 Botany Road, Alexandria which are located in the Regent Street/ Botany Road Special Character Area.

The principles contained in the Locality Statements for these areas could be updated to include:

- Retain and conserve heritage items and contributory buildings.
- Retain original Victorian subdivision and street alignments.
- New development to respond to the 'fine grain' of surrounding Victorian/Federation buildings.
- Conserve and enhance significant views.
- New infill development to respond to the historic context in terms of character, siting, scale, form, materials and colour, detailing.

Figure 238: Recommended extension to Alexandria Park Heritage Conservation Area C1.

Source: TZG.



7.2 Extend Redfern Estate HCA (C56)

Redfern Estate Heritage Conservation Area (C56) Heritage Inventory Listing

It is noted that the proposed extension of the Redfern Estate Conservation Area (C56) includes some buildings which are located in the suburb of Alexandria and Waterloo that were not part of the original Redfern Estate. The heritage inventory form for the Heritage Conservation Area should be updated to reflect the new HCA boundary. The history and significance contained within the listing will need to be reviewed and updated to take this into consideration.

Regent Street/Botany Road Special Character Area

All of the buildings contained within the recommended extension of C56 are located within the Regent Street/Botany Road Special Character Area. The principles contained in the Locality Statement for the area could be updated to include:

- Retain and conserve heritage items and contributory buildings.
- Retain original Victorian subdivision and street alignments.
- Retain Victorian/Federation terrace housing groups and retail strip along Regent Street 'high street'.
- New development to respond to the 'fine grain' of surrounding Victorian/Federation buildings.
- Conserve and enhance significant views
- New infill development to respond to the historic context in terms of character, siting, scale, form, materials and colour, detailing

East

Boundary of Redfern Estate Heritage Conservation Area (C56) to be extended to include the following buildings on the eastern side of Regent Street and Botany Road.

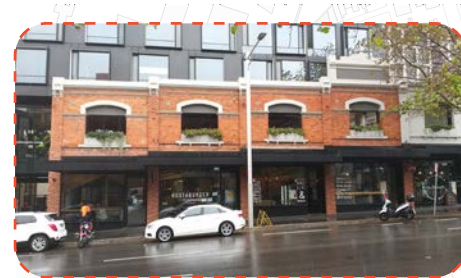
Figure 239: Recommended extension to Redfern Estate Heritage Conservation Area C56 showing buildings to the east of Regent Street and Botany Road.

Source: TZG.



West

Boundary of Redfern Estate Heritage Conservation Area (C56) to be extended to include the following buildings on the western side of Regent Street and Botany Road.



60-78 Regent Street, Redfern
Commercial building (facade only)
c.1885-1905



90-96 Regent Street, Redfern
Commercial buildings c.1890-1910



118-142 Regent Street, Redfern
Commercial buildings with shopfronts c1900-1915



158 Regent Street, Redfern
Warehouse building c1930-1950



22-42 Botany Road, Alexandria



Figure 240: Recommended extension to Redfern Estate Heritage Conservation Area C56.
Source: TZG.

7.3 Update Heritage Listings to include Aboriginal Cultural Significance

While the ten existing heritage listings include reference to the Gadigal people in relation to the early history of the area, Cox Inall Ridgeway’s review indicates that contemporary Aboriginal people’s connection to many of these sites is not included. In particular, important aspects of Aboriginal people’s social and civil rights history are rendered invisible, and therefore not offered protection through existing heritage listings.

Cox Inall Ridgeway recommends that existing heritage listings of sites within the Study Area be updated to reflect a more accurate and complete record of their history and significance. They also recommend that further consultation be undertaken with the Aboriginal and Torres Strait Islander community to determine their level of significance to protect and promote the heritage values of other sites and ‘places of memory’ within the Study Area, which were identified through this project.

Given the significance of the Botany Road Corridor to Aboriginal people, it is recommended that existing heritage listings for both Heritage Items and Heritage Conservation Areas within the study area are updated to reflect any known Aboriginal cultural values or associations. Existing heritage items with known Aboriginal associations include:

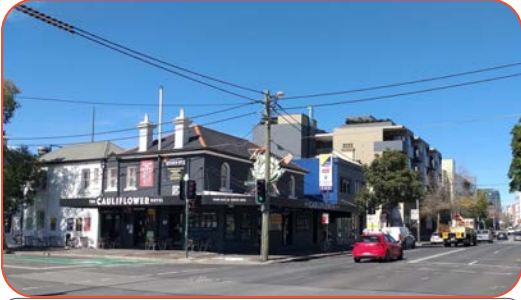
- St Lukes Presbyterian Church, 118 Regent Street, Redfern (LEP I1352)
- 181 Regent Street, Redfern (LEP I1353)
- Cauliflower Hotel, 123 Botany Road, Waterloo (LEP I2070)
- Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP I4).
- Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP I16)



St Lukes Presbyterian Church
118 Regent Street, Redfern



Terrace House
181 Regent Street, Redfern



Cauliflower Hotel
123 Botany Road, Waterloo



Cricketers Arms Hotel
56-58 Botany Road, Waterloo



Lord Raglan Hotel
12 Henderson Road, Alexandria

7.4 Add Heritage Items to LEP

The contributory buildings located at 142 and 171 Regent Street, Redfern and the building at 33a Botany Road, Waterloo all have significant associations with Aboriginal people and are recommended to be listed as Heritage Items of local significance for their historical and social values.

142 Regent Street, Redfern Former Aboriginal Legal Service

This building was used as the first shopfront for the Aboriginal Legal Service. It was established in 1970 to provide free legal assistance to Aboriginal people living in Sydney.

171 Regent Street Redfern Former Aboriginal Medical Service

The Aboriginal Medical Service operated from this building from 1971-1977. It was established to provide free medical support to Aboriginal people living in Sydney and was the first Aboriginal community run medical service in Australia.

33a-35 Botany Road, Waterloo Aboriginal Housing Company

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 Pemulwuy Project".



Figure 241: (Right) Recommended Heritage Items.
Source: TZG.

The two storey Victorian terrace group located at 122-136 Wellington Street is recommended for listing as a Heritage Item of local significance.

122-136 Wellington Street, Waterloo
Victorian terrace group

Spanning from Cope Street to the Cauliflower Hotel on Botany Road, this row of two storey Victorian terraces were constructed c1883 are a representative group of terraces constructed during the key subdivision and subsequent redevelopment of Waterloo.

Drainage Channel, 141A Botany Road, Waterloo

The sandstone lined open stormwater drain that runs between Cope Street and 141A Botany Road is part of the Sheas Creek Drainage Channel No.89. It is recommended that Sydney Water list this drainage channel as a Heritage Item on their S170 Register.



Figure 242: (Right) Recommended Heritage Items.
Source: TZG.



7.5 Heritage Recommendations Summary

The plan on the left summarises the heritage recommendations for the Botany Road Corridor.

- Potential Heritage Item
- Potential extension of existing Heritage Conservation Area
- LEP Heritage Item
- Contributory Building
- Neutral
- Detracting
- Heritage Conservation Area



Heritage Summary

Figure 243: Heritage recommendations within the Botany Road Corridor.
Source: City of Sydney LEP Map with TZG overlay.

7.6 Recommended Heritage Management

7.6.1 Significance

This study has revealed that the Botany Road Corridor is significant for its historical, associative, aesthetic, social, technical, rarity and representative values.

Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The road is historically significant for the role that it played as a main arterial route that linked the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. A steam tram service operated along Botany Road in 1882, which was upgraded to electrical operation in 1903. The importance of the Regent Street as a high street is reflected in the remaining Victorian churches, hotels and shops that line the street.

The Botany Road Corridor is associated historically with the local councils of Redfern (1859), Waterloo (1860) and Alexandria (1868) that at one time administered and managed the area.

The remaining Victorian, Federation and Interwar buildings, comprising terrace houses, churches, hotels and shops as well as 20th century light industrial warehouses, within the Botany Road Corridor are aesthetically distinctive, and are representative of inner city suburban developments from the 1850s to the 1930s.

The Botany Road Corridor continues to have strong cultural ties with the Aboriginal community. This is demonstrated by the range of Aboriginal services located within the corridor or within close proximity, including the Aboriginal Housing Company, Aboriginal Legal Services, Native Title Services Offices and the nearby National Centre of Indigenous Excellence.

Heritage Items and contributory buildings within the Botany Road Corridor add to the character, create a sense of place and provide unique opportunities for interpretation.

The proposal to extend the Alexandria Park (C1) and Redfern Estate (C56) Heritage Conservation Areas ensures that buildings that contribute to the historic character of the precinct, currently not protected, are offered a level of heritage protection. The heritage inventory listings for C1 and C56 should be updated to include the buildings located within the revised Heritage Conservation Area boundaries.

7.6.2 Retention and conservation of significance

In addition to the heritage provisions of the LEP, DCP, and recommended management contained in the heritage listings for existing heritage items and conservation areas the following recommendations aim to:

- guide the future management of existing and newly identified heritage items and contributory buildings within the Botany Road Corridor
- protect and enhance their significance.

1. Protection of Significance

(a) Subdivision

Significant subdivision patterns

- Retain original Victorian subdivision pattern where extant. Do not allow amalgamation of sites in these areas.
- Retain street alignments.
- Retain original sandstone kerb and guttering.

(b) Key Period Significant (Contributory) Development

Significant external form and specific components

- Retain and protect existing Heritage Items including: Lord Raglan Hotel, Cricketers Arm Hotel, Former CBC Building, St Luke's Presbyterian Church, Congregational Church, Cauliflower Hotel, Terrace House, Terrace Group and Former Electric Light Substation No. 89.
- Retain and protect new Heritage Items including: 142 Regent Street, Redfern, Former Aboriginal Legal Service, 171 Regent Street Redfern, Former Aboriginal Medical Service, 33a-35 Botany Road, Waterloo, Aboriginal Housing Company and Terrace group 122-136 Wellington Street, Waterloo.
- Retain 1-3 storey Victorian/Federation terrace houses.
- Retain civic buildings.
- Retain churches.
- Retain hotels.
- Retain Victorian/Federation retail strip along Regent Street/Botany Road.
- Early shop fronts and external ceramic wall tiles to be retained and conserved.
- Retain scale of Victorian/Federation development to Regent Street.

- Maintain building alignment to primary streets.
- Retain form.
- Retain finishes and details.
- Retain original roof form and parapets towards primary street frontage.
- Promote public buildings.
- Promote retail areas.

Pairs, groups or rows of related buildings

- Retain the form, relationship and visual legibility of pairs, groups or rows of related buildings so that each group is identifiable from the public domain

Shopfronts, retail displays and awnings

- Retain original shopfronts.
- Reconstruct missing shopfronts, retail displays and awnings where sufficient evidence exists.

Internal spaces and components visible from the public domain

- Retain significant internal, key-period fabric and spaces.
- Retain retail/commercial tenancies and active street frontages.

Adaptive Use

Ideally an historic building would retain its original use, however this is not always possible. Adaptive reuse can ensure the continued conservation of a contributory item, provided the use is appropriate and requires minimum change to significant heritage fabric, whilst interpretation can aid an understanding of the previous use.

Refer to the Heritage Council of NSW and the Royal Australian Institute of Architects publication *New Uses for Heritage Places*.

Alterations and Additions

- Remove intrusive elements.
- Reinstate missing original details including front fences, verandahs and timber framed windows and doors based on physical and/or documentary evidence.
- Reinstate missing shopfronts, retail displays and awnings based on physical and/or documentary evidence.
- Additions to be set back from primary street frontage.

- Additions to terrace houses to be located at the rear, not exceed ridge height and respect original roof form.
- Discourage front dormers unless established pattern in the row or group of buildings.

External Signage and Lighting

- External signage and lighting must not detract from the architectural features of historic buildings, and be in accordance with the relevant controls.

Colours

- Colours are to be based on paint scrapes or an appropriate colour scheme chosen that is sympathetic to the historic character of the building.

(c) Other Significant Development

- Retain and adaptively reuse intact early industrial and warehouse developments.

2. Redevelopment of non-contributing sites

Conservation approach to context and setting

- Encourage interpretation of Victorian Subdivision pattern in new developments.
- Respect scale and form of significant development including heritage items and contributory buildings.
- Respect building line of significant development including heritage items and contributory buildings.
- Maintain a relationship between new and old shopfronts.
- Encourage the use of sympathetic materials and finishes.
- Encourage contemporary detail.
- Discourage reproduction of Victorian/Federation detail in contemporary development.
- Provide landscape screening.
- Do not allow parking forward of the building line.

3. Enhance significance of area

- Enhance Victorian streetscape.
- Establish and maintain street planting to unify streetscapes.
- Encourage rendered and painted finishes to detracting developments.
- Provide landscape screening to detracting sites.

Significant historic uses, historic character and views

- Encourage interpretation of historic uses of buildings and sites along the Botany Road Corridor including industrial uses.
- Respect historic character of significant development.
- Maintain and enhance key views.

Heritage Items and Contributory buildings

- Heritage items and contributory buildings should be retained and conserved.
- Prepare Conservation Management Plan or a Conservation Management Strategy for heritage items to guide future management and use.
- A Heritage Assessment and Heritage Impact Statement should be prepared for Heritage Items and Contributory buildings prior to any major works being undertaken.
- There shall be no vertical additions to such buildings and no alterations to the primary street facades other than to reinstate original features.
- Alterations and additions should be confined to the rear in areas of lesser significance, should not be visually prominent and shall be designed in accordance with the relevant planning controls.
- Neutral and detracting buildings should be enhanced where possible. Replacement of such buildings should be in accordance with the relevant infill provisions and planning controls.

4. FSR and Height Controls

- Controls to reflect desired future character of the area and respect the setting of significant development.
- Height Controls and FSR Controls as per DCP.

5. Conservation Area Boundary

- Conservation Area boundaries should be adjusted to include areas which contribute to an understanding of the significance of the area.

7.6.3 Management of future use and change

The Botany Road Corridor project offers opportunities to improve the quality of the built environment and the public domain. New development should aim to preserve the special qualities that contribute to the ‘sense of place’ in a way that respects the old while embracing the new, setting up a lively dialogue between the two. Well-designed developments should aim to enhance the setting and heritage values of the area.

It is important to manage future use and change carefully to minimise impacts on the heritage significance, setting and views of heritage items and contributory buildings within the area.

Site Analysis

A detailed analysis of both the site and its context should underpin any new work. This analysis should also take into account an understanding of the heritage significance of the place.

New Development

Design in Context (2005), prepared by the NSW Heritage Office and the Australian Institute of Architects NSW Chapter is an excellent general guide for infill developments in heritage environments. It provides a methodology for analysis of the context and the relationship between old and new elements in terms of character, scale, form, siting, materials, colour and detailing, and aims for design excellence.

In summary, the following principles apply:

Character

The character of a place is shaped by many contributing factors including topography, distinctive landscape qualities, street and subdivision patterns, density, site coverage, views, vistas, skylines and land uses.

Buildings also shape the character of a place through their heights, position, date and style, materials and details, proportions of openings, craftsmanship, and solid to void ratios, as do local cultural traditions and the uses.

Siting

New buildings in a historic context should be complementary to the streetscape and the urban grain of the area, responding to the subdivision patterns and scale of historic buildings. Predominant setbacks, the location of boundary walls and fences, and the orientation and address of buildings in the vicinity should be carefully considered to ensure new development results in the creation of quality urban spaces between the old and the new. The siting of new elements should retain key views, natural features of significance such as trees and landscaped elements and archaeological remains.

Scale

The relationship between new developments and their context should be carefully considered in terms of the scale of surrounding buildings – their wall and floor to floor heights, modulation and façade rhythms, massing, density, proportions, relationship to the ground or street plane, modulation of walls, openings and roof planes.

Recognising the predominant scale of the context and responding appropriately can help reduce the visual impact of new structures in an historic environment. This can be achieved by locating new structures away from heritage structures, visually separating new elements through glazing, articulating larger structures to reduce their apparent bulk and scale, modulating facades, and relating openings to those of neighbouring buildings. Setbacks from street facades to upper levels can also help provide a transition between adjacent buildings of different scales.

Form

The relationship of form between new structures and existing buildings should be carefully considered in the design process. Whether a likeness or distinction is sought between the structures that are proposed and those which exist, it will likely be achieved through the proportion and number of openings, solid to void ratios, the roof form and skyline and the relationship between internal and external spaces. The new forms should relate to neighbouring heritage items and contributory buildings in a positive way. Roofs are a key aspect of the form of many heritage buildings, and they can be used as a basis for the design of compatible new roof forms.

Materials and colour

New infill buildings should recognise the characteristic materials, textures and colours of the surrounding area and respond to them in a positive way. They need not be copied but rather used as a point of reference and reinterpreted in either a considered harmonious, complementary or contrasting way. The quality of the new materials should be commensurate with those of existing buildings in the surrounding area – as good or better.

Light and shadow affect how materials and colours are perceived and this should be considered in the design process. The relationship between structure and façade and the hierarchy of material use should also relate to neighbouring buildings where possible.

Detailing

Contemporary details can reinterpret the traditional details that contribute to the heritage character of a place, to create complementary relationships between new and old elements and provide a level of visual interest. This principle can be used for both buildings and landscape elements such as fences, walls and planting treatments. Analysis of existing details can help inform the language of compatible new elements, without imitation. Similarly the overall texture of a building – the amount of modulation or detail - can be an important factor in ensuring a positive relationship with an adjoining heritage building.

7.7 Conclusion

7.7.1 Current Situation

The study area straddles three different suburbs - Redfern, Waterloo and Alexandria, centred around the Regent Street and Botany Road Corridor, within the City of Sydney local government area.

There are currently ten Heritage Items identified on the Sydney LEP of local heritage significance within the Botany Road Corridor and one item of State significance located underground. Section 170 Registers also identify an Alignment Pin on Botany Road.

Two Heritage Conservation Areas are located on the fringes of the Botany Road Corridor - the Alexandria Park Heritage Conservation Area (C1) and Redfern Estate Heritage Conservation Area (C56) and include some small parts of the study area.

The bulk of the Botany Road Corridor is neither heritage listed nor included in a Heritage Conservation Area. As a result, historic buildings within the precinct are currently offered little protection other than those contained in the Sydney DCP. The heritage provisions require a Heritage Impact Statement to accompany any development to alter a property that is more than 50 years old.

The DCP identifies Special Character Areas within the LGA. The locality statements include principles for development which acknowledge to some degree the existing situation.

7.7.2 Study Findings

Statutory Context

The following statutory instruments apply to development within the Botany Road Corridor:

- Environmental Planning and Assessment Act 1979
- National Parks and Wildlife Act 1974
- Heritage Act 1977

City of Sydney Planning Controls include:

- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan 2012

Documentary Analysis

Documentary research has revealed that the history of the Botany Road Corridor can be summarised into the following historic themes:

- Original topography and vegetation
- Aboriginal History, (Pre-contact, Post Contact and Contemporary)
- Sydney Borderland
- Botany Road
- Emerging Villages (1842-1860s)
- Local Government
- Railway termini and their impact
- Tram services
- A residential precinct
- Post Second World War Planning

Physical Analysis

The Botany Road Corridor lies within the city fringe suburbs of Redfern, Alexandria and Waterloo which comprise historic residential areas; creative, educational, technology and research industries; transport hubs and social housing estates. Redfern Station, Redfern Street, NCIE, Black Theatre Site, Waterloo Housing Estates, Waterloo Metro Quarter, Alexandria Park and former Eveleigh Railway Workshops are all located around the periphery of the study area.

The Botany Road Corridor contains a wide range of Victorian, Federation and Interwar buildings that provide evidence of early subdivision patterns and built form that contribute to the historic character and fine grain of the area. The historic building stock, the earliest dating from the 1860s, displays varying degrees of integrity and condition.

A streetscape analysis reveals that each of the streets within the study area has a different character, with building stock ranging from small scale historic buildings on narrow lots interspersed with light industrial warehouses to more recent infill developments.

Corner buildings define the intersections and provide wayfinding cues. Key views connect historic landmark buildings throughout the corridor and reinforce the notion of Regent Street as a former 'high street'.

Significance

The Botany Road Corridor is significant at a local level for its historical, associative, aesthetic, social, technical, rarity and representative values.

Botany Road itself was likely to have been established along an early Aboriginal trading route or track connecting Aboriginal clans and nations between Sydney Harbour and Botany Bay. The road is historically significant for the role that it played as a main arterial route that linked the water powered flour mills on the Waterloo Estate and the stores in Sydney from the 1820s. A steam tram service operated along Botany Road in 1882, which was upgraded to electrical operation in 1903. The importance of Regent Street as a high street is reflected in the remaining Victorian churches, hotels and shops that line the street.

The Botany Road Corridor is associated historically with the local councils of Redfern (1859), Waterloo (1860) and Alexandria (1868) that at one time administered and managed the area.

The remaining Victorian, Federation and Inter-war buildings, comprising terrace houses, churches, hotels and shops as well as 20th century light industrial warehouses, within the Botany Road Corridor are aesthetically distinctive, and are representative of inner city suburban developments from the 1850s to the 1930s.

The Botany Road Corridor continues to have strong cultural ties with the Aboriginal community demonstrated by the range of Aboriginal services located within the corridor or within close proximity, including the Aboriginal Housing Company, Aboriginal Legal Services, Native Title Services Offices and the National Centre of Indigenous Excellence.

Heritage Items and contributory buildings within the Botany Road Corridor add to the character, create a sense of place and provide unique opportunities for interpretation.

Eight options were considered for the management of heritage values within the study area prior to arriving at the preferred option. These included nominating additional heritage items for listing, the creation of a new Botany Road Corridor Heritage Conservation Area and the extension of the boundaries of the existing surrounding Heritage Conservation Areas.

Constraints and Opportunities

The heritage values of items within and adjacent to the Botany Road Corridor result in a number of constraints and opportunities that may apply to the future use and development within the area.

Potential constraints and opportunities arise from the following:

- Heritage significance
- Integrity and physical condition
- Heritage Interpretation and public art
- Current development proposals
- Design.

An Interpretation Strategy should be prepared for the Botany Road Corridor which further explores the history and significance of the area.

Recommendations

The preferred option, Option 8, seeks to strike a balance between protecting heritage significance whilst acknowledging the anticipated future growth within the Botany Road Corridor. This option relies to a degree on the existing heritage provisions contained within Sydney LEP and DCP for the protection of heritage values.

The proposed extension to the Alexandria Park Heritage Conservation Area (C1) is relatively modest and generally fits with the current heritage database listing. It is recommended that the physical description be updated to include the intersection of Buckland Street and Botany Road and Wyndham Street.

The proposed extension of the Redfern Estate Conservation Area (C56) is more complicated as it includes some buildings which are located in the suburb of Alexandria and Waterloo in areas that were not part of the original Redfern Estate subdivision. The heritage database listing will need to be updated to cover the buildings located on Regent Street.

The Botany Road Corridor contains many places of importance to the Aboriginal community. Updating the existing listings of Heritage Items to include their identified significance to Aboriginal people is important, as is acknowledging the significance of places of contemporary social significance. The contributory buildings located at 142 and 171 Regent Street, Redfern and the building at 33a Botany Road, Waterloo all have significant associations with Aboriginal people and are recommended to be listed as Heritage Items of local significance for their historical and social values.

Spanning from Cope Street to the Cauliflower Hotel on Botany Road, the two storey Victorian terraces located at 122-136 Wellington Street, Waterloo were constructed c1883 and are a representative group of terraces constructed during the key subdivision period and subsequent redevelopment of Waterloo.

122-136 Wellington Street, Waterloo is recommended for listing as a Heritage Item of local significance.

The sandstone lined open stormwater drain that runs between Cope Street and 141A Botany Road is part of the Sheas Creek Drainage Channel No.89. It is recommended that Sydney Water list this drainage channel as a Heritage Item on their S170 Register.

7.7.3 Recommendation Summary

Recommendations arising from this study to protect the heritage values of the Botany Road Corridor Study Area are as follows:

- 1 Extend Alexandria Park Heritage Conservation Area (C1). Update heritage database listing to reflect new boundary. Update principles contained in the Locality Statement for the Alexandria Park and the Alexandria Park and Wyndham Street Special Character Areas.
- 2 Extend Redfern Estate Heritage Conservation Area (C56). Update heritage database listing to reflect new boundary. Update principles contained in the Locality Statement for the Regent Street/Botany Road Special Character Area.
- 3 Update listings of existing Heritage Items and Conservation Areas to include associations with Aboriginal people and Aboriginal Cultural Significance. These include:
 - St Lukes Presbyterian Church, 118 Regent Street, Redfern (LEP I1352)
 - 181 Regent Street, Redfern (LEP I1353)
 - Cauliflower Hotel, 123 Botany Road, Waterloo (LEP I2070)
 - Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP I4).
 - Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP I16)
- 4 Add the following places to Sydney LEP, Schedule 5 - Environmental Heritage as Heritage Items of Local significance:
 - Former Aboriginal Legal Service, 142 Regent Street, Redfern
 - Former Aboriginal Medical Service, 171 Regent Street Redfern
 - Aboriginal Housing Company, 33a-35 Botany Road, Waterloo
 - Terrace Group, 122-136 Wellington Street, Waterloo.



Figure 244: 1980s Aerial view of Redfern and Waterloo and Eveleigh.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Sydney Reference Collection (SRC), ID 028\026140.

8.0

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8.2 Glossary of Terms

Note: Refer also to 1.3 Methodology and Terminology

TERM	DEFINITION	TERM	DEFINITION	TERM	DEFINITION	TERM	DEFINITION	TERM	DEFINITION
ABORIGINAL PEOPLE	Traditional owners of the land. Aboriginal and Torres Strait Islander people.	AMENITY	Qualities of usefulness, comfort and pleasure in items and areas of the environment. Heritage arguments are often used incorrectly to defend items or areas when amenity considerations are more relevant and appropriate.	ARTEFACTS	Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.	CHARACTER	The combination of the particular attributes, characteristics, and qualities of a place.	CONSENT AUTHORITY	Under the Environmental Planning and Assessment Act 1979, the local council, public authority (which includes the Secretary of the Department of Planning) or Minister with the function to approve or refuse a development application. The Minister may delegate this function.
ABORIGINAL SIGNIFICANCE	An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture.	ARCHAEOLOGICAL ASSESSMENT	A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.	ASSOCIATIONS	The special connections that exist between people and a place.	COMMUNITY	The word community is used in its common meaning, ie a body of people living in the same locality; a body of people having the same religion, profession, etc in common; organised political municipal or social body. The community includes (but is not limited to) residents, workers, tenants and visitors.	CONSERVATION	All the processes of looking after a place so as to retain its cultural significance.
ADAPTATION	Defined in the Burra Charter as changing a heritage place to facilitate compatible new uses. This could involve alterations and additions to suit an existing use or meet current expectations of comfort and function, or the upgrading of a building or site to respond to new needs and procedures associated with an existing function.	ARCHAEOLOGICAL SIGNIFICANCE	A category of significance referring to scientific value or ‘research potential’ that is, the ability to yield information through investigation.	AUSTRALIA ICOMOS	The national committee of the International Council on Monuments and Sites.	COMPATIBLE USE	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.	CONSERVATION MANAGEMENT PLAN	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. A CMP can include guidelines for additional development or maintenance of the place.
ADAPTIVE REUSE	Projects that give new life to a heritage place through sympathetic alterations and additions that enable the site to accommodate compatible new uses and functions, while maintaining the heritage significance, and communicating this to a new generation of users.	ARCHAEOLOGICAL SITES	Places that contain evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.	AUSTRALIAN HERITAGE COUNCIL (AHC)	An independent statutory authority which is responsible to the Commonwealth Minister for the Environment and Heritage. It administers the Environmental Protection and Biodiversity Conservation Act, and maintains the National Heritage List, the Commonwealth Heritage List, and the Register of the National Estate.	CONJECTURAL RECONSTRUCTION	Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter’s conservation principles and is not appropriate conservation practice.	CONSERVATION MANAGEMENT STRATEGY (CMS)	A Conservation Management Strategy (CMS) is a practical tool for the continued maintenance of a place of heritage significance. The main objective of a CMS is to equip the owner with the information that will assist in the conservation of the place. Typically a CMS is less detailed than a CMP.
AESTHETIC SIGNIFICANCE	An item having this value is significant because it demonstrates aesthetic characteristics and/or a high degree of creative or technical achievement.	ARCHAEOLOGY	The study of material evidence to discover human past.	AUTHENTICITY	The degree to which a place or item retains the integrity of its significant attributes. Authenticity may relate to fabric but can also relate to less tangible attributes such as presentation, use, association or meaning.	CONTEXT	The physical, social, cultural, economic, environmental, and geographic circumstances that form the setting for a place or building. This includes views to and from the site.	CONSERVATION POLICY	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
AHC	Australian Heritage Council.			BURRA CHARTER (AND ITS GUIDELINES)	Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.	CONTRIBUTORY ITEM	A building or other feature – such as a tree, garden, fence, kerbing, etc. that contributes to the overall heritage significance of a heritage conservation area.		

TERM	DEFINITION
CONTACT SITES	Sites which are associated with the interaction between Aboriginal and Non-Aboriginal people.
CONTEMPORARY COMMUNITY ESTEEM	The valuing of a heritage item by a recognised local, regional or state-wide community because it forms a strong part of their cultural identity.
CRITERIA	See heritage assessment criteria.
CULTURAL LANDSCAPE	Those areas of the landscape which have been significantly modified by human activity.
CULTURAL SIGNIFICANCE	A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also, one of the categories of significance listed in the Heritage Act, 1977. See also heritage significance.
CURTILAGE	The area of land surrounding an item or area of heritage significance that is essential for retaining and interpreting its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.
DCP	Development Control Plan.
DEMOLITION	The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

TERM	DEFINITION
DESIGN EXCELLENCE	A competitive design process used in NSW and brought into effect by statutory planning regulations such as local environmental plans. It is also used as an umbrella term in planning legislation to describe good design that is sympathetic to its context.
DEVELOPMENT APPLICATION (DA)	An application under the Environmental Planning and Assessment Act 1979 for consent or permission to carry out development.
DEVELOPMENT APPROVAL	Approval by the consent authority to carry out work on an item or place, usually subject to certain conditions, which may include the need for a Construction Certificate to be obtained.
DEVELOPMENT CONTROL PLAN (DCP)	A plan prepared by a local council to provide more detailed development controls and guidelines to accompany a local environmental plan. Often used for heritage conservation areas.
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A ACT)	The statutory framework within which State Government and local government guide and control land use and development.
ENVIRONMENTAL PLANNING INSTRUMENT	Made under the EP&A Act, it refers to a State environmental planning policy, a regional environmental plan, a local environmental plan or ‘deemed’ (EPI) environmental planning instrument (which generally comprise land use plans that were made prior to the current Act).
EVALUATION CRITERIA	See heritage assessment criteria.

TERM	DEFINITION
EXCAVATION PERMIT	A permit issued by the Heritage Council of NSW under Section 60 or Section140 of the Heritage Act, 1977 to disturb or excavate a relic.
FABRIC	All the physical material of the place including components, fixtures, contents and objects. See also heritage fabric.
FACADE	The elevation of a building facing the street. In the past the practice of retaining only the facade of buildings was regarded as a gesture in recognition of its heritage value. This practice is no longer considered to be appropriate conservation.
FORM	The overall shape and volume and the arrangement of the parts of a building.
GRAIN	The urban pattern resulting from the arrangement and size of the buildings on their lots and the subdivision pattern. Fine grain is the fine texture resulting from small and frequent subdivisions.
HERITAGE ACT 1977 (NSW)	The statutory framework for identifying, protecting, and managing heritage items in NSW.
HERITAGE ASSESSMENT CRITERIA	Criteria under which values for heritage significance are described and tested.
HERITAGE CONSERVATION AREA	An area which has heritage significance (usually based on historic and aesthetic values) which it is desirable to conserve. A heritage conservation area is more than a collection of individual heritage items – it is an area in which historical origins and relationships between the various elements create a sense of place that is worth keeping.

TERM	DEFINITION
HERITAGE COUNCIL	The New South Wales Government’s heritage advisory body established under the Heritage Act. It provides advice to the Minister for Planning and others on heritage issues.
HERITAGE FABRIC	All the physical material of an item, including surroundings and contents which contribute to its heritage significance
ICOMOS	International Council on Monuments and Sites. An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.
INTEGRITY	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
HERITAGE ITEM	A landscape, place, building, structure, relic or other work of heritage significance.
HERITAGE INVENTORY	A list of heritage items, usually in a local environmental plan or regional environmental plan.
HERITAGE NSW (HERITAGE OFFICE)	The State Government agency responsible for providing policy advice to the Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters. Also known as Heritage NSW, Department of Premier and Cabinet.

TERM	DEFINITION
HERITAGE SIGNIFICANCE	Of historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic value for past, present or future generations.
HERITAGE VALUE	Often used interchangeably with the term ‘heritage significance’.
HISTORICAL ARCHAEOLOGY	The study of the human past using both material evidence and documentary sources. In Australia, historical archaeology excludes Aboriginal archaeology prior to non-indigenous occupation, but may include contact sites.
HISTORICAL SIGNIFICANCE	An item having this value is significant because of the importance of its relationship to the evolving pattern of our cultural history.
INFILL DEVELOPMENT	A new building in an established heritage context. It may be adjacent to a heritage building, within a conservation area, or in a heritage site or precinct. Good infill projects are sympathetic to the surrounding features, attributes, and historic context, in terms of their scale, form, siting, character, materials, and details. They should enhance and complement the existing urban, suburban, or rural character.

TERM	DEFINITION
INTERPRETATION	Interpretation for historic places is the art of explaining the significance of the place to the people who visit, with the objectives of promoting an understanding of its values and an appreciation of the need to conserve it. Interpretation also involves conveying messages, including presentation of particular points of view about places and history. The process is commonly facilitated by guides, displays, on-site signage, brochures and electronic media. The physical treatment of fabric and other aspects of presentation of heritage items themselves can contribute to this process.
MAINTENANCE	The continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
MASSING	The size and volume of a building or structure.
MEANINGS	What a place signifies, indicates, evokes or expresses.
MOVABLE HERITAGE	Heritage items not fixed to a site or place (for example, furniture, locomotive and archives).
NATIONAL PARKS AND WILDLIFE ACT 1974 (NPW ACT)	Statutory framework for the care, control and management of natural areas and Aboriginal relics in New South Wales.
NATIONAL PARKS AND WILDLIFE SERVICE (NPWS)	NSW State Government agency which administers the NPW Act. It acquires and manages national parks in New South Wales.

NATIONAL TRUST OF AUSTRALIA (NSW)	A community organisation which maintains a register of heritage items and provides advice on heritage issues.
NSW HERITAGE MANUAL	Comprises a series of publications explaining the three steps of the NSW Heritage Management System and how they can be applied.
OCCUPATION DEPOSITS	Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.
PLACE	Site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
PRESERVATION	Maintaining the fabric of a place in its existing state and retarding deterioration.
RECONSTRUCTION	Returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
REGISTER OF THE NATIONAL ESTATE	The register kept by the Australian Heritage Commission listing those places of natural, Aboriginal or historical significance which are part of Australia's heritage.
RELATED OBJECT	An object that contributes to the cultural significance of a place but is not at the place.
RELATED PLACE	A place that contributes to the cultural significance of another place.

RELIC	<p>The Heritage Act, 1977 defines relic as:</p> <p><i>... any deposit, object or material evidence relating to non -Aboriginal settlement which is more than fifty years old.</i></p> <p><i>The National Parks and Wildlife Act 1974 defines a relic as:</i></p> <p><i>...any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.</i></p>
RESTORATION	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
REVERSIBILITY	The ability of an adaptation to be removed in the future without damage to heritage significance and, in particular, without damage to significant fabric.
SCALE	The size of a building and its elements and its relationship with the surrounding buildings or landscape.
SECTION 170 REGISTER	The Heritage Act requires each New South Wales government agency to prepare and maintain a register of heritage items in their ownership or under their control.
SEPP	State Environmental Planning Policy.

SETBACK	The horizontal distance from a building to a prescribed boundary (such as a site boundary) or other relevant marker (such as the alignment of houses in a street).
SETTING	The area around a place, which may include a wide visual catchment or backdrop, which influences the way in which it is viewed or perceived.
STATE HERITAGE REGISTER (SHR)	The State Heritage Register (SHR) is a list of places and objects of particular importance to the people of NSW. The SHR is administered by Heritage NSW, Department of Premier and Cabinet.
STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	<p>A statutory document that addresses matters of State significance, or which deals with issues where the state-wide application of policy is necessary.</p> <p>SEPPs are prepared by the Secretary of the Department of Planning and are made by the Minister for Planning, usually following consultation with local government, the community and public authorities.</p>
STATEMENT OF HERITAGE IMPACT	Analyses the impact of proposed works on the significance of a heritage item. It normally forms part of a Statement of Environmental Effects accompanying a development application (also known as Heritage Impact Statement or SOHI).

STATEMENT OF HERITAGE SIGNIFICANCE	A statement, usually in prose form, which summarises why a heritage item or area is of importance to present and future generations.
STATUTORY	Those matters which occur as a result of an Act of Parliament (for example, statutory instruments such as environmental planning instruments) and thus have legal force.
STUDY AREA	The area defined in Figure 3.
UNIVERSAL DESIGN	<p>Design where all users are acknowledged and designed for.</p> <p>This includes ensuring that places accommodate cultural difference and social sensitivities, along with physical disability. It is not limited to the physical space of the heritage place, and extends to include access to websites and online tools. For example, it could include audio cues for those with a vision disability, and audio loops for those who are hard of hearing.</p>
USE	The functions of a place, as well as the activities and practices that may occur at the place.



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

9.0

Appendices

Building Inventory



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

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	77	122 Regent Street, Redfern	126	171 Regent Street, Redfern	135	185 Regent Street, Redfern	139
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	79	126 Regent Street, Redfern	126	173 Regent Street, Redfern	137	Commercial building, 189-191 Regent Street	140
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78 Regent Street, Redfern	123	131 Regent Street, Redfern	132			28 Botany Road, Alexandria	142
Commercial building, former 'Bunnerong Hotel'	124	Terrace group, 147-151 Regent Street	132			30 Botany Road, Alexandria	142
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Commercial building, 92-94 Regent Street	124	147 Regent Street, Redfern	132			Commercial building, 'D.Austin, 1892'	143
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94 Regent Street, Redfern	124	151 Regent Street, Redfern	132			Commercial building, 'Macnamee's Buildings'	143
Commercial building	125	Terrace group, 153-159 Regent Street	133			36 Botany Road, Alexandria	143
96 Regent Street, Redfern	125	153 Regent Street, Redfern	133			38 Botany Road, Alexandria	143
St Lukes Presbyterian Church	125	155 Regent Street, Redfern	133			40 Botany Road, Alexandria	143
118 Regent Street, Redfern	125	157 Regent Street, Redfern	133			Commercial building	144
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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	Cauliflower 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		
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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		
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Terrace Goup	151	Warehouse Building	162	Warehouse building	175				
1-5 Moores Lane, Alexandria	151	2 John Street, Waterloo	162	5 Henderson Road, Alexandria	175				
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Commercial building	152	1-25 John Street, Waterloo	162	12 Henderson Road, Alexandria	176				
29-29A Botany Road, Waterloo	152	Terrace group, ‘Gordon Terrace’	163	Lord Raglan Hotel	177				
Commercial building, 33a-35 Botany Road	153	Cope Street, Waterloo	164	Lord Raglan Hotel	178				
33A Botany Road, Waterloo	153	Sheas Creek Drainage Channel #89	164	Wyndham Street	179				
35 Botany Road, Waterloo	153	Between 186-188 and 184 Cope Street, Waterloo	164	Terrace group	179				
Commercial building	155	Terrace Group	164	102-108 Wyndham Street, Alexandria	179				
37 Botany Road, Waterloo	155	190-204 Cope Street, Waterloo	164	Terrace group	179				
Commercial building, 39-41 Botany Road, Waterloo	155	Raglan Street, Waterloo	165	110-112 Wyndham Street, Alexandria	179				
155		Corner shop	165	Commercial building	180				
39 Botany Road, Waterloo	155	125-131 Raglan Street, Waterloo	165	118 Wyndham Street, Alexandria	180				
41 Botany Road, Waterloo	155	Wellington Street, Waterloo	165	Terrace	180				
Commercial building	156	Terrace group	165	120 Wyndham Street, Alexandria	180				
43 Botany Road, Waterloo	156	122-136 Wellington Street, Waterloo	165	Terrace house	180				
Commercial building, former PJ Shalvey Butcher	156			122-124 Wyndham Street, Alexandria	180				
45-47 Botany Road, Waterloo	156			Terrace house	180				
Abbott’s Hotel	157			126 Wyndham Street, Alexandria	180				

Regent Street, Redfern

Recommended Inclusion in C56

Commercial building, 60-66 Regent Street

60-66 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:

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’, F.H. Map 3 Mitchell Library – NSW Map Publishing Company, ‘Plan of the Municipality of Redfern, 1889’.

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.

60 Regent Street, Redfern



Previous Street Number: 112 & 96
Part of Group: 60-66 Regent Street
Construction Date: c1885

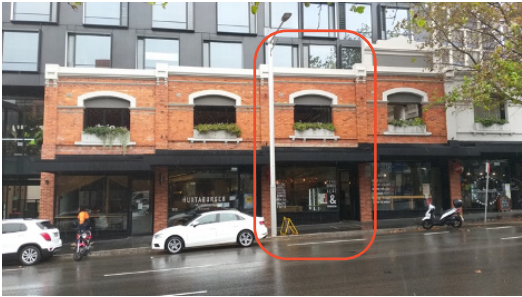
Historical Notes:

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:

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
1898-1901	Patching and Bond, drapers
1888-1894	George Gent, boot dealer and draper 110-114
1887	William Hankin, boot and shoe dealer
1883-1885	no listing

62 Regent Street, Redfern



Previous Street Number: 114 & 98
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	N.J. Salter, fruiterer
1920	W. Hall, restaurant
1912-1913	Mrs. A Burnstein, refreshment room
1908-1911	H Newmark, tailor
1907	no listing
1902-1906	Ernest Stranger Bond, draper
1900-1901	Patching and Bond, drapers
1898	no listing
1894	George Gent, boot dealer and draper
1900	no listing
1887-1890	A.J. Frost & Co., drapers
1883-1885	no listing

64 Regent Street, Redfern



Previous Street Number: 116 & 100
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 Caiger, grocer
1890	George Meyer, grocer
1889	Frederick Woodward, grocer
1887	Woodward and Co., grocers
1883-1885	no listing

66 Regent Street, Redfern



Previous Street Number: 118 & 102
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.

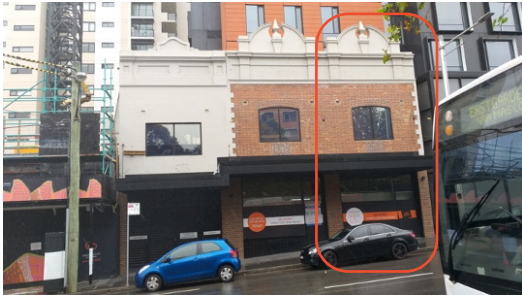
The Sand’s Sydney Directory lists the occupants for the following years searched:

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	Tofler Bros., mercers
1902	no listing
1900-1901	M.A Coulston, 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 Lehy, 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 Painlaw

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 Hutchison 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

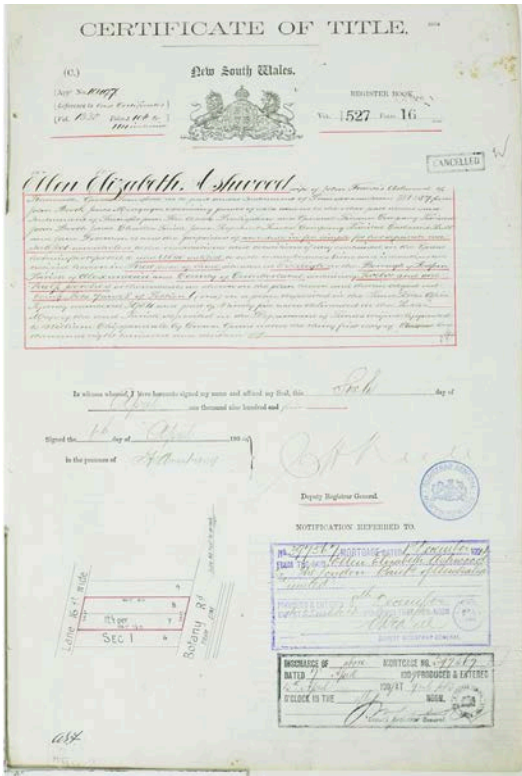


Figure 246: Certificate of Title Vol. 1527 Fol. 16
Source: NSW Land Registry Services.

Figure 247: Personality's Dry Cleaning Services at 74-76 Regent St, Redfern in SSMC Heritage Photographic Survey.
Figure 248: Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058\058451.

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 Sjoberg, 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 058\058220.

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 Hutchison 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 brewers Tooth Ltd.

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

1920-1930	Bunnerong Hotel, Ellen Devir
1912-1913	Bunnerong Hotel, Cornelius Devir
1902-1911	Bunnerong Hotel, John Mackenzie
1898-1901	Bunnerong Hotel, Thomas Rorke
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

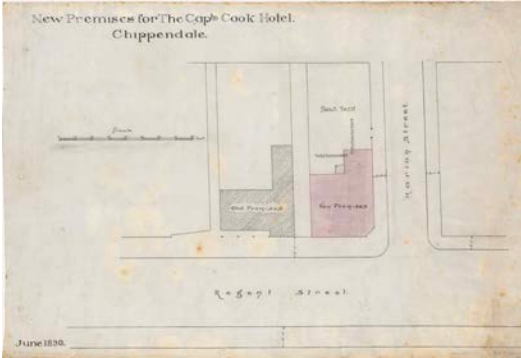


Figure 250: June 1890, New Premises for the Captain Cook Hotel.
Source: W. L. Vernon, 1890. ‘Captain Cook Hotel, Regent and Marian Streets’. Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62688#.

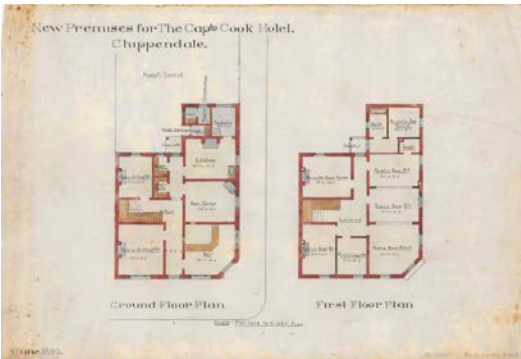


Figure 251: June 1890, New Premises for the Captain Cook Hotel.
Source: W. L. Vernon, 1890. ‘Captain Cook Hotel, Regent and Marian Streets’. Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62687#expanded

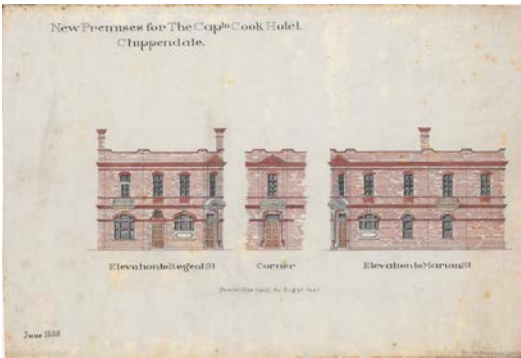


Figure 252: June 1890, New Premises for the Captain Cook Hotel.
Source: W. L. Vernon, 1890. ‘Captain Cook Hotel, Regent and Marian Streets’. Accessed 1 December 2020, https://www.records.nsw.gov.au/image/9590_62685#



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:

- Artefact, 90-102 Regent Street Redfern: Statement of Heritage Impact, 2020.
- 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 Hutchison 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 Sjoberg, 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

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 Sjoberg, 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 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 façade 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 twinarch windows. A one bay deep extension presents to the rear.

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: Church
Former use: Commercial

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.

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 Herman (listed at 166 Regent Street)
1900	St Lukes Presbyterian Church – Rev T.J. Curtis (listed at 166 Regent Street)
1890	St Lukes Presbyterian Church - Rev A.A. Aspinall (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 façade 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. Sim, 10th Jun 1885

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



Recommended Inclusion in C56

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 058\058198.



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 058\058082.

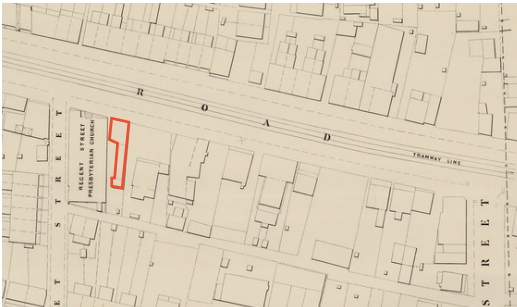


Figure 257: 1895, Detail of Redfern Map 18 showing 120 Regent Street outlined next to Regent Street Presbyterian Church. 122-142 shown earlier development of these sites. Source: MWSB Map, SLNSW online.

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.

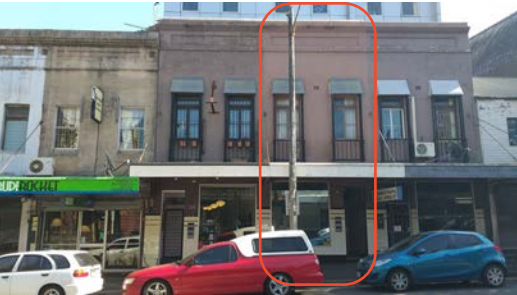
Historical Notes:

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.

124 Regent Street, Redfern



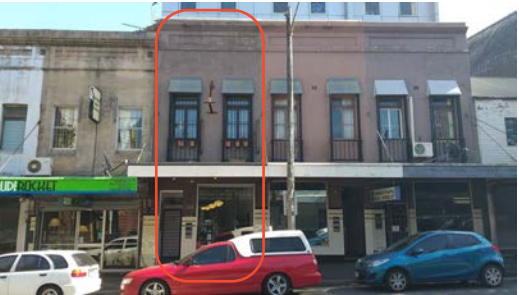
Previous Street Number: 156, 172
Part of Group: 122-126 Regent Street
Construction Date: c1900-1915

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.
	172 1/2 Herman Zimmer, ice cream
1905	(172) Miss M Dunning, ladies outfitter
	172 1/2 Mrs Annie Clark, confectioner
1901	(172) M Phelan, grocer
1900	no listing
1890	(156) Stephen Robinson, frenchpolisher and furniture dealer
1887	(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:

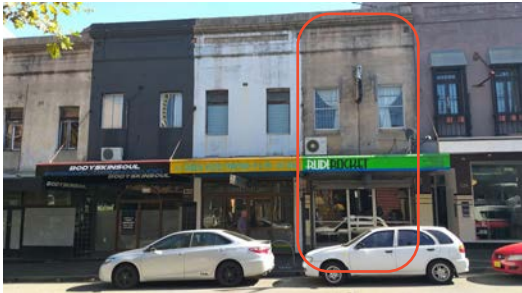
1930	C Kemp, leather merchants
1923-1928	Lance and Kemp, leather merchants
1920-1921	Laurie and Kemp, leather and grindery store
1915	Herman Zimmer, ice cream
1913-1914	(174) EA Schmidt, sheet metalworker
1910	(174) Michael Mizrachie, fish shop
1905	(174) Charles Bear, pawn shop
1900-1901	(174) Henry 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

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 grindery store
1901	(176) Charles Rosenberg
1900	(176) George Puff, dealer
1890	(160) Kilbourn and Burkitt, produce dealers
1887	(160) Kilbourn and Burkitt, produce dealers
1885	(160) William Knight, fuel merchant

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

130 Regent Street, Redfern



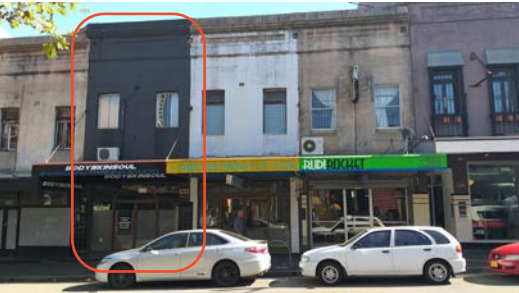
Previous Street Number: 162, 178
Part of Group: 128-132 Regent Street
Construction Date: c1900-1915

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 Laforte, 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

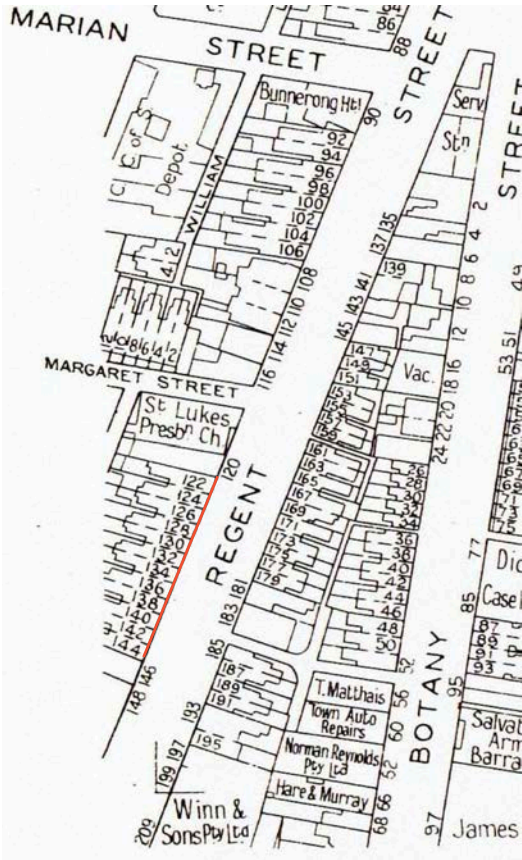


Figure 258: 1950 map of Redfern shows 122-142 Regent Street.
Source: City of Sydney Archives.

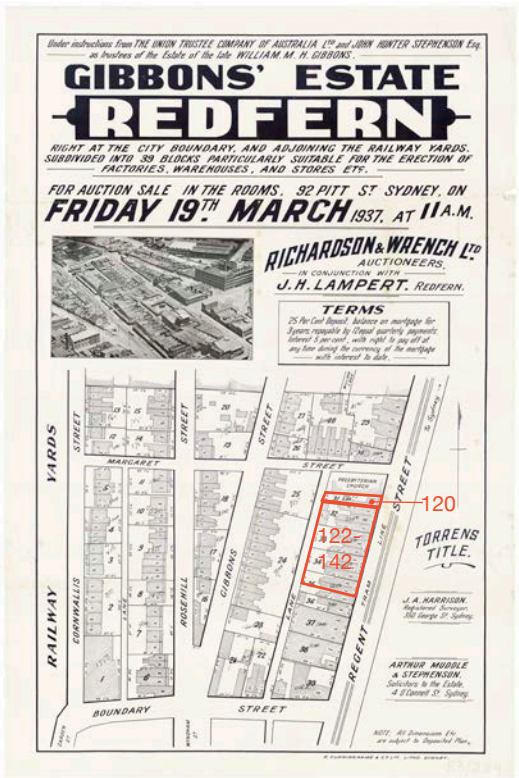


Figure 259: 1937 Gibbons' Estate Auction Notice Plan shows 122-142 Regent Street.
Source: SLNSW, Redfern Subdivision Plans, Gibbons' Estate, Redfern.

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 - R3/306 – '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.

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	Clyde 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
	184 1/2 Charles Brown, draper
1901	(184) Mrs Mary Farrer, draper
1900	(184) Madame Fanconi, draper
1890	(168) John W Bell, watchmaker
1885	(168) James H Jones, carpenter, Harriet 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 OBrien, cycle works
1915	Frank E Caillman, cycle works
1910-1914	(186) Michael Coorey, draper
	186 1/2 Samuel Thomas, dining rooms
1905	(186) Mrs Martha Smedley, fruiterer
	186 1/2 Mrs ME Farrar, draper
1901	(186) John Robinson, furniture dealer
1900	(186) Nathan Owles, watchmaker
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



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:

1930	A Buda, fruiterer
1928	Mrs L Budd, fruiterer
1923-1925	Mrs Ada Tollis, florist
1920-1921	no listing
1915	FJ Swain & co, licensed dealers
1910-1914	(188-190) Herbert House, crockery shop (190-192) Amadio & Croft cane furniture makers
1905	(190) Mrs Margaret Daniels, draper. 190 1/2 Sydney Carriage Company - DW Crawley, proprietor 190 1/2 Amadio Harry cane furniture makers
1903	(190) Mrs Margaret Daniels, draper. 190 1/2 Sydney Carriage Company - DW Crawley, proprietor 90 1/2 Gibbons' Hall
1902	(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



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

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:

By the end of 1970, a group of practicing lawyers regularly volunteered their time and expertise in support of the Redfern Activists' mission. The result was a 20 thousand dollar grant from the Federal Government for the first Aboriginal Legal Service in Australia, and indeed, the first ever free legal service in the country.

Volunteer groups of young law students also offered their time to arrange bail, interview Aboriginal people in the lock-up, and prepare defences cases. The goal was to provide representation, reduce incarceration and stop police harassment of Aboriginal people.

The service was Australia's first free legal service, setting the model for mainstream community legal aid. The ALS elected a Council that included members of Aboriginal communities, which is a historically significant act of self-determination. The ALS was the first community controlled, free legal-aid centre with a shop front in Australia.

In early 1971, within the first twelve months of a 24-hour telephone service being offered, the service had handled over 550 cases, with the vast majority being criminal.

The ALS was the first organisation to provide a practical day-to-day service: protect the rights of Aboriginal people in police stations and courts; respond and reflect the needs of the then Redfern community; and was open to any Aboriginal person.

The social and individual bravery of those original Redfern Activists, which led to the successful establishment of the ALS inspired others. Aboriginal and non-Aboriginal people throughout Australia began their own steps towards solving community policing and legal problems confronting Aboriginal people.



Figure 261: Redfern's Aboriginal Legal Service in 1980.
Source: Photograph courtesy National Archives of Australia - Series A6180, Item 16/4/80/33.

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 'Ruddock 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.sydneymarani.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] <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	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] <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>	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] <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	Does not meet this criterion

Assessment of Significance - 142 Regent 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>	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] <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	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 Hannan, produce merchant
1885	(184) Cornelius Hannan, 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 057\057533.

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	
12/08/1968	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	
23021983-30/03/1987	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)

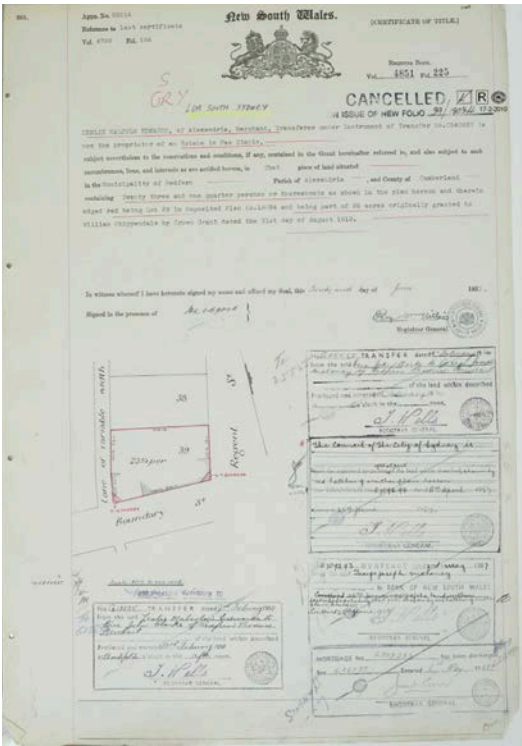


Figure 263: Extract from Vol 4851, Folio 225 showing subject lot.
Source: NSW Land Registry Services. <http://www.nswlrs.com.au>

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 - PWD 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, nailor, 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 repairer
1920	Miss E.B. Dover, ladies’ outfitter
1913	Frederick Savria, haberdashery
1901-1912	George Johnson
1898-1900	J. Mitchell
1894	Mrs. Mary Sellars
1888-1890	Mrs. Lydia Schroder
1886	George O’Neil, stonemason
1884-1885	Charles W. Gough, bootfinisher

149 Regent Street, Redfern



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

Historical Notes:



Figure 264: 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 058\058261.

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:



Figure 265: View looking E across Regent St showing terrace houses and shops at 147, 149, 151, 153, 155, 157 & 159 Regent St. Advertising signs for Warrah Village Shop & Kastri 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 046\046939.

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

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

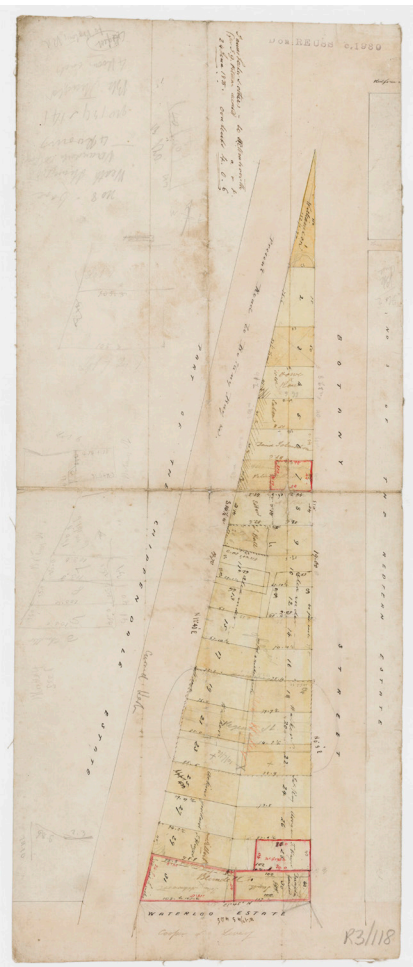


Figure 266: Sketch plan of Refern - Wentworth’s Estate.
Source: SLNSW, Redfern Subdivision Plans, Z/SP/R3/118, file number FL9077053.

Recommended Inclusion in C56

Terrace group, 153-159 Regent Street

153 Regent Street, Redfern



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.

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, fireman, 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

1884-1885 Samuel Pegrum

155 Regent Street, Redfern



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

Historical Notes: See 153 Regent Street

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 Lilian 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

157 Regent Street, Redfern



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

Historical Notes: See 153 Regent Street

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
1889-1890	Demine Wall
1887-1888	Mrs Mary Dickinson
1886	James Henrique
1884-1885	Henry Wich, painter

159 Regent Street, Redfern



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

Historical Notes: See 153 Regent Street

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



Figure 267: c1977, Assorted shops including L.J.Hooker Redfern Real Estate at153-157 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 058\058001.

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 26 No 341

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, poulterer
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 Brigden
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.

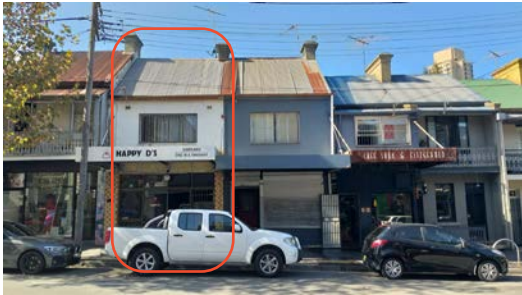
Old System Deed Bk 125 No 617 (165-167 Regent Street)

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 Trigonometric 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 Carmeery, fishmonger
1886	George Ranck, photographer

171 Regent Street, Redfern



Previous Street Number:

Part of Group: 169-171 Regent Street

Construction Date: c1885

Historical Notes:

See 169 Regent Street

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 Mum 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 Merrima Design Unit at the Government Architect's Office was built here in 2004.



Figure 270: Patients at the Aboriginal Medical Service.

Source: <https://www.sydneybarani.com.au/sites/aboriginal-medical-service/>

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)

<https://www.sydneybarani.com.au/sites/aboriginal-medical-service/>

<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-Alfallah and Meals 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, 6/11/1989, ID 046\046937.



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 Meals Without Squeals & Relics visible.

Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/11/1989, ID 046\046768.

Recommended Heritage Item

Recommended Inclusion in C56

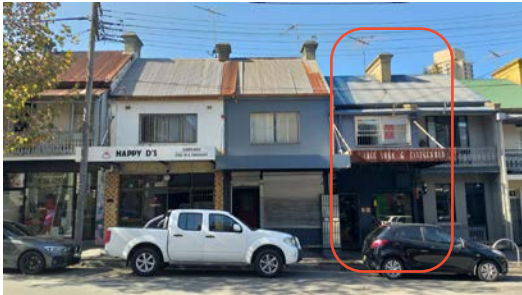
Assessment of Significance - 171 Regent Street, Redfern	
<p>SHR Criteria a) [Historical significance]</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The building at 171 Regent Street lies on land which was originally part of the Chippendale Estate. The two storey terrace dates from the key Victorian period of subdivision. From 1971-1977 the Aboriginal Medical Service operated from the site.</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>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><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></p>	<p>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.</p>
<p>Guidelines for INCLUSION</p> <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>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>SHR Criteria c) [Aesthetic significance]</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Does not meet this criterion.</p>

Assessment of Significance - 171 Regent Street, Redfern	
<p>SHR Criteria d) [Social significance]</p> <p><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></p>	<p>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.</p> <p>This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.</p>
<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>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>SHR Criteria e) [Research Potential]</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Does not meet this criterion.</p>
<p>SHR Criteria f) [Rarity]</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Does not meet this criterion.</p>
<p>SHR Criteria g) [Representativeness]</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none">– cultural or natural places; or– cultural or natural environments	<p>Does not meet this criterion.</p>
<p>Integrity/Intactness:</p>	<p>The building has been modified.</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 two storey terrace house at 171 Regent Street, Redfern is significant at a local level for its historical, associative and social values.</p> <p>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 lformer ocation 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.</p>	

Recommended Inclusion in C56

Terrace group, 173-179 Regent Street

173 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 173-179 Regent Street
Construction Date: c1870s
Physical Description:

Pair of two storey rendered and painted masonry 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 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:

1920-1930	Frank Smith
1898-1913	Thomas Skivington
1889-94	Thomas Chadwick, saw sharpener
1888	no listing
1886-87	Thomas Chadwick, saw sharpener
1885	P.J. Monro, stonemason
1884	Thomas Chadwick, saw sharpener

175 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 173-179 Regent Street
Construction Date: c1870s

Historical Notes: See 173 Regent Street

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

1930	Mrs. J. Denis
1920	Mrs. Fanny Butter
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 Alyer

177 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 173-179 Regent Street
Construction Date: c1870s

Historical Notes: See 173 Regent Street

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

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 Twynman, florist
1902	Henry Joseph Quinian
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

179 Regent Street, Redfern



Previous Street Number: Not applicable
Part of Group: 173-179 Regent Street
Construction Date: c1870s

Historical Notes: See 173 Regent Street

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

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 Theling
1904	John Palmer
1898-1903	Younger G. Jones
1894	Samuel Burley
1884-90	Richard Shaw, engineer



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 046\046570.

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)

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 façade features a pair of timber framed french doors with semi-circular glass panes. Ground floor façade 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 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 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 Ormiston
1925	Thomas Dawson
1911-1923	Mrs. Emily Yerbury
1894-1910	Alfred Yerbury
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 none

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 façade 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 Bellear (Australia’s first Aboriginal judge) and Kaye Bellear.

The former Black Theatre is thought to have first started at 174 Regent Street, however, by 1981 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=ERIUaxgqFR8>
Redfern Oral History page with many original sources linked <http://redfernoralhistory.org/Enterprises/BlackTheatre/tabid/204/Default.aspx>
<https://metrolalc.org.au/>

Recommended Inclusion in C56



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, in Redfern Waterloo Heritage Study, 6/11/1989, ID 045\045963.



Figure 273: Black Theatre Office, 181 Regent Street, Redfern.
National Archives of Australia. NAA: A8739, A2/8/74/37

Recommended Inclusion in C56

Commercial building

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.

Airspeed 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. Yerbury, bootmaker
1907	A. Yerbury, 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.

Commercial building, 185-187 Regent Street

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



Figure 274: Regent Street Redfern inner Sydney 1982, looking south to Botany Road.

Source: Old Shops Australia, <https://pbs.twimg.com/media/ETdwtboUYAEk7jo?format=jpg&name=medium>

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.

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:

1930	Mrs. B. Boylan, restroom
1920	John Dunn, dealer
1907-1913	Mrs. Eliza Hingston, dealer
1904-1906	Harry Bloom, tailor
1902-1903	Mrs. Phillippa 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 Messiter
1902	Douglas Chamberlain, fruiterer
1901	Joseph Jackson, fruiterer
1894	Thomas Weeks, fruiterer
1890	Edward Crimmils, fruiterer
1889	Henry Stewart, fruiterer
1884-1888	David Austin, pawnbroker

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



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, 6/11/1989, ID 046\046572.



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, 6/11/1989, ID 046\046571.

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 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 Cuncliffe, pastry cook
1900	M Rodgers, butcher
1898	T O'Connor, butcher
1888-1894	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.

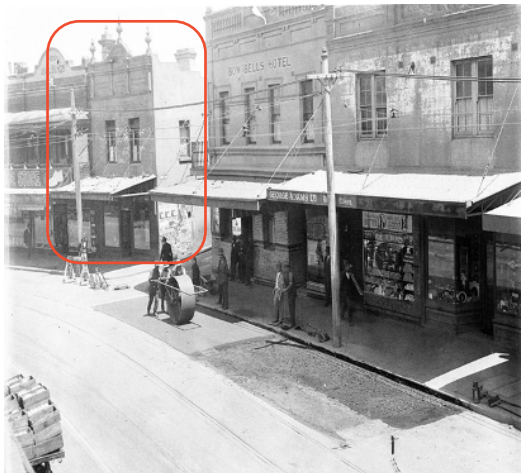


Figure 277: 1926. 12a-18 Botany Road; T Glass Shoe Store, Bow Bells Hotel, George Adams Cakes. No. 22 is visible beyond.



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 058\058001.

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

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 Brigden. 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	Josiah Davey, crockery merchant
1908	C. Tear & Co., clothing manufacturers
1904	Mrs. Johannah Hill, draper



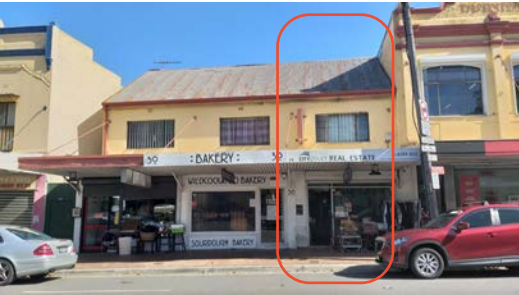
Figure 278: c1977, Assorted shops including Pizzeria restaurant, Verna Quality Frocks, Pay Less and Glass Shoes at 24-34 Botany Road, Alexandria in SSMC Heritage Photographic Survey. Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058\058008.

Prior				
Year		Owner	Description	Year and Occupant
1890				John Lambert, iron moulder
1892	empty	Mary Wellington	Workshop	
1886-1888				William Brigden, tinsmith (18-24)
1885	William Brigden	A Dark	Workshop	
1885	William Brigden	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	

Recommended Inclusion in C56

Commercial building

28 Botany Road, Alexandria



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

30 Botany Road, Alexandria



Previous Street Number: 22
Part of Group: 24-26 Botany Road
Construction Date: c1870

Historical Notes:

See 28 Botany Road
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

32 Botany Road, Alexandria



Previous Street Number: 24
Part of Group: 24-26 Botany Road
Construction Date: c1870

Historical Notes:

See 28 Botany Road
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 Heinisch, saddler
1890	Mrs. Slater, oil and colour merchant (Charles Heinish, saddler?)
1887-88	No listing

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

1872-1879	James Clark
-----------	-------------



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.

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 perches 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 Holliday 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, ironmonger
1904	William Morgan, tea merchant
1898-1900	Henry Schmidt, hairdresser
1894	John Salisbury, hairdresser 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'Neil and the occupant as Charles Villa. The property is described in 1872 as a wood house with 4 rooms owned by Julia O'Neil 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, surveyors, Plan of part of the Waterloo Estate Leaseholds, 1888 in Book 385 No 757

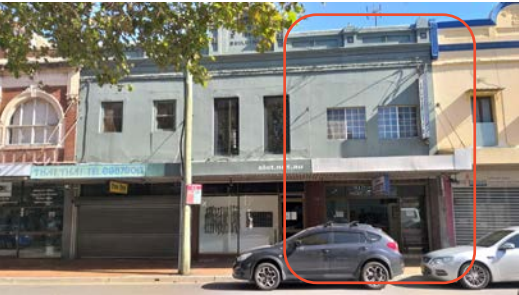
Mitchell Library - Sand's Sydney and suburban directory - Botany Road, Alexandria, 1885-1930 incl.

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

Old System Deed Bk 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 perches 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 Holliday 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 1887 as a house and shop for lessee Andrew Steinbrenner.

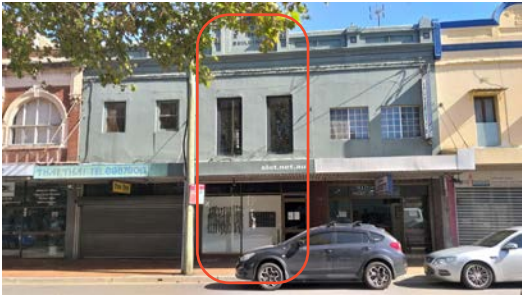
The Sand's Sydney Directory lists the occupants for the following years searched:

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 Heinich, saddler
1887	John Cox

Prior Development:

The 1885 Alexandria Rates Assessment lists the owner of a house on the site as Thomas Kemp and the occupant 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.

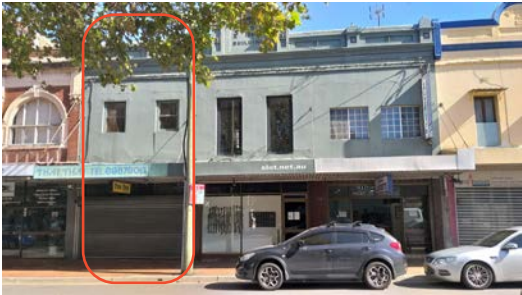
The Sand's Sydney Directory lists the occupants for the following years searched:

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
1890	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	Year and Occupant
1908				George Cowdrey, leather store
1904				Herbert Lance, leather store
1900				G Billett, leather store Albert Gee Walker, oven maker
1898				G. Billett, 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



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, moulded 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.

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
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 Heiss, “Aboriginal People and Place”, Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

Possibly previously Sycamore Tree Hotel (1876-1885). On 1880s maps as Criketer’s Rest. In 1918 listed as Hannan’s Hotel.

The Sand’s Sydney Directory lists the licencees for the Cricketers Arms Hotel for the following years searched:

1930	John Hannan
1920	J Leyman
1910	John F Williams
1900	Cornelius Hannan
1888	William Healey
1890	Daniel Coppinger
1887	James Benham

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) [Research Potential]	-
SHR Criteria f) [Rarity]	
SHR Criteria g) [Representativeness]	
Integrity/Intactness:	
Assessment criteria:	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, Barani: 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 281: 1926. Cricketer’s Arm Hotel prior to road widening.
Source: Heritage NSW listing.

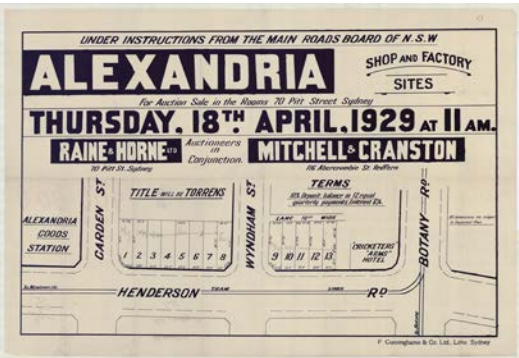


Figure 282: 1929. Auction notice showing Cricketer’s Arm Hotel.
Source: SLNSW, Alexandria Subdivision Plans, 006-Z/SP/A2/6, File number FL10403142.

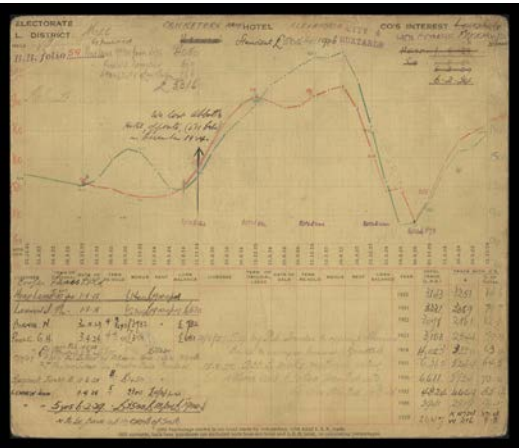


Figure 283: 1920s. Cricketers Arms Hotel.
Source: Tooth & Company Yellow Card 1 Side 1, available online: <https://openresearch-repository.anu.edu.au/handle/1885/133183>.



Figure 284: 1930. Cricketers Arms Hotel.
Source: Noel Butlin Archives, Tooth & Company Yellow Cards, Cricketers Arms, Card 2 Side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/133180>.



Figure 285: 1949. Cricketers Arms Hotel.
Source: Noel Butlin Archives, Tooth & Company Yellow Cards, Cricketers Arms, Card 4 Side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/133176>.

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 to 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 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)
1887	Commercial Bank (Branch) – JT Alcorn, caretaker

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 outskirt 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 façade 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.

Existing Heritage Item



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).

Recommended Inclusion in C1

Terrace house

128 Botany Road, Alexandria



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.

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	Mrs Louisa Tickner
1910	Mrs Emily Carter
1900	WB Carter
1890	Patrick Dawson, dairykeeper. William Morgan, storekeeper
1888	James Dawson, dairykeeper
1887	James Dawson
1885	Richard Goldfinch

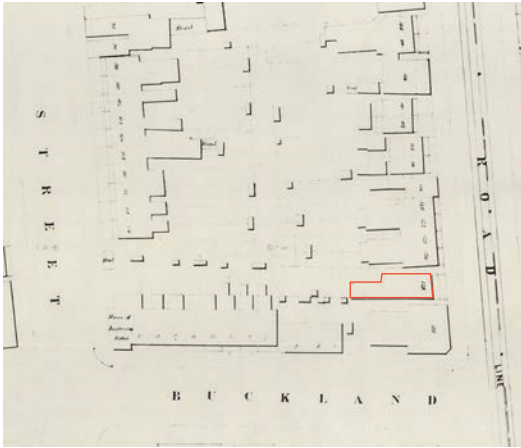


Figure 288: Detail of 1895 map of Waterloo and Alexandria, 128 Botany Road outlined orange.
Source: SLNSW, http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE4377345&_ga=2.1442676.456849316.1598596905-773498240.1598596905.



Figure 286: Terrace house at 128 Botany 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 058\058087.



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 058\058317.

References

Department of Land & Property Information

Lot1 DP537045

11170-162

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 A'sia 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 Engineer's Department Photographs, ID 047\047045.

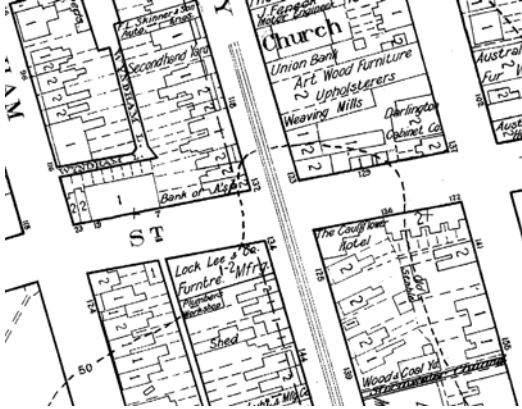


Figure 290: Detail of 1951 map of Waterloo.
Source: City of Sydney Archives.

Commercial building

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.

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. Siddins, grocer	James F.G. Siddins, 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 Siddins, 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.

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 (178)	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

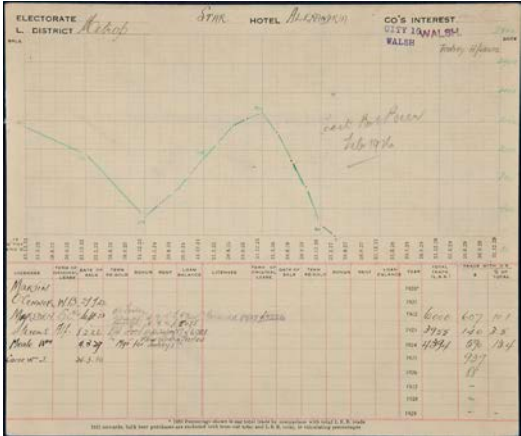


Figure 291: Star Hotel Card 1 side 1.
Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, available online: <http://hdl.handle.net/1885/105832>



Figure 292: 1970, Star Hotel.
Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Star Hotel Card 6 side 2 available online: <http://hdl.handle.net/1885/105832>

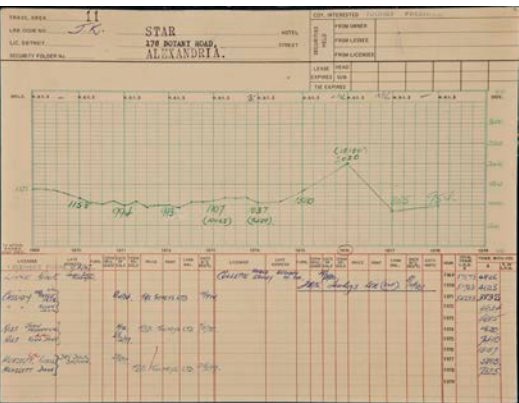


Figure 293: 1970, Star Hotel.
Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Star Hotel Card 6 side 1 available online: <http://hdl.handle.net/1885/105832>



Figure 294: 1915, Wood's Estate subdivision plan showing Star Hotel as number 178 Botany Road.
Source: SLNSW, Alexandria Subdivision Plans, 038-2/Z/SP/A2/37, File number FL10403394.

Terrace group

172-176 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.

Terrace group

178-182 Botany Road, Alexandria



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

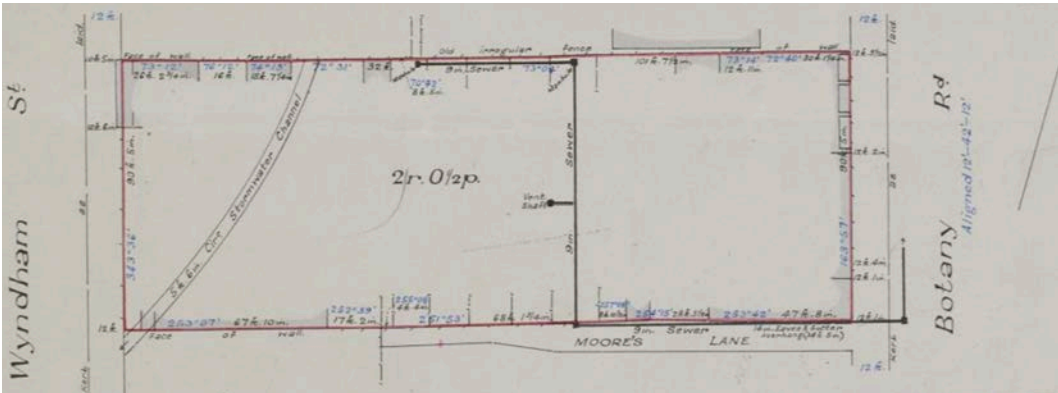
(The numbering of this section of Botany Road has changed many times since 1885. A search of the Sands Directory, relative to the location of the Star Hotel is contained below.

Current No	1886 no numbers	Previous No	1887	1888	1890	1895	1900	1910	1920	1930
172	Moore and Obrien, corn dealers	178/182	Moore and Obrien, produce merchants	Moore and Obrien, 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, paliass 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 storey 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

Figure 295: Extract from Vol 4473 Folio 203 dated 18 March 1931.

Sands Directory Search 1-5 Moores Lane, Alexandria												
No	1898 Moore Lane off Wyndham	1899 Moore Lane, off Wyndham	1900 Moore Lane, off Wyndham (referred to as Pike's Lane from Botany Rd 1895-1900)	1901 Moore Lane, off Botany Road	1903 Moore Lane, off Botany Road	1905 Moore Lane, off Botany Road	1910 Moore Lane, off Botany Road	1915 Moore Lane, off Botany Road	1920 Moore Lane, off Botany Road	1925 Moore's Lane, off 192 Botany Road	1930 Moore's Lane, off 192 Botany Road	1933 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 Walstrom	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 Tufler	S W Cochrane	S W Cochrane	W Carmody	W Carmody
4	No listing	No listing	No listing	Benjamin Harvey	Benjamin Harvey	Alfred W McDonald	Perry Marshall	James Beattie	no listing	Ah 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

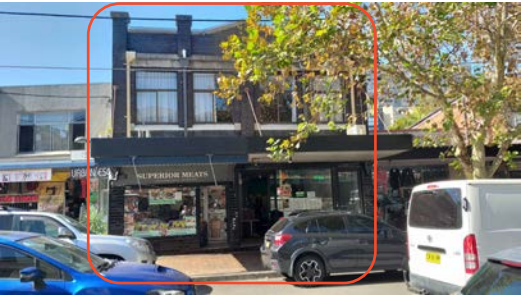


Figure 296: 1989. View showing shops at 29 & 29A Botany Rd. Advertising signs for Tonys Waterloo Quality Meats and Hairdresser visible. Unlisted items of heritage interest in Redfern Waterloo Heritage Study.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Redfern Waterloo Heritage Study, ID 046\046411.

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.

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		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	John Leber, dealer	John Leber, furniture dealer	Frederick Barnes, dealer	Frederick Barnes, fancy repository	Frederick Barnes, fancy repository	no listing		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



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

35 Botany Road, Waterloo



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 058\058590.

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 Pemulwuy 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, spirituality and employment. Pemulwuy 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	
1890				John Nunn, draper
1883-1888	John Nunn	R. Wilson	Shop, 1 room House and shop	John Nunn, draper
1879-1884	Robert Wilson	R. Wilson	House and shop	

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', 1879-1885, 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

Recommended Inclusion in C56

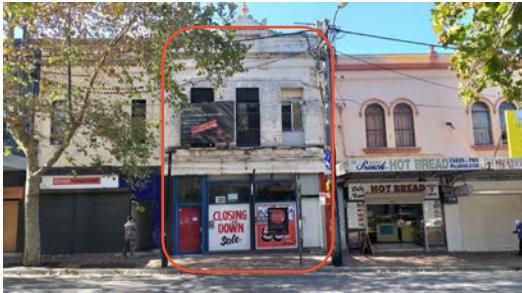
Assessment of Significance - 33a Botany Road, Waterloo	
SHR Criteria a) [Historical significance] <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The two storey rendered and painted Federation commercial building located at 33a Botany Road, Waterloo lies on land that was part of an area measuring one acre leased by Thomas Pendergast 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] <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>	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] <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	Does not meet this criterion.
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>	<p>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 Pemulwuy Project".</p> <p>This site has been identified as being of social significance through consultation with Aboriginal elders and the local Aboriginal community.</p>

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 <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] <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	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 <p>The two storey building at 33a Botany Road, Waterloo is significant at a local level for its historical, associative and social values.</p> <p>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.</p>	

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 1854 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	Farquahar 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 33,35,37 and 39 Botany Road, Waterloo.



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.

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', 1879-1885, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

Commercial building, 39-41 Botany Road, Waterloo

39 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 1854 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

Historical Notes:

See No 39 Botany Road.

The allotment is shown on the Trigonometric Survey of 1882 as vacant land forming the front yard of a house at the property (which could be extant.) The existing building is shown on the revised survey of 1895 as an addition to no. 39 Botany Road. The building was completed around 1885 as a house and shop for lessee Albert Austin.

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

1920-1930	Frederick Shugg, grocer
1901-1913	C. Beckton, grocer
1900	Charles Moore
1898	R. Beard, draper
1894	Merlino and Co., fruiterers
1888-1890	John Nunn, draper
1887	Mrs E Austin, John Nunn, draper 33-39
1883	Elizabeth Austin

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', 1879-1885, 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, tobacconist



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.

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', 1879-1885, CRS 643/1-3 & 'Waterloo Municipality Rate Books', 1896-1912, CRS 644/4-16

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 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 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
	P.J. Shalvey, butcher
1920	William Fountain, butcher
1910	Waterloo Meat Market, Joseph Hann, proprietor

Prior Development:				
Waterloo Rate Assessments				Sands Directory
Year	Occupant	Owner	Description	Year and Occupant
1906	Elliott & 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 1901 – no listing 1900 William Kearey
1899	E. A Pendergast	J.K Pendergast	Wood shop and stables	
1898	E. A Pendergast	J.K Pendergast	Wood shop and stables	E. Pendergast, butcher
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 058\058678.

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', 1879-1885, 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. Dunstan
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 Follet
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 299: 1989. 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, 1989, ID 046\046345.

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', 1879-1885, 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 Follett
1893	Robert Waugh
1883-1885	Ellen Wallace
1879-1881	William Wallace

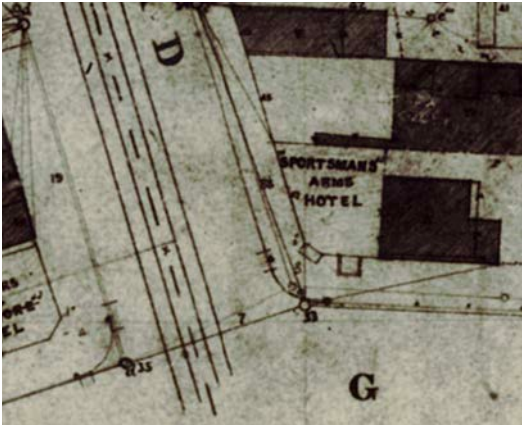


Figure 300: 1893 map of the Boroughs of Waterloo and Alexandria showing the Sportsman's Arms Hotel on the subject site.

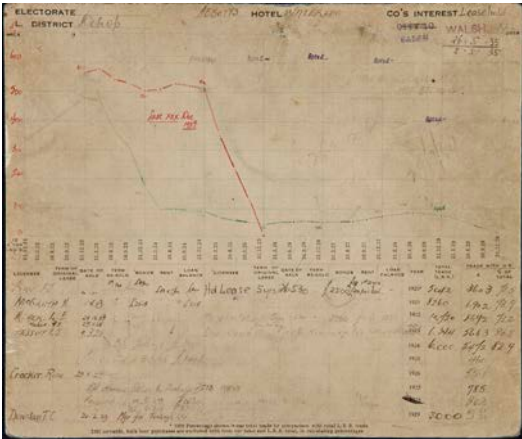


Figure 301: Abbotts Hotel, Card 1.
Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Abbotts Hotel Card 1 side 1, available online: <https://openresearch-repository.anu.edu.au/handle/1885/12788>



Figure 302: 1930, Abbotts Hotel.
Source: Noel Butlin Archives, Tooth & Company Limited Yellow Cards, Abbotts Hotel Card 2 side 2, available online: <https://openresearch-repository.anu.edu.au/handle/1885/12790>

Congregational Church

103-105 Botany Road, Waterloo



Previous Street Number:	Not applicable
Part of Group:	Not applicable
Heritage Item	Congregational Church
Sydney LEP 2012:	I2069
Heritage Inventory #:	2420461
Construction Date:	1883

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 façade 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 lacent windows on the side wall. The gable facing the street, features rendered finishes, large central lacent window and two projecting bellcotes. 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 tone piers of the gate still stand in the front garden.

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:	Church
Former use:	Church

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 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”, Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

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 covet boarded and decorated ceiling broken up into panes by means of principals and moundings”. “two verstes 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 acitivity 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 façade 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.

Existing Heritage Item



Figure 304: Date unknown. South Sydney Congregational Church.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in Redfern Waterloo Heritage Study, 6/11/1989, ID 046\046347.



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 046\046346.

Cauliflower Hotel

123 Botany Road, Waterloo



Previous Street Number:	Not applicable
Part of Group:	Not applicable
Heritage Item	Cauliflower Hotel
Sydney LEP 2012:	I2070
Heritage Inventory #:	2420462
Construction Date:	1862

Statement of Significance:

The Cauliflower Hotel is a good example of a mid-Victorian hotel in the Georgian style and was built in c1862 by George Rolfe who was a leaseholder and a market gardener. The hotel was under the ownership and operation by the Rolfe family until 1920s, and later by Tooheys and Tooth & Co. The name “Cauliflower Hotel” is associated with former market gardens on the site which were said to be used for cauliflower growing. The hotel has been continually licensed since its establishment. This Georgian style building and the unique cauliflower sign is the landmark on Botany Road.

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

Physical Description:

A double storey Georgian style public house at a corner site. The original building comprises a front building facing Botany Road and a northern wing facing Wellington Street, which originally connect with each other by verandahs and balconies. The front section and wing both have hipped roofs clad with states and corrugated iron. The walls are rendered at the upper level and tiled at ground level. Symmetrically distributed arch-head windows are present on the top level facade, but the ground level openings have been modified. A sweeping suspended awning wraps around the corner and a large cauliflower mock-up sits on the awning. The first level interior remains largely intact. The ground level layout has been modernised with little early features.



Figure 305: 1930, Cauliflower Hotel. Note awning.
Source: Noel Butlin Archives, Tooth & Co. Limited Yellow Cards.

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 (U98-00586 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 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.

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.



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

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 Oultram suggests the hotel began operations by October 1862 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.

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.

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, Tooheys Ltd operated the hotel. However by 1934 Tooheys had been supplanted by Tooth & Co.

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	none
Australian theme (abbrev)	8. Culture-Developing cultural institutions and ways of life
New South Wales theme	Leisure-Activities associated with recreation and relaxation
Local theme	none



Figure 307: 1936, Cauliflower Hotel.
Source: Noel Butlin Archives, Tooth & Co. Limited Yellow Cards.

Assessment of Significance

SHR Criteria a) [Historical significance]	The Cauliflower hotel is an good example of a mid- Victorian hotel built c 1862 by the leaseholder George Rolfe. It provides evidence of the early settlement and suburban development in the southern area along Botany Rd.
SHR Criteria b) [Associative significance]	The name “Cauliflower Hotel” is associated with former market gardens on the site which were said to be used for cauliflower growing. Associated with George Rolfe, licensee, and the Rolfe family, from 1860s to 1920.
SHR Criteria c) [Aesthetic significance]	Representative example of a Victorian Georgian style hotel on a prominent corner site. The mock-up cauliflower sign is a well-known landmark along Botany Rd.
SHR Criteria d) [Social significance]	The hotel has been continually licensed since the 1860s. It is one of the four pubs established on Wellington Street. Its name has never been changed.
SHR Criteria e) [Research Potential]	-
SHR Criteria f) [Rarity]	-
SHR Criteria g) [Representativeness]	Representative of mid-Victorian era hotels progressively updated and altered following licensing laws.
Integrity/Intactness:	Externally intact
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance.



Figure 308: 123 Botany Road
Source: Unlisted items in Redfern Waterloo Heritage Study, 1989.

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 façade 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.
- 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 Oultram 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



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.

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.)
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Further information:

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Current use:	Survey mark
Former 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 operations in 1949 and was replaced by government operated diesel buses.

Historic Themes:

Australian theme (abbrev)	3. Economy-Developing local, regional and national economies
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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				
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	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.	Integrity/Intactness:	Intact and upright. In original location.
Local theme	none			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.
Assessment of Significance				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.
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 road boundary of Botany Road some time after 1882. The alignment pin has been assessed as being of low local significance by 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 Oultram Heritage & Design, Cauliflower Hotel 123 Botany Road Waterloo NSW Heritage Impact Statement, 2010.
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.	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.		
		SHR Criteria f) [Rarity]	While alignment pins were once widespread and numerous as a matter of necessity for the purpose of confirming cadastral boundaries, kerb and intersection upgrades have resulted in their gradual removal and replacement with other, less distinct, survey marks. The alignment pin has been assessed as being of low local significance by this criterion.		

Existing Heritage Item

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 Hathorpe, greengrocer
1888	James Weeks, bootmaker
1885	Joseph Church, confectioner
1883	Fanny Mayo, grocer

Warehouse Building

161-165 Botany Road, Waterloo



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.

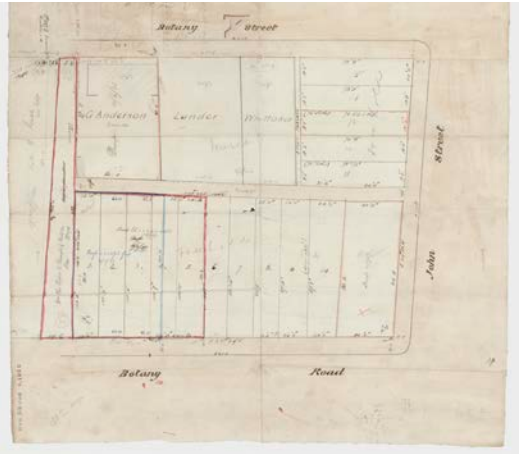


Figure 312: Sketch plan of Waterloo - Andersons Subdivision.
Source: SLNSW, Waterloo Subdivision Plans, 022-2/SP/W4/25, file no FL9126156.

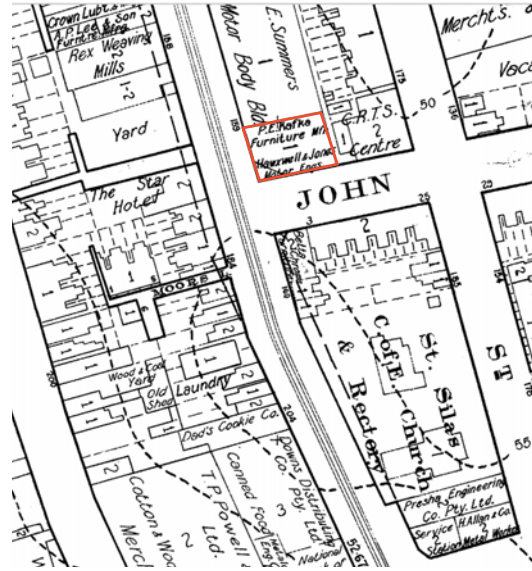


Figure 314: 1951 plan showing Haxwell & Jones Motor Engineers and P.E. Kafka, furniture manufacturers occupying the subject building.
Source: City of Sydney Archives. City Surveyors Detail Sheet No 20 - Waterloo.

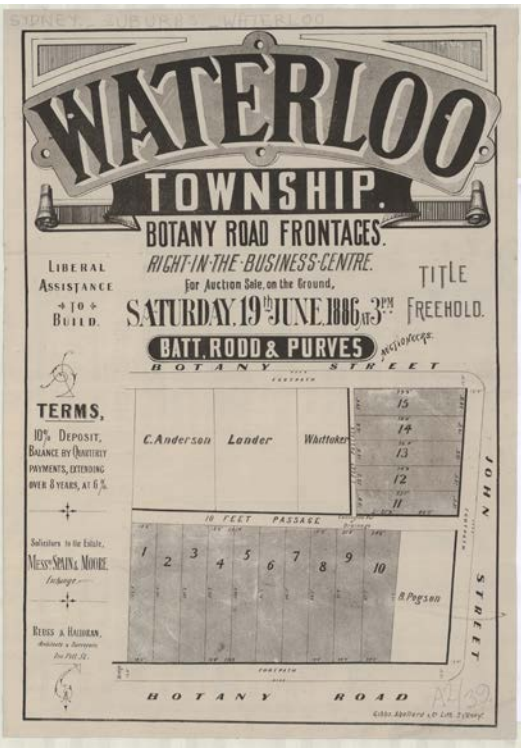


Figure 313: 1886 subdivision plan showing B. Pogson occupying the subject building.
Source: SLNSW, Alexandria Subdivision Plans, 040-Z/SP/A2/39 - Waterloo Township Botany Road Frontages, file no FL0403604.

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. Noted as C.R.T.S Centre on 1951 Map of Waterloo. Was used by Tafe as a School of Tannery, teaching tannery apprentices. The Sand’s Sydney Directory lists the occupants for the following years searched: <table><tr><td>1930</td><td>Albert C Nettleton</td></tr><tr><td>1920</td><td>Albert C Nettleton</td></tr><tr><td>1910</td><td>Alfred T Anderson</td></tr><tr><td>1900</td><td>Arthur Weiss</td></tr><tr><td>1890</td><td>David Hopkins, compositor</td></tr><tr><td>1885</td><td>John D Fitzgerald</td></tr></table> Modifications: D/2007/1478A - Adaptive reuse as commercial offices.	1930	Albert C Nettleton	1920	Albert C Nettleton	1910	Alfred T Anderson	1900	Arthur Weiss	1890	David Hopkins, compositor	1885	John D Fitzgerald
1930	Albert C Nettleton												
1920	Albert C Nettleton												
1910	Alfred T Anderson												
1900	Arthur Weiss												
1890	David Hopkins, compositor												
1885	John D Fitzgerald												

Terrace group, ‘Gordon Terrace’

1-25 John Street, Waterloo



Previous Street Number:	Not applicable
Part of Group:	1-25 John Street
Heritage Item	Gordon Terrace
Sydney LEP 2012:	I2087
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 filigree 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:

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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 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 Heiss, “Aboriginal People and Place”, Barani: 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 Hutchison 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 1890’s. 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 1John 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 filigree 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 façade 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.



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 046\046356.



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, carrier	Frederick Ward	William Quinn	William Quinn
13		William Moore, produce merchant	William Moore, produce merchant	D M'Goldrick	Benjamin Denihan	William Morris	George Ryng
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 Scheers	John Redmond	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 046\046357.



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 046\046355.



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 046\046748.



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, 6/11/1989, ID 046\046940.



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, 6/11/1989, ID 046\046768.

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.

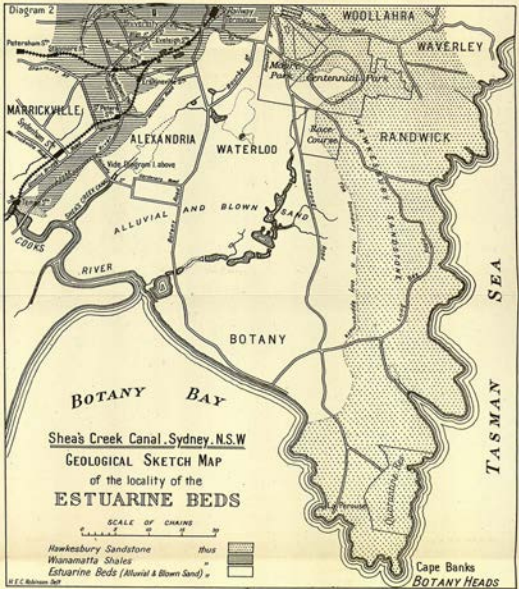


Figure 324: Geological sketch map of the locality of the estuarine beds, Shea's Creek Canal Sydney NSW 1896. Source: City of Sydney Archives: <https://dictionaryofsydney.org/media/4616>. Contributed By Internet Archive [mobot31753002624135_0452 DETAIL] (Plate VIII, 'On the occurrence of a submerged forest, with remains of the Dugong, at Shea's Creek near Sydney' by R Etheridge, Junr, Professor TW Edgeworth David, BA, FGS, and HW Grimshaw, M Inst CE, Journal and proceedings of the Royal Society of New South Wales, Vol 30, 1896, p 158)

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:

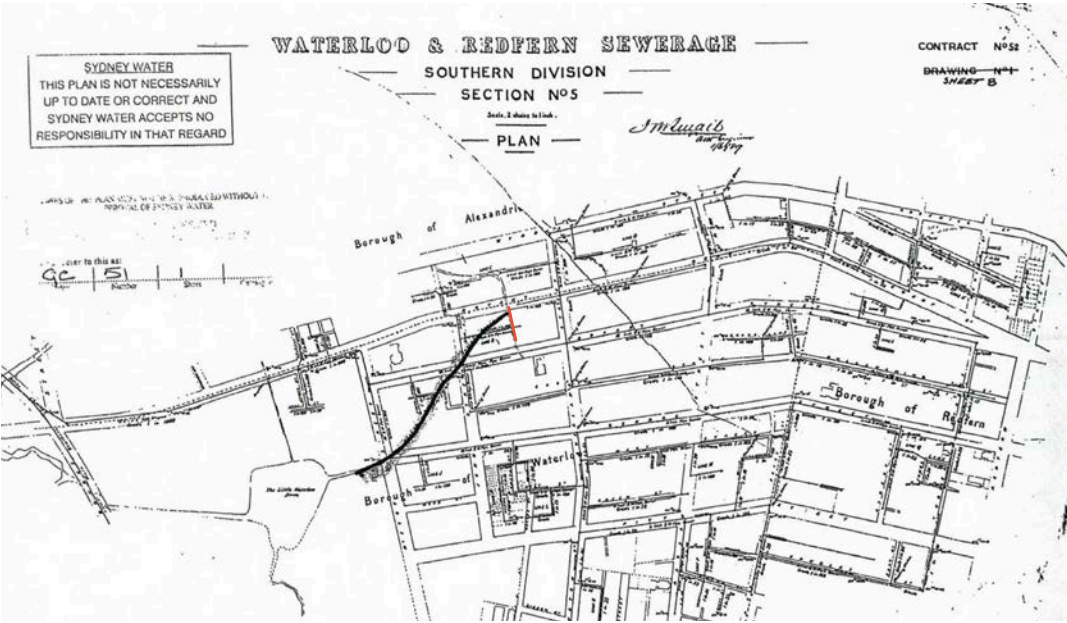
Single storey Victorian terrace group.

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, 6/11/1989, ID 046\04675.



The course of Sheas Creek originally flowed from the freshwater springs and sandhills of Surry Hills, passing just south of the study area, to where the northern end of the Alexandra Canal is visible today, 200m from Huntley 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

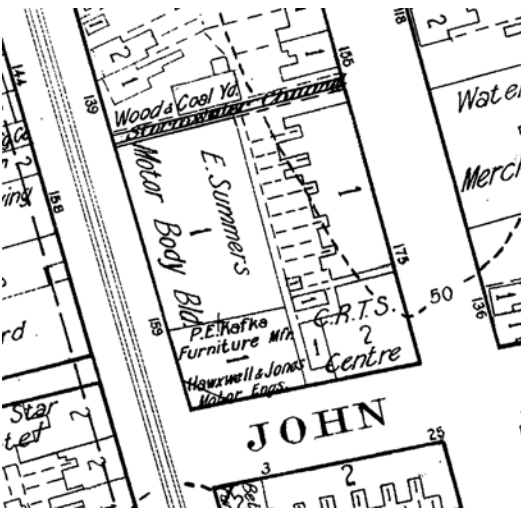


Figure 325: Extract from 1951 Zetland Plan showing street numbers changed. Subject row 161- 175 Botany Street with stormwater channel at 157-159 Botany Street.

90: <https://www.abc.net.au/news/2018-06-21/what-happened-to-sydneys-grand-plans-for-a-system-of-canal/9859904?nw=0>

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

Sands Directory Search 190-204 Cope Street, Waterloo (Formerly Botany Street)											
Cope Street (Botany St)	Previous no Botany St	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 Weeber	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 Rofe	Edward Rofe	Edward Rofe	Henry Newman	Mrs Catherine Williams	Walter Hooker	Frederick J Preston	
196	167	Samuel Kermone, plasterer	James Davies	James Davies	Fridolf Odman, chemist	James Ryan	no listing	William Tweedale	Henry Russell	Henry Russell	
198	169	Benjamin Grallin, carpenter	Benjamin Crellen, carpenter	J Sedgwick, tanner	J Sedgwick, tanner	Charles Newman, bricklayer	no listing	Frances Floiett	Frank Tritton	A Brown	
200	171	William Wass, painter	William Wass, 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	

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:

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 Hæbe, grocers.



Figure 327: 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 057\057677.



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 058\058065.

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.



Figure 326: 1970s, Terrace housing in Wellington Street, Waterloo. (No's 122-136).
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, Sydney Reference Collection (SRC) Photographs, ID 093\093372.

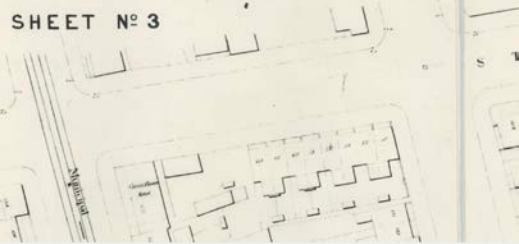


Figure 329: 1894 map showing subject terraces - numbered 50-64 Buckland Street. Wellington Street originally ran between Morehead and Pitt Sts. It was later extended over to Botany Road as the western end of Buckland St.

50-64 Buckland Street, Waterloo					Sands Directory Search 122-136 Wellington Street, Waterloo					
No	1883	1886	1887	1897	No	1898	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 Tircliff, carpenter	James Lyons, engineer	130	James Lyons, engineer	James Lyons, engineer	No listing	Mrs Mary Ann Lyons	William Reynolds
60	Edward Curry	Mrs Todd, David E 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	
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 group of terraces at 122-136 Wellington Street, Waterloo date from the key Victorian period of subdivision of the Waterloo estate.
Guidelines for INCLUSION – 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 Types of items which meet criterion (a) include: – 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.	Guidelines for EXCLUSION – 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] <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.

Assessment of Significance - 122-136 Wellington Street, Waterloo	
Guidelines for INCLUSION – shows evidence of a significant human occupation – is associated with a significant event, person, or group of persons Types of items which meet this criterion include: – 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 – 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] <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 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 filigree style including cast iron balustrades to the first floor verandahs, high light windows over front entrance doors and rendered detailing.
Guidelines for INCLUSION – 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 Types of items which meet this criterion include: – 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).	Guidelines for EXCLUSION – 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	
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.
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 <i>Types of items which meet this criterion include:</i> <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">– <i>is only important to the community for amenity reasons</i>– is retained only in preference to a proposed alternative <i>Items are excluded if:</i> <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] <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.
Guidelines for INCLUSION <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	Guidelines for EXCLUSION <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– <i>only contains information that is readily available from other resources or archaeological sites</i>
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.
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– <i>shows rare evidence of a significant human activity important to a community</i>	Guidelines for EXCLUSION <ul style="list-style-type: none">– <i>is not rare</i>– is numerous but under threat

Assessment of Significance - 122-136 Wellington Street, Waterloo	
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 mid-Victorian terrace group found in the inner suburbs of Sydney.
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– <i>is part of a group which collectively illustrates a representative type</i>– 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 row of terrace houses is generally intact.
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 terrace group at 122-136 Wellington Street, Waterloo is significant at a local level for its historical, aesthetic and representative values. This row of eight two storey terrace houses, constructed c1883, span from Cope Street to the heritage listed Cauliflower 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.	

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.

Recommended Inclusion in C56

Sands Directory Search 26-52 Cope Street, Redfern (Formerly Botany Street)

	1883	1885	1887	1888	1890	1900	1910	1920	1930
26	Miss Hane Walmsley, machinist	Elizabeth Whomsley	Uriah Dudley, engineer	John Wiggins, bootmaker	no listing	no listing	William Rowe	William Rowe	David Setter
28	Alfred Ward, boilermaker	Alfred Ward, boiler-maker	James Gillham	James Christmas, 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 Wetts
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 Bretnall, carpenter	George Bretnall, 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 Connolly, fitter	James Cummins	Harold G Smith	Edward Kirk
46	William Warkley	William Whately	Benjamin Hook, steward	Samuel Wurley	no listing	John McCarthy	Ernest Jones	Edmund Lewis	Edmund Lewis
48	Thomas Whitby	James Storey	John Dermody, bootmaker	Mrs Batey	Mrs M.A. Benyon, 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 Hannaford	Edmond Oates
52	Frederick Chambers, painter	William D Ross, stonemason	John Walker, carpenter	John Walker, carpenter	John Mapstone	Byron Pogson. William Carlaw, fuel merchant	Mrs Mary A. Alderson	Edward Sullivan	Edward Sullivan

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 (1903-1960s).

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 Mulrone 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 bearers with a brick skin, was built in stages. The western side of the building, along Cornwallis 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 Cornwallis Streets. The northern tower façade was added later to screen the water tank that was added to provide additional gravity-fed water pressure for the leatherwork in the factory. The brick chimneystack 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 1960s 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 Mulrone, through his development company Remulro, 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 Mulrone 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 Mulrone’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>

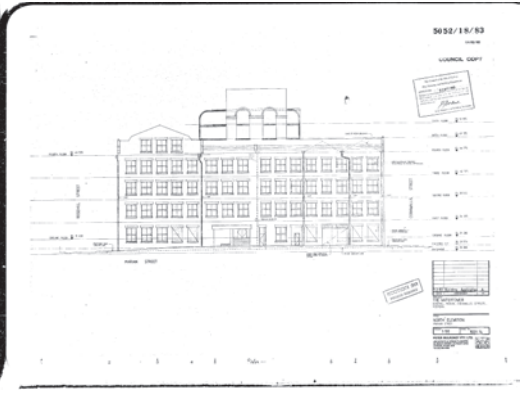


Figure 335: North Elevation, Peter Mulrone Pty Ltd.
Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

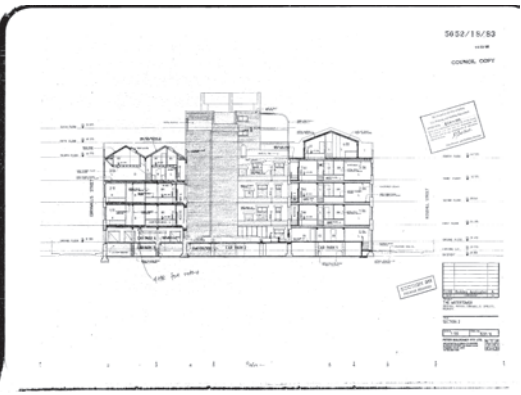


Figure 336: Section, Peter Mulrone Pty Ltd.
Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

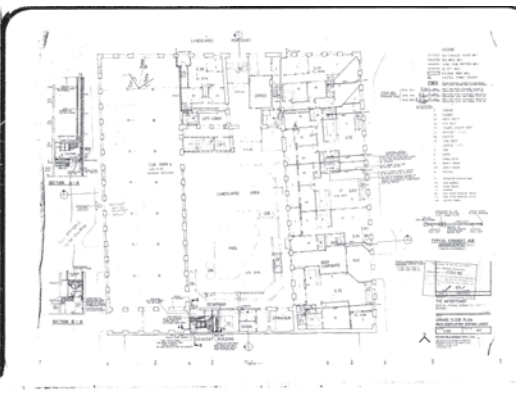


Figure 337: Ground Floor Plan, Peter Mulrone Pty Ltd.
Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

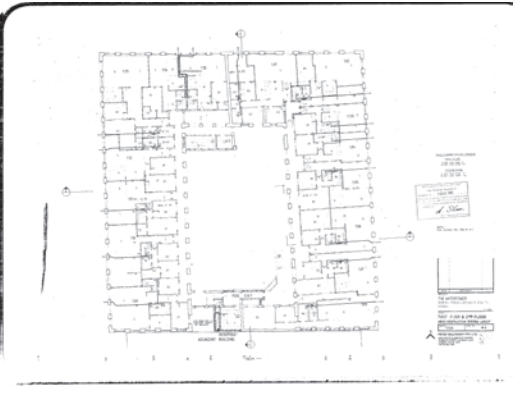


Figure 338: Third Floor Plan, Peter Mulrone Pty Ltd.
Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

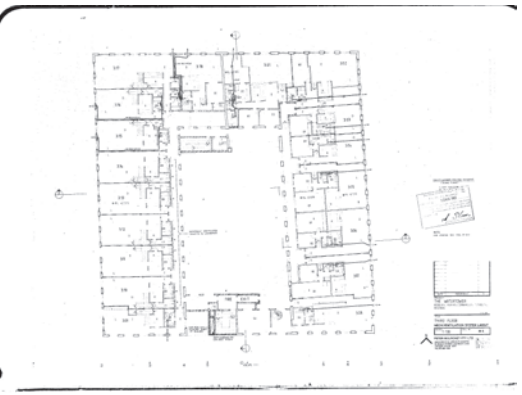


Figure 338: Third Floor Plan, Peter Mulrone Pty Ltd.
Source: <https://archives.cityofsydney.nsw.gov.au/nodes/view/607317>

References:

Hassell and Urbis, Draft Botany Road Corridor Urban Design Study Report for DPIE.

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

<https://www.dailytelegraph.com.au/newslocal/city-east/sydneys-warehouse-conversion-fad-which-started-with-redferns-watertower-is-30-years-old/news-story/9fc8ba2bc9f64c1dfd8ee2d8be991844>

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

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurties Shoe Factory	
<p>SHR Criteria a) [Historical significance]</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The Federation warehouse building at 1-9 Marian Street was constructed in 1906 as the McMurtie's 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><i>Guidelines for INCLUSION</i></p> <ul style="list-style-type: none">- <i>shows evidence of a significant human activity</i>- <i>is associated with a significant activity or historical phase</i>- <i>maintains or shows the continuity of a historical process or activity</i> <p>Types of items which meet criterion (a) include:</p> <ul style="list-style-type: none">- <i>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;</i>- <i>items associated with significant historical events, regardless of the intactness of the item or any structure on the place;</i>- <i>significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or</i>- <i>items where the physical fabric (above or below ground) demonstrates any of the points described above.</i>	<p><i>Guidelines for EXCLUSION</i></p> <ul style="list-style-type: none">- <i>has incidental or unsubstantiated connections with historically important activities or processes</i>- <i>provides evidence of activities or processes that are of dubious historical importance</i>- <i>has been so altered that it can no longer provide evidence of a particular association</i>
<p>SHR Criteria b) [Associative significance]</p> <p><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></p>	<p>Does not meet this criterion.</p>

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurties Shoe Factory	
<p>SHR Criteria c) [Aesthetic significance]</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></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><i>Guidelines for INCLUSION</i></p> <ul style="list-style-type: none">- <i>shows or is associated with, creative or technical innovation or achievement</i>- <i>is the inspiration for a creative or technical innovation or achievement</i>- <i>is aesthetically distinctive</i>- <i>has landmark qualities</i>- <i>exemplifies a particular taste, style or technology</i> <p><i>Types of items which meet this criterion include:</i></p> <ul style="list-style-type: none">- <i>items which demonstrate creative or technical excellence, innovation or achievement;</i>- <i>items which have been the inspiration for creative or technical achievement;</i>- <i>items which demonstrate distinctive aesthetic attributes in form or composition;</i>- <i>items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or</i>- <i>items which demonstrate the culmination of a particular architectural style (known as climactic).</i>	<p><i>Guidelines for EXCLUSION</i></p> <ul style="list-style-type: none">- <i>is not a major work by an important designer or artist</i>- <i>has lost its design or technical integrity</i>- <i>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</i>- <i>has only a loose association with a creative or technical achievement</i>
<p>SHR Criteria d) [Social significance]</p> <p><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></p>	<p>Does not meet this criterion.</p>

Assessment of Significance - 1-9 Marian Street, Redfern - Watertower - Former McMurties Shoe Factory	
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>	<p>The building at 1-9 Marion Street is one of the larger remaining Federation warehouse buildings in the area.</p> <p>Converted to residential apartments in 1985, the 'Watertower' represents an early example of adaptive reuse of a former industrial building.</p>
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] <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 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 façade 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.

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 <p>The Federation warehouse building at 1-9 Marian Street is significant at a local level for its historical, associative, aesthetic, rarity and representative values.</p> <p>Constructed in 1906 as the McMurtrie's Shoe Factory, the building has historical connections with the tannery industry in Sydney.</p> <p>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.</p> <p>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.</p>	

Rosehill Street, Redfern
Terrace pair

84-86 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:

Sands Directory Search 84-88 Rosehill Street, Redfern																		
No	1895	1897	1898	1900	1901	1902	1903	1905	1906	1907	1908	1910	Current no	1915	1918	1919	1920	1930
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	George Latter	George Latter	George Latter	Mrs Minnie Latter	Sidney Bratt
74	No listing	no listing	no listing	Wm Ashdown	John Boothman	Frederick Waite, boofinisher	Frederick Waite, boofinisher	John Murray, painter	George Ross	George Ross	George Ross	Frederick Horsley	86	James Colbran	R O'Connor	Alfred Holman	George Battam	Arthur Selby
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	WH Bond, greengrocer	Harry Falconer	W H Glover, hairdresser
Here Boundary Street																		

Corner shop

88 Rosehill Street, Redfern



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.

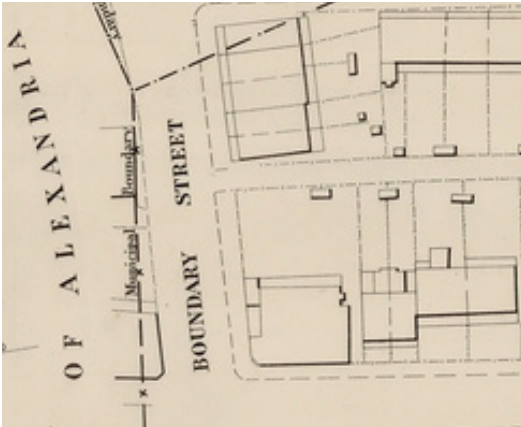


Figure 339: 1888. Detail of map of Redfern shows a different configuration to current of 84-88 Rosehill Street. Prior to the current buildings on site, the Rosehill Hotel spanned the three sites.

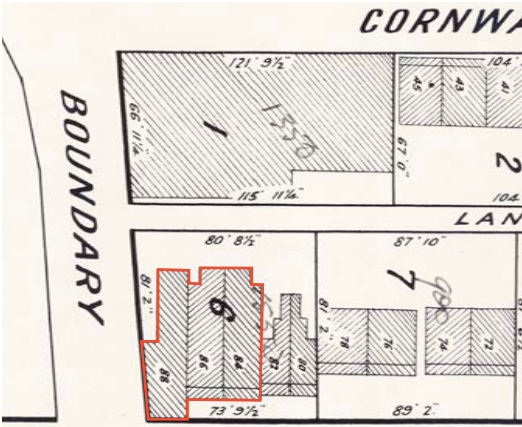


Figure 341: 1937 Gibbons' Estate Auction Notice Plan shows 84-88 Regent Street. Source: SLNSW, Redfern Subdivision Plans, Gibbons' Estate, Redfern.

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

Assessment of Significance - 84-86 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 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 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.	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] <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 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] <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 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">– <i>shows evidence of a significant human activity</i>– <i>is associated with a significant activity or historical phase</i>– <i>maintains or shows the continuity of a historical process or activity</i> Types of items which meet criterion (a) include: <ul style="list-style-type: none">– <i>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;</i>– <i>items associated with significant historical events, regardless of the intactness of the item or any structure on the place;</i>– <i>significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or</i>– <i>items where the physical fabric (above or below ground) demonstrates any of the points described above.</i>	Guidelines for EXCLUSION <ul style="list-style-type: none">– <i>has incidental or unsubstantiated connections with historically important activities or processes</i>– <i>provides evidence of activities or processes that are of dubious historical importance</i>– <i>has been so altered that it can no longer provide evidence of a particular association</i>
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">– <i>shows or is associated with, creative or technical innovation or achievement</i>– <i>is the inspiration for a creative or technical innovation or achievement</i>– <i>is aesthetically distinctive</i>– <i>has landmark qualities</i>– <i>exemplifies a particular taste, style or technology</i>	Guidelines for EXCLUSION <ul style="list-style-type: none">– <i>is not a major work by an important designer or artist</i>– <i>has lost its design or technical integrity</i>– <i>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</i>– <i>has only a loose association with a creative or technical achievement</i>

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">– <i>cultural or natural places; or</i>– <i>cultural or natural environments</i>	The building is a representative example of a late Victorian corner shop.
Guidelines for INCLUSION <ul style="list-style-type: none">– <i>is a fine example of its type</i>– <i>has the principal characteristics of an important class or group of items</i>– <i>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity</i>– <i>is a significant variation to a class of items</i>– <i>is part of a group which collectively illustrates a representative type</i>– <i>is outstanding because of its setting, condition or size</i>– <i>is outstanding because of its integrity or the esteem in which it is held</i>	Guidelines for EXCLUSION <ul style="list-style-type: none">– <i>is a poor example of its type</i>– <i>does not include or has lost the range of characteristics of a type</i>– <i>does not represent well the characteristics that make up a significant variation of a type</i>
Integrity/Intactness:	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.



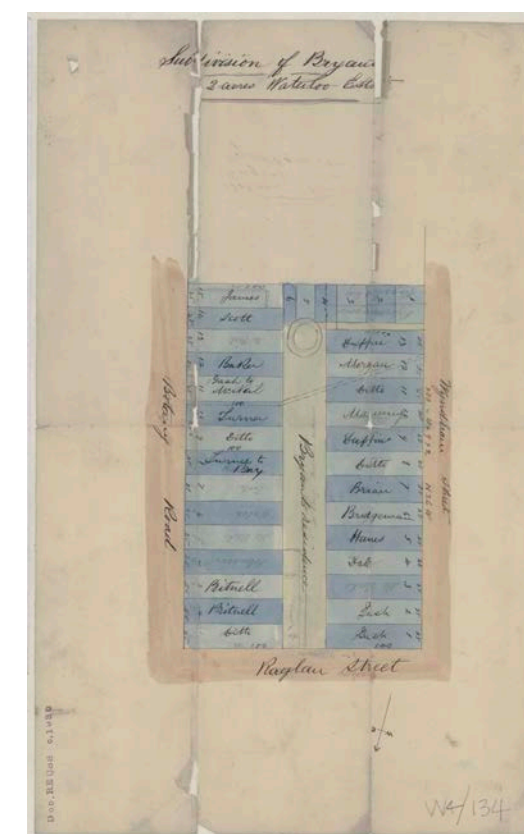
Figure 342: Extract from 1951 map of Zetland.



Figure 343: c1977, View of street fronts of (from L to R) Lindwall & Ward Pty Ltd General Printers (5 - 7 Henderson Rd) and J. A. Bussey building 1928 (3 & 4 Henderson Rd), and the Cricketers Arms Hotel (56-58 Botany Road) at far R. Public telephone booth and sign for Get Smart with Osti 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 057/057758.



Figure 344: c1977, Get Smart at No.3 Henderson Road adjoining Cricketer's 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 057/057835.



Lord Raglan Hotel

12 Henderson Road, Alexandria



Previous Street Number:

Part of Group: Not applicable

Heritage Item Lord Raglan Hotel

Sydney LEP 2012: I16

Heritage Inventory #: 2431109

Construction Date: 1924

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 Tooth's & Co. during the inter-war period. Along with rival brewery, Tooheys, Tooth's & Co. dominated the Sydney hotel trade during this period. The hotel is typical of the standard of building constructed by Tooth's & 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.

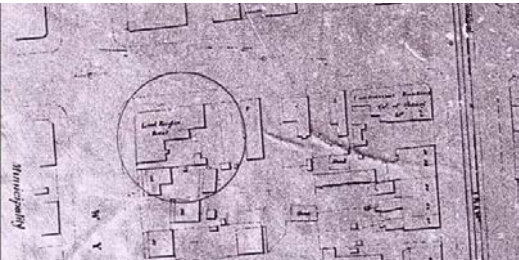


Figure 345: 1895 map showing earlier Lord Raglan Hotel. Source: NSW Land Registry Services, Sydney Metropolitan Detail Series, Waterloo Section 8, 1895.

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 Wyndham 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 Abbotts and Cricketers Arms. Wyndham 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 and, at ceiling height, a wide and 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 Wyndham Street is shorter and simpler. It contains four evenly spaced double hung timber windows.

Interior: Not examined. Main bar, ground floor, refitted.

Physical condition and/or Archaeological potential: Good

Modification and dates:

From Council records:

+ Alterations and small extension to existing building by Sidney Warden (three separate applications made in 1956). Tooth & Co. records indicate that the total cost of these works was £22,034/8/8.

+ Reduce awning (1979).

+ Fire upgrade (1988).

+ Alterations to value of \$10,000 (1989).

Also records for signage, maintenance and installation of eg. refrigeration.

The site was first listed by Council with the gazettal of Sydney Local Environmental Plan 2012 on 14/12/2012.

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 Anita Heiss, "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 Levey 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 Levey 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 Levey's death in 1833. By these means, most of the area now Alexandria, Waterloo, Zetland 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 1868 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 Woolwash, 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 1880s, 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 Wyndham 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 (1788-1855), 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>

Update Heritage Listing

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, Tooth & Co. and their rival, Tooheys, 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 69564 and 69565) 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 Functionalist 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.

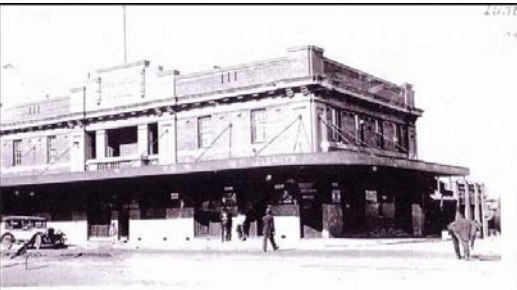


Figure 347: Lord Raglan Hotel, August 1930. Tooth & Co. Company Archives, NBAC. Source: Tooth & Co. Company Archives



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



Figure 349: Detail of Sydney Civic Survey, Zetland, 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 £22,034.8.8. 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. Toth & 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 Harnett
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	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	Community facilities.
Australian theme (abbrev)	5. Working - Working
New South Wales theme	Labour-Activities associated with work practises and organised and unorganised labour
Local theme	None
Australian theme (abbrev)	8. Culture-Developing cultural institutions and ways of life
New South Wales 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

Lord Raglan Hotel

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 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.

The Lord Raglan Hotel has significance under this criterion for its association with the architect Sidney Warden who designed hotels in a variety of styles, including P.& O. Style and Inter-war Functionalist Style.

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.

SHR Criteria d)
[Social significance]

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

SHR Criteria e)

[Research Potential]

-

SHR Criteria f)
[Rarity]

The building is not rare.

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 retiled, 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.

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.

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 tiles 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 351: 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 1-13139, FL1813145.



Figure 352: 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, FL1832908.

Wyndham Street

Recommended Inclusion in C1

Terrace group

Terrace group

102-108 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.

110-112 Wyndham Street, Alexandria



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 Hilliard, carriage trimmer	No listing	Walter Harden	Archibald Sinclair	Frederick Cole	Frederick Cole
106	Mrs Susannah Macnish	Thomas Grace, builder	No listing	Richard Zuber, painter, Mrs E Hourn, 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 Hayes	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



Figure 353: Detail of 1895 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.



Figure 354: 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 1-21908, FL1881448.

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								Sands Directory Search 118-130 Wyndham, Alexandria		
No	1885 No numbers	1886 No numbers	1887	1888	1890	1900	1910	No	1920	1930
118			No listing	No listing	Robert Coates, grocer	Mrs C Coates, grocer	William Day, grocer	118	George Clark	Shivers, greengrocer
119			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	122-124	A.J.Leber	no listing
121	Thomas Marsh, engineer	Thomas Marsh, engineer	Thomas Marsh, engineer	Thomas Marsh, engineer	Albert Joyett	WJ Jackson	James M Marsh	126	James M Marsh	James M Marsh
122		Hurcombe, 'Ebernezer Ville'	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe, van proprietor	George Hurcombe Snr, van proprietor	128	Lee Bryant	Mrs Hannah Lloyd
123			James Squire	John Turner, printer	James Squires	John Anderson	Cornelius Manning	130	Alfred Gooeh	J Sinclair

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:



1936. Wyndham Street opposite No. 154 looking south. No's 162-168 and 176-178 seen on the left with Alexandria Park on the right.. Source: State Library of NSW, Government Printing Office 1-21907, FL1889008.

Sands Directory Search 138-141 Wyndham Street, Alexandria (previous numbers)								Sands Directory Search 162-168 Wyndham Street, Alexandria		
No	1883	1885	1886 'Parkview Terrace'	1887 'Parkview 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



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.

Terrace group

182-194 Wyndham Street, Alexandria



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:



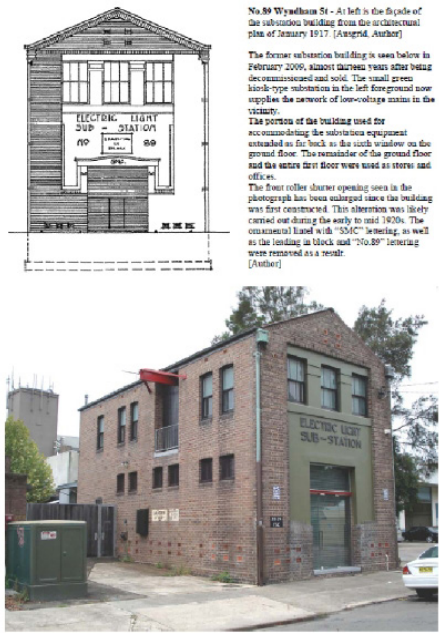
Figure 355: c1977, Structure at 180 Wyndham Street, Alexandria in SSMC Heritage Photographic Survey.
Source: City of Sydney Archives: www.archives.cityofsydney.nsw.gov.au, in SSMC Heritage Photographic Survey, 1977-1980, ID 058\058065.

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, 'Ourimbah 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 Brignell Thomas Riley James Watson Alexander Montgomery John Blackman, bricklayer John Tracy Andrew Russell	James King William Dickson, plasterer William Fazakerley, fellmonger	No listing	William Weaver	William George Horseman	182	Thomas Bowen	E V Jarvis
149				Frederick Fox (no number)	No listing	Rudolph Boberg	184	Frederick Silver	William Carmody
150				John Blackwell (no listing)	John Thomas Martin	Henry Robinson	186	John Ryan	Edmund Crawley
151				William Dicksom, 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	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:	I2240
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 locality 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

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

Substation No. 89 and the other surviving 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 lettering 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 enlarged, resulting in the removal of the leading-in block and decorative lintel bearing the Sydney Municipal Council monogram

1997 (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 Barani website: <http://www.sydneybarani.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 1885-1890 Higinbotham 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. Fellmongering, 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 rivalled 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 16th 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 1936 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 erected 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 larger 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.

Existing Heritage Item

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 leadingin 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 (abbrev)	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
Australian theme (abbrev)	4. Settlement-Building settlements, towns and cities
New South Wales theme	Utilities-Activities associated with the provision of services, especially on a communal basis
Local theme	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 Rogowsky (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 Mens Conveniences, Taylor Square, 2002.

Pollon, Frances, The book of Sydney suburbs, 1996.

Buckland Street, Alexandria

Terrace group, 7-23
Buckland Street

Included in C1

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

7-19 Buckland Street, Alexandria



Previous Street Number: 1-15
Part of Group: 7-19
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 Wyndham Lane. A dormer window was added in 2007.

21 Buckland Street, Alexandria



Previous Street Number: 17
Part of Group: Not applicable
Construction Date: Pre 1885
Physical Description:

Two storey rendered and painted terrace house with verandah and parapet.

Historical Notes:

See Sands Directory Search on following page.

23 Buckland Street, Alexandria



Previous Street Number: 19
Part of Group: Not applicable
Construction Date: Pre 1886
Physical Description:

Two storey rendered and painted corner shop with splayed corner entrance and parapets.

Historical Notes:



Figure 356: 2020. 7-23 Bucklland Street, Alexandria.



Figure 357: c1977, Assorted advertising signage on Buckland Street (23 Wyndham 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\057645.

Included in C1

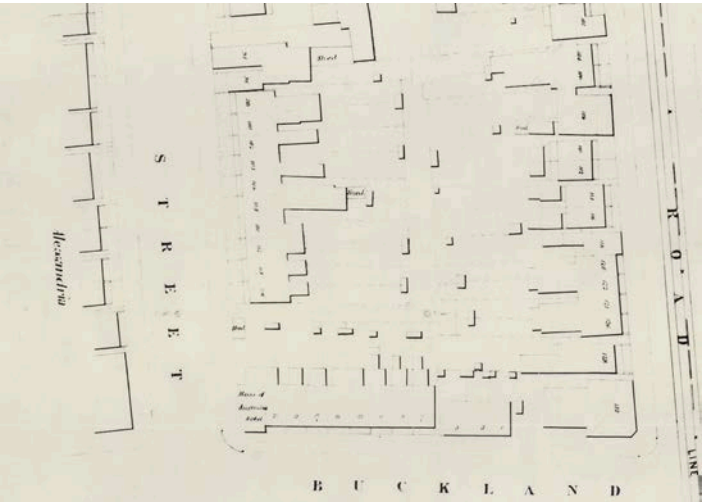


Figure 358: Detail of 1895 map of Alexandria showing terraces at 102-112 Wyndham Street and the Rose of Australia Hotel on the corner of Buckland Street.

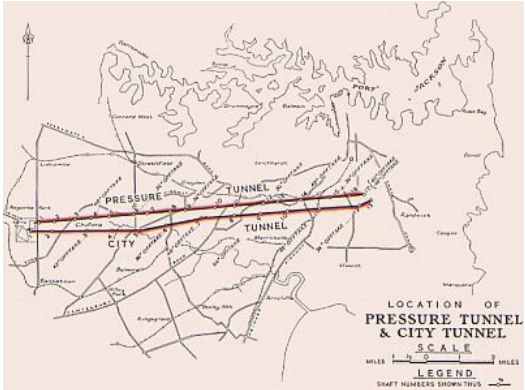
Sands Directory Search 7-23 Buckland Street,											
1885 no numbers	1886 no numbers	Previous No	1887	1888	1890 Cloverton Terrace	1900	1910	Current No	1920	1930	
Charles Pasfield	Charles Pasfield	1	Charles Pasfield	Charles Pasfield	Charles Pasfield, stonemason	George Bishop	John Smith	5	no listing	Lo Jsek, Kie Toon	
Hannah Collins	John Tomison	3	Frederick Holland	George Nicholson, sailmaker	George Nicholson, sailmaker	William Meager	no listing	7	Archibald McMurtrie	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	
James Hobson, bootmaker John Burnett	James Hobson, bootmaker	7	Edward Dowsett, clerk	Arthur Olsen, cooper	John Sigle	William Elliott	Charles Hilder	11	David Genry	J W Walton	
		9	Henry Holland, tailor	Mrs Annie Carter, dressmaker	Mrs E Cole	Alex Munro, George Gray	David Horsecroft	13	John B Toy	G O'Brien	
Frank Wigginton, boatbuilder	Peter Neil, sawyer	11	Peter Neil	Peter Neil	Mrs Gilbert	no listing	Edward Parker	15	no listing	Mrs A Brown	
James Morris, glasscutter	Mrs Marshall, dressmaker	13	Fred. Davies, blacksmith	Frederick Davies, blacksmith	William Dark	no listing	Patrick Floyd	17	Percy Wallace	James Manning	
Walter Bright, carpenter		Walter Bright, carpenter	15	William Emerton, coach builder	no listing	William Velch, stonemason	no listing	Thomas O J Davenport	19	William Thompson	William Thompson
			17	Annie Carter	Annie Carter	Georfe Munce, butcher	Fred Carter, carpenter	Mrs Emma Tait	21	no listing	I Hughungton
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 Wyndham 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 2000. 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 between shafts 1 and 5 was commissioned in 1929 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) 3. Economy-Developing local, regional and national economies

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

Local theme none

Australian theme (abbrev) 4. Settlement-Building settlements, towns and cities

New South Wales theme 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]

The Pressure Tunnel and shafts are socially significant as they provided large volumes of water to the growing population of Sydney and surrounding suburbs. It provided water to the population during periods of drought and is likely to be held in high regard by the community for the function it plays.

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 Botany Road resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FL1810163



10.0

Heritage Conservation Areas

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:	1860-1940
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 freeholds 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
Gerard Street: Victorian terrace development.	Rating A
Henderson Road: Mixed development including Victorian terrace and larger scale factory.	Rating C
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 bitumen 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.sydneybarani.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 1860, 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.
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 twentieth century. The architecture represents a diversity of styles, similar in scale, form and detail.

Integrity/Intactness:

The area has a medium to high level of integrity.

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:**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 area:

- 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, Heritage 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

Renwick Street: Small groups terraces, mixed use and scale. Rating C Albert Street: Mixed scale / use, 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 reroofing 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 Hodden & 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 Hodden & 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 Heiss, “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 emancipists 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 Renwick, 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 1859 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 Chalmers 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
Australian theme (abbrev)	3. Economy-Developing local, regional and national economies

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	Community facilities-
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	Leisure
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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.
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	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.
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SHR Criteria e) [Research Potential]	Archaeological potential on redeveloped sites and to the rear of pre 1860 properties.
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SHR Criteria f) [Rarity]	Proportion of single storey circa 1850 buildings.
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SHR Criteria g) [Representativeness]	The establishment of early Colonial / Victorian residential subdivision and its continued expansion.
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Integrity/Intactness:	-
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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.
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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
- Interpret Victorian form of Redfern Park
- 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.
Hailstorm Note Reinstate appropriate period roofing materials lost as a result of the 1999 Sydney hailstorm and reinstate original separate verandah/ balcony roofs 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 Road resurfacing concrete slab.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, GPO 1-14192, FL1810163



11.0
Botany Road

Botany Road

1827

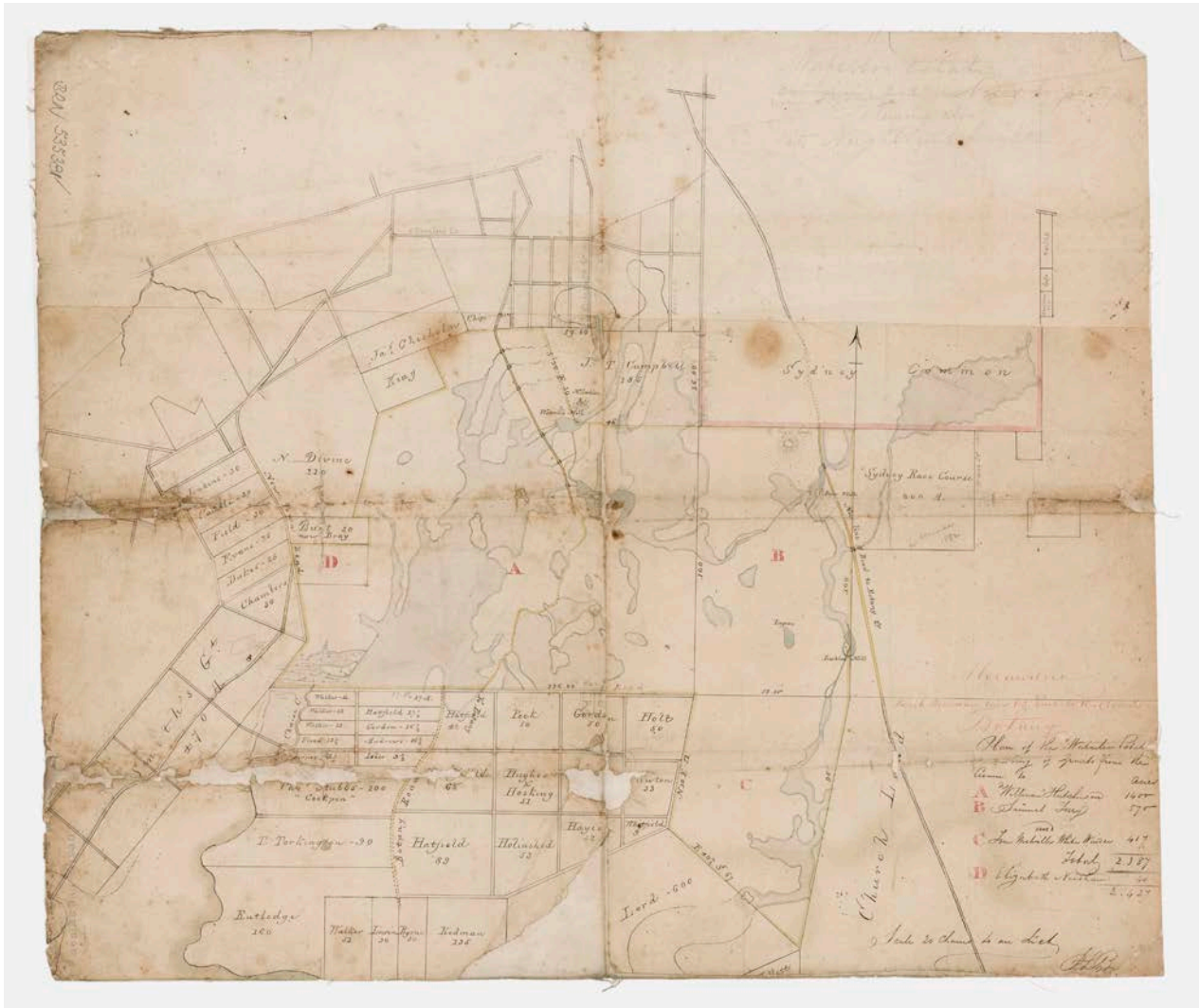


Figure 364: 1827. Plan of the “Waterloo Estate” grants from the Crown, shewing also its neighbouring locations.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0586, FL8779133.

1839

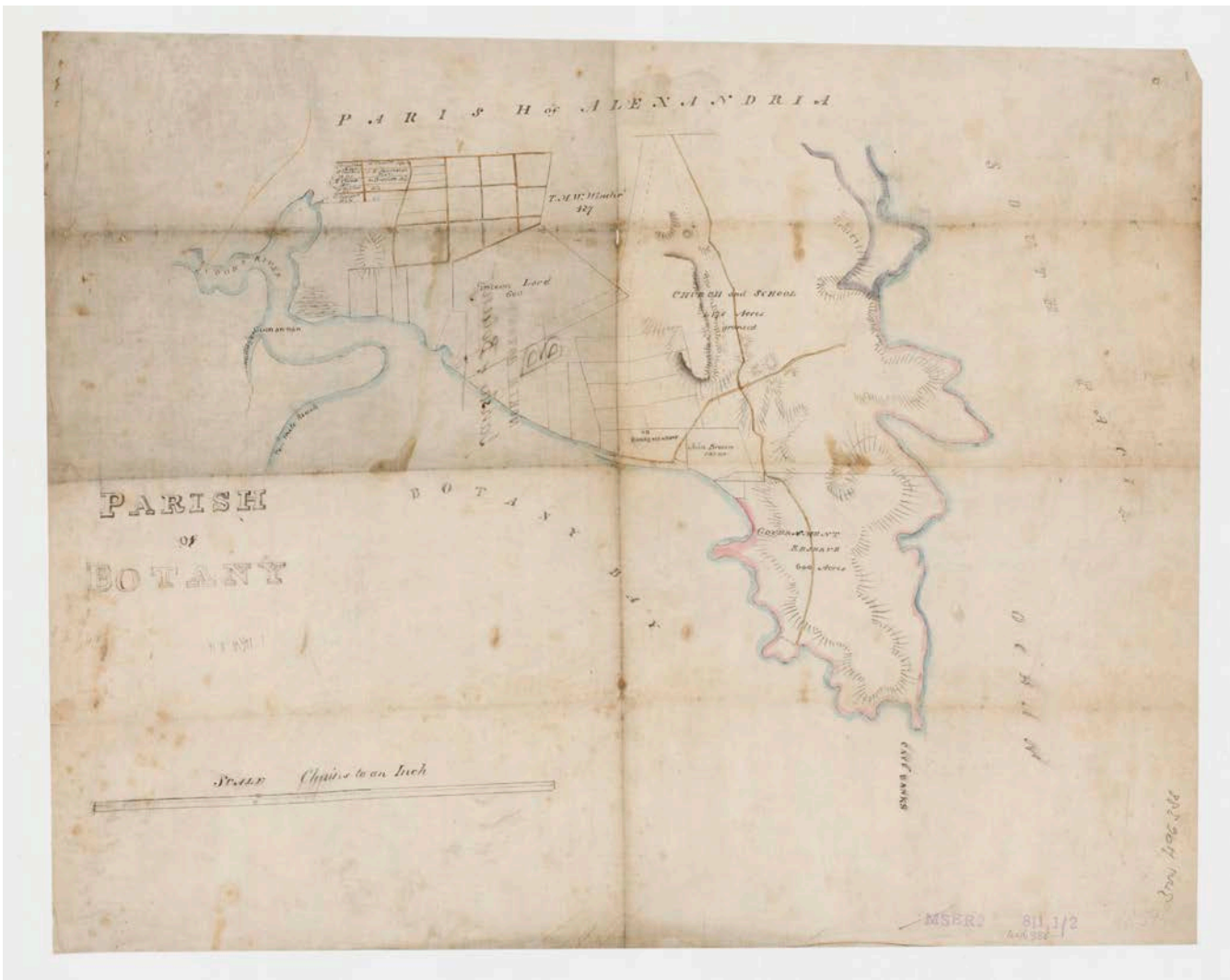


Figure 363: 1839, Parish of Botany.
Source: State Library of NSW: www.digital.sl.nsw.gov.au, Maps/0021, FL8763040

1843

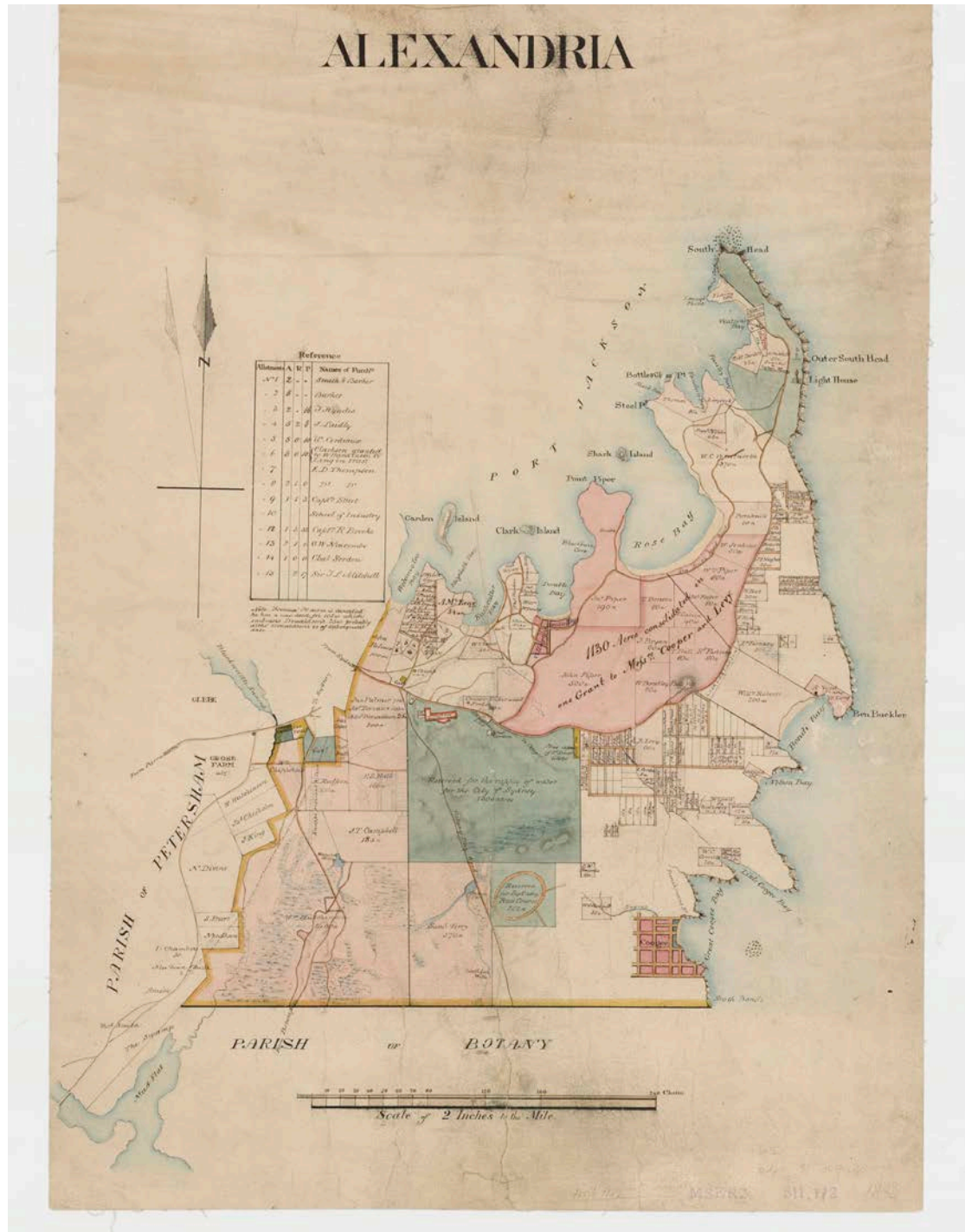


Figure 366: [1843], Parish of Alexandria.
Source: State Library of NSW: www.digital.sl.nsw.gov.au/Maps/0018,FL8763033

1850

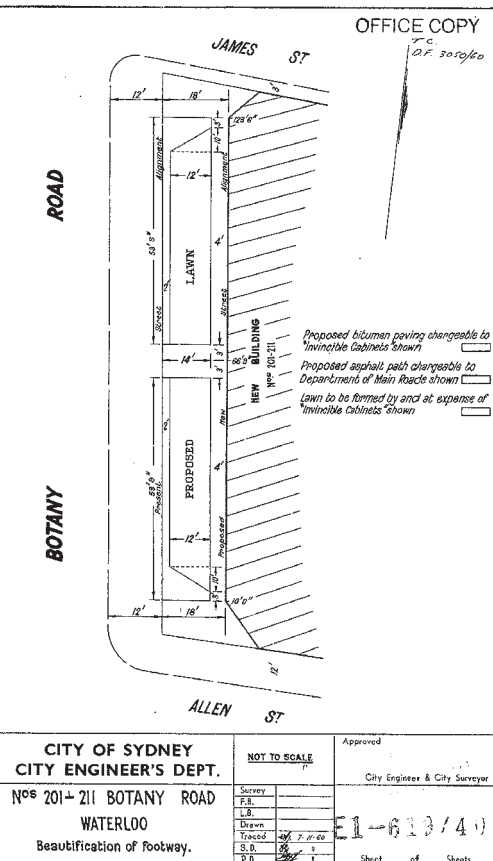
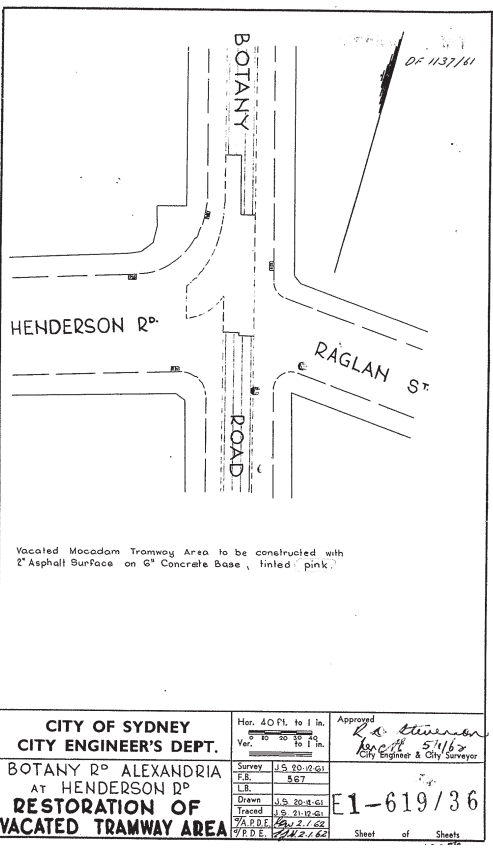
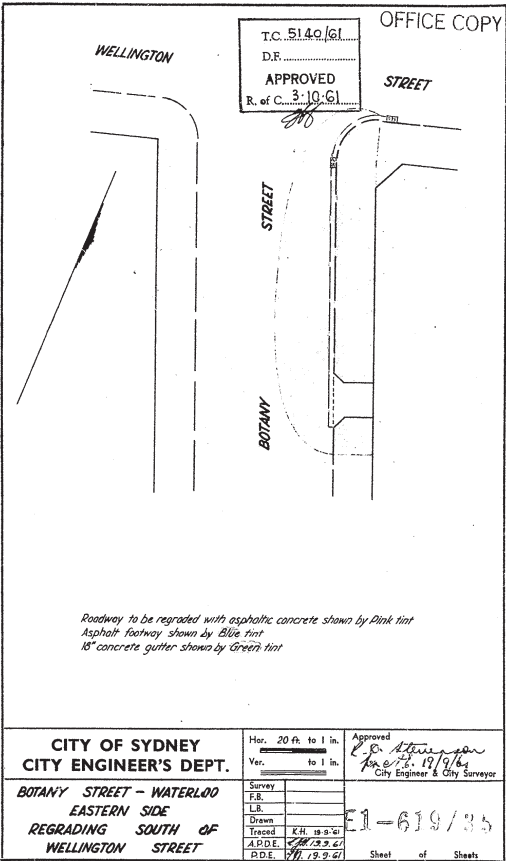


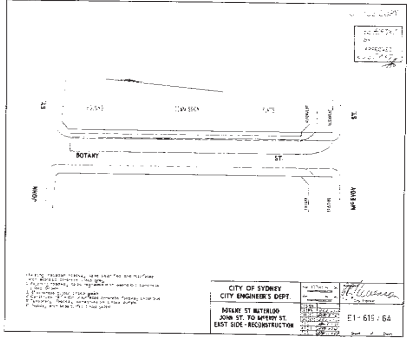
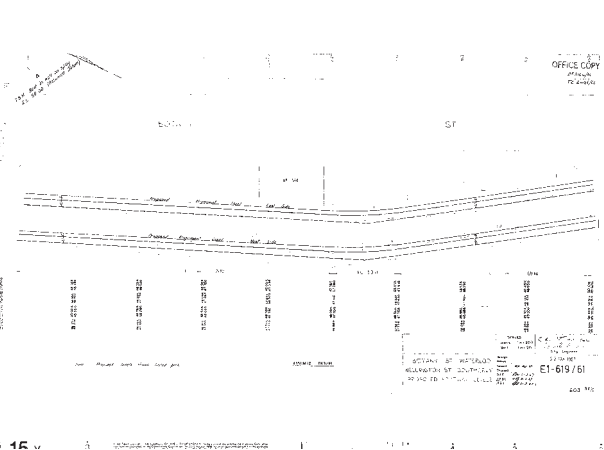
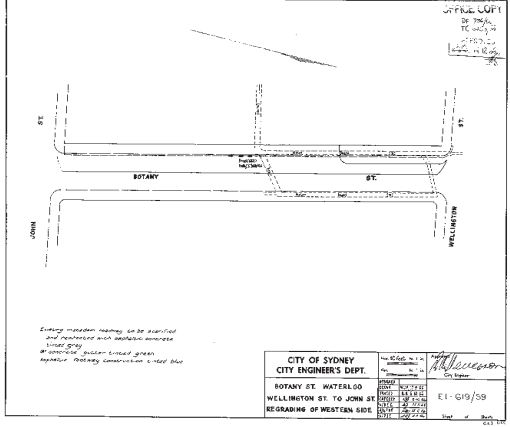
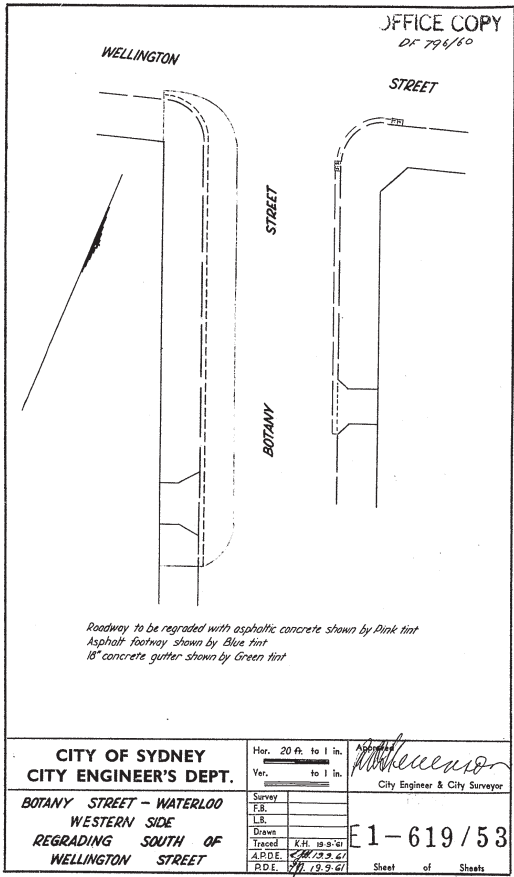
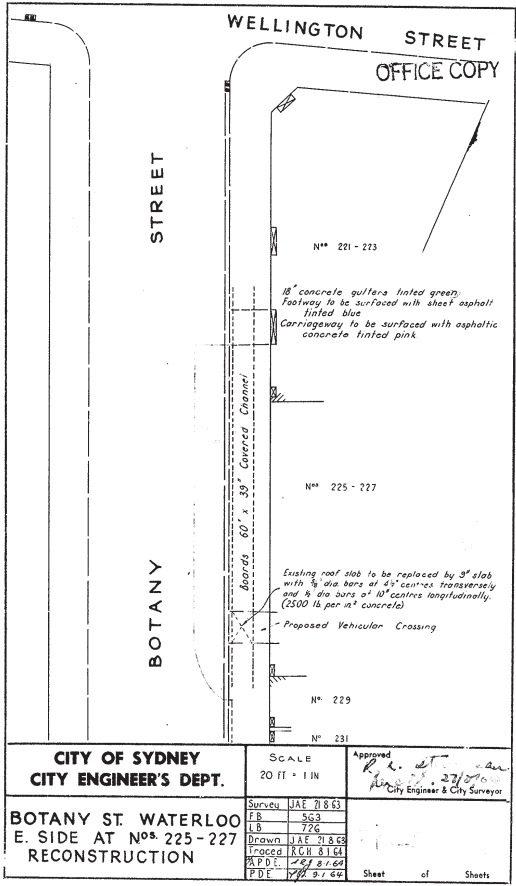
Figure 365: 1850. Sketch shewing the Water Reserve and the Country between Sydney and Botany.
Source: State Library of NSW, available online: https://search.sl.nsw.gov.au/permalink/f/s8mhc3/SLNSW_ALMA2111513720002626

1853



Figure 367: 1853. 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/74VK058j4QXM>





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 representative from Botany, Mascot, Waterloo, Redfern 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

BOTANY ROAD TRUST CONSTI-
TUTION ACT.

Act No. 41, 1922.

George V, **An Act** to establish a Botany Road Trust for the purpose of the reconstruction and maintenance of the Botany Road; to amend the Local Government Act, 1919, and certain other Acts; to make certain grants from the Consolidated Revenue Fund in aid of the Botany Road Trust, and to confer certain powers thereupon; and for purposes connected therewith. [Assented to, 29th November, 1922.]

11

Figure 368: Botany Road Trust Consitution Act. Act No.41, 1922.
Source: Available online at http://classic.austlii.edu.au/au/legis/nsw/num_act/brtca1922n41413.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 Legislative 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 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.

Tenure of
office.

Removal of
member,
vacancies, &c.

Elections.

Chairman's
casting vote,
quorum, &c.

Method of
election, &c.

Employment
of officers.

Powers of
trust.

5. (1) 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, reconstruct, 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)

George V,
No. 41.

Power to
borrow.

Apportion-
ment of
liability.

206 Botany Road Trust Constitution Act.

George V,
No. 41.

Provisions for
contributions
by councils.

Power to levy
rates, &c.

Application
of subsidies.

Recovery of
moneys due
under
debentures.

(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.

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.

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.

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.

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.	George V, No. 41.
(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.	Approval of Governor to be evidence.
<i>Grant in aid.</i>	
18. (1) There shall be paid to the trust out of the Consolidated Revenue Fund as a grant in aid of the 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.	Grant from Consolidated Revenue.
(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.	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.
Plans and contracts.	
Report.	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.
Accounts and audit.	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.

1841

THE OLD BOTANY ROAD.

NOTICE.—The Presiding Magistrates and Assessors, at a meeting held at this Office on Thursday the 28th day of January, 1841, having, within five days of such meeting, reported to us, the undersigned Magistrates, assembled in Petty Sessions for the District of Sydney, that the undernamed individuals had been elected at such meeting as Trustees for the Old Botany Road viz:—

**JAMES HOLT,
RANDOLPH J. WANT,
WILLIAM THURLOW,
HENRY HOLLINGSBED,
EDWARD LORD;—**

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.**

Trustees elected for the Old Botany Road.

Figure 369: The Old Botany Road, article in New South Wales Government Gazette, Tuesday 9 February, 1941 (No.11) p.216.
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article230106043>.

1841

OLD BOTANY ROAD.

A Requisition having been forwarded to the Justices in Petty Sessions assembled for 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 such Proprietors will be holden at this Office, before Joseph Long Innes, Esq., Presiding Magistrate, assisted by Henry Hollinshed and William Thurlow, 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

9s.

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-article230674975>

1847

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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>

1885

Botany-road Tollbar.

The deputation appointed at a public meeting recently held in Alexandria, waited upon the members of the Botany-road trust in the Sydney Town Hall on Saturday. Mr. W. Beaumont, J.P., chairman of the road trust, presided, and there were present, Messrs. J. Geddes, J.P., F. Smith, W. Stephens, trustees, and the secretary, Mr. Thomas Leeder. Mr. Williamson read the resolution passed at the meeting, that the tollbar should be removed from within the boundaries of the boroughs of Waterloo and Alexandria. The chairman said the trust had already considered the necessity for reducing the toll, but this could not be done until the end of the year, as the present lease would not expire till then. If the councils of Alexandria and Waterloo would agree to subsidise the trust so as to keep the road in good order, the trust would be quite willing to remove the bar. The secretary read a return showing that the following reductions had been proposed—For sheep, from 4d to 1d; cattle, from 2d to 1d; horse or ass, from 3d to 2d; vehicle, with two wheels, drawn by one horse, 6d to 3d; every additional horse, from 3d to 2d; vehicle, with four wheels, drawn by one horse, from 8d to 6d; every additional horse, from 3d to 2d. The rent at present received from the lessee of the tollbar was £941 per month. Mr. Geddes said that if the tollbar was removed the residents of Waterloo and Alexandria might object to Botany people using the road without paying anything. The question the trust had to consider was whether the municipal councils, through whose boundaries the road passed, guaranteed to keep the road in repair without erecting a second tollbar. Mr. Williams said more people travelled along Abercrombie-street than along Botany-road; but the Beccern Council had never thought of erecting a tollbar. Most of the brick carts which had to travel along the Newtown-road went to Sydney now by way of Wilson and Abercrombie streets. Mr. Jesson, Mayor of Alexandria, said the municipal councils were not willing to take the road over. Alderman Evans, of Waterloo, considered it wrong to tax poor people who paid rates. Alderman Hannan, of Alexandria, believed the toll to be a block to the prosperity of the district. The residents on the road paid rates, and the councils spent no money whatever on the road. Alderman Halverson, of Alexandria, thought it cheaper to pay toll for a good road than the wear and tear caused to vehicles and horse flesh by a bad one. Mr. Perdrian said the ratepayers on the Botany-road had a right to demand to be placed on a footing with the residents in other streets. The Government paid for the maintenance of the road along the tram line, and he considered that the Government should take the road over. The chairman said this was not correct, as the road cost more since the tram line had been laid down than it did before. The traffic ran in grooves each side of the track, and cut the road up fearfully, while the Government employes did little more than sweep the dust from the tramline on to the sides of the road for the trust to deal with. Mr. Sabar, on behalf of the Beaconsfield Estate Company, offered to guarantee an increase of £300 per annum in rates from his company alone if the toll was abolished, and he had no doubt that other estates would do likewise. Mr. Stephen said this was not a question for the trust to discuss. The trustees were quite willing to remove the tollbar. Mr. Head said he was a vanman. He paid rates, and he also had to

pay toll for his two vans every day, and he frequently was on the stand and did not earn sufficient to pay the toll. He knew numbers of poor people, living two or three families in a house in Sydney, who could not afford to have a house for themselves in the suburbs, because the toll was too heavy a tax. Alderman Torning, of Waterloo, could not see how the heavily handicapped municipalities could take the road over. On the Alexandria side there were some valuable properties which would doubtless yield increased rates, but on the Waterloo side there was a tramway and such like property from which no increase could be expected. Alderman Anderson, of Waterloo, said that tollbars had been done away with in all other civilised communities, and it was time they were abolished in New South Wales. The Government should take this road over, as the municipalities were not in a position to be so. After some farther discussion the matter was postponed for future discussion at another time. Three cheers were given for the chairman.

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>

1885

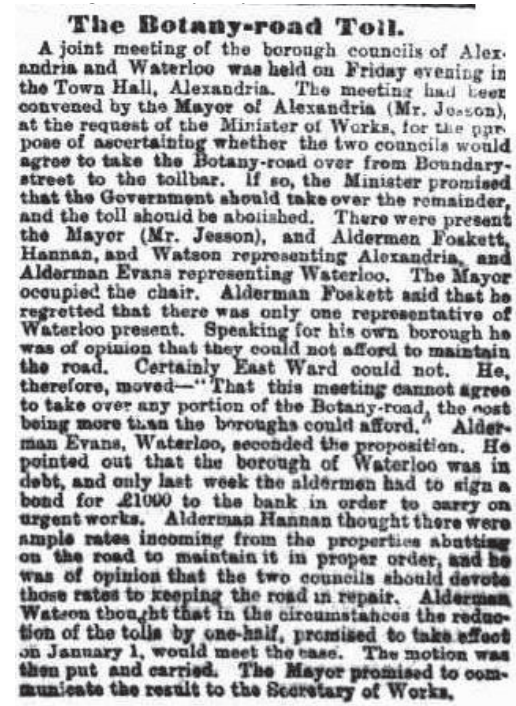


Figure 373: Evening News (Sydney, NSW : 1869 - 1931), Saturday 26 September 1885, page 4
Source: National Library of Australia via Trove online:<http://nla.gov.au/nla.news-article111341670>

1889

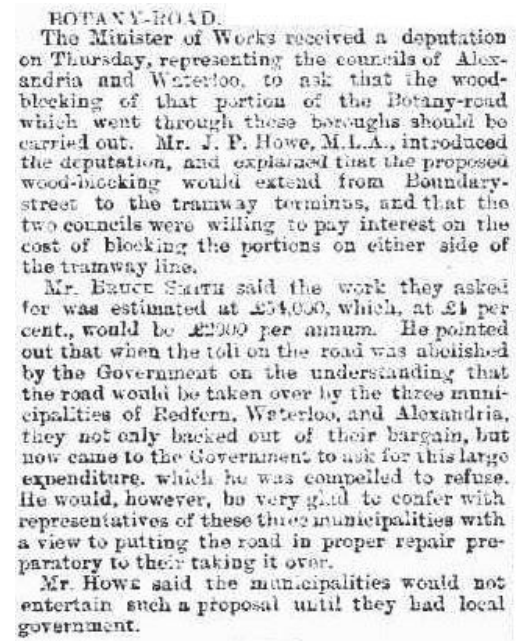


Figure 374: Evening News (Sydney, NSW : 1869 - 1931), Friday 7 June 1889, page 6
Source: National Library of Australia via Trove online:<http://nla.gov.au/nla.news-article108897199>

1890

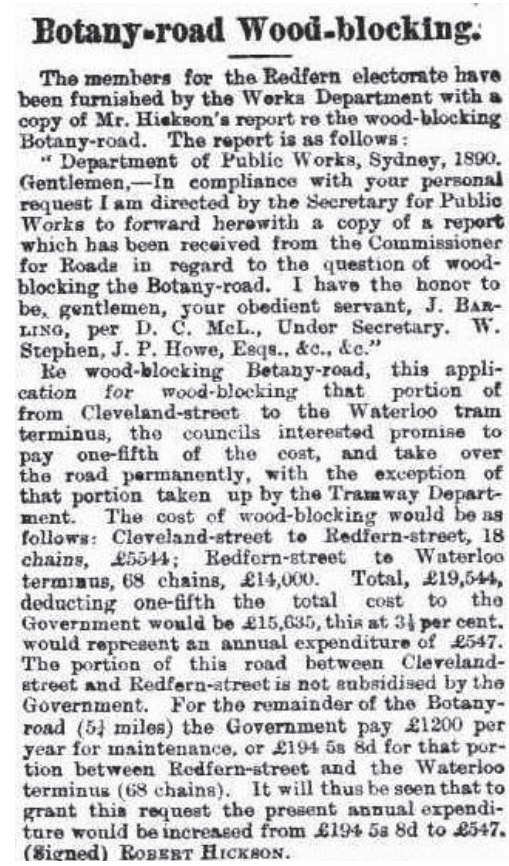


Figure 375: Evening News (Sydney, NSW : 1869 - 1931), Saturday 8 February 1890, page 6
Source: National Library of Australia via Trove online:<http://nla.gov.au/nla.news-article108805444>

1892

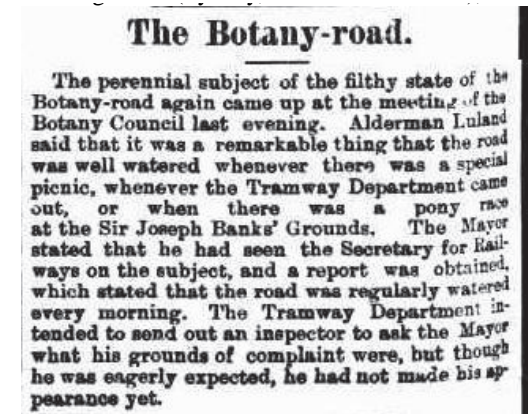


Figure 376: Evening News (Sydney, NSW : 1869 - 1931), Thursday 3 March 1892, page 2
Source: National Library of Australia via Trove online:<http://nla.gov.au/nla.news-article113754474>

1892

Botany-road.

A largely attended meeting was held on Friday in the Alexandria Town Hall, with a view of urging on the Government the immediate necessity of placing the Botany-road, within the boroughs of Waterloo and Alexandria in a good state of repair. Alderman W. Marr (Mayor of Alexandria) occupied the chair, and among those present were Messrs. H. Hoyle, W. F. Sobey, J. S. McGowan, and W. Sharp, M.L.A., and numerous aldermen. The state of the Botany-road has been a constant source of complaint in the various councils of the district. 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 with an annual grant of £1200. When Mr. Bruce Smith, however, came into office he decided to regard the road as a local instead of a main one, and the trust was ordered to spend no money on that portion of the road in Waterloo and Alexandria. Since then the road has been going steadily from bad to worse, for the councils utterly refuse to have anything to do with it. Recently Waterloo and Alexandria were allotted £100 each to repair the road, but Alexandria looked on the gift with suspicion and returned it. Waterloo, understanding that the gift was without prejudice, decided to spend the money. The matter was further confused by a recent return, in which the road was described as a main road of the colony.

Alderman J. B. Dacey, in moving the first resolution, asking the Government to put the road in proper repair forthwith, reviewed the whole situation at some length, and urged the great importance of the work, not only for business purposes but also to prevent accidents, which would certainly occur unless something was done soon.

Alderman T. Laxton (Mayor of Waterloo) seconded the motion, and expressed the opinion that the Alexandria Council was not wise to refuse the £100 offered by the Government.

Mr. Hoyle, M.L.A., in supporting the motion, said it was not fair to lay the blame of the present difficulty either on Mr. Lyne or Mr. Bruce Smith. Mr. Sutherland, when Minister for Works, ought to have re-gazetted the road as a main road of the colony. The opinion of the Government law officers was distinctly against the councils. The matter had been kept well before the Government, and it was hoped that it would be possible to get the road re-gazetted a main road of the colony.

The motion was carried unanimously.

Alderman W. J. Swain moved—"That the Government be requested to revoke the proclamation vesting the road in the councils, and to re-proclaim it a main road of the colony."

The motion was seconded by Alderman Ralph, supported by Messrs. J. S. McGowan and W. Sharp, M.L.A., and carried unanimously.

It was decided to convey the resolutions to the Minister for Works by deputation.

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The receipts of the Grafton Lands Office for the last quarter amounted to £5071 11s.

Mr. R. T. Macherin, C.P.S. and land agent at Condobolin, has been promoted to Picton.

It has been concluded that, whatever preservative is to be applied, the timber for piles, subjected to the action of seaworms, should first be cleared, so as to kill any germs near the surface, open the pores of the wood for the antiseptic, and destroy the nutritive matter upon which the worms live.

The more the marble wastes, the more the statue grows.

It is said that the original manuscript of the first Lord Lytton's "Lady of Lyons" is in the possession of M. Albert Carré, manager of the Vanderville, Paris, to whom it was presented a few years ago by the author's son, the late Earl Lytton.

Mr. Hermann Vesin, the well-known American-English actor, recently took an action against the Colchester Theatre Company for injuries sustained through the act-drop of the theatre falling upon him while he was playing "Hamlet." The jury awarded him £116 16s.

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>

1905

BOTANY-ROAD.

A deputation from the Redfern Council complained to the Minister for Works that it was impossible to properly maintain Regent-street, from Cleveland-street to Boundary-street, within the Redfern Municipality, on the subsidy allowed by the Government. At one time the council was allowed £200 a year to maintain the road; the year before last the sum was reduced to £175; and last year only £85 was granted. The traffic along this road, it was stated, was exceptionally heavy. It was suggested that the Government should wood-block the street.

Mr. Lee said that the £85 mentioned was really for six months only, so that the subsidy for the year would be £170. He agreed that the road should be wood-blocked, but there was no money available for such a costly work at present. He would, however, send an officer to meet the aldermen, and see what was best to be done, and he would be glad to assist the council up to, say, £200. They were certainly entitled to some help.

Figure 378: Sydney Morning Herald (NSW : 1842 - 1954), Friday 6 October 1905, page 8
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article14724688>

1907

BOTANY-ROAD.

Redfern Council recently wrote to the Department of Public Works, with reference to the cost of maintaining the main Government road which runs through the Borough of Botany, now that it has been handed over to the care of the council.

A reply has been received that when the Local Government Act came fully into operation, the council would have 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 £85 would be paid to the council in respect of the road in question.

Figure 379: 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>

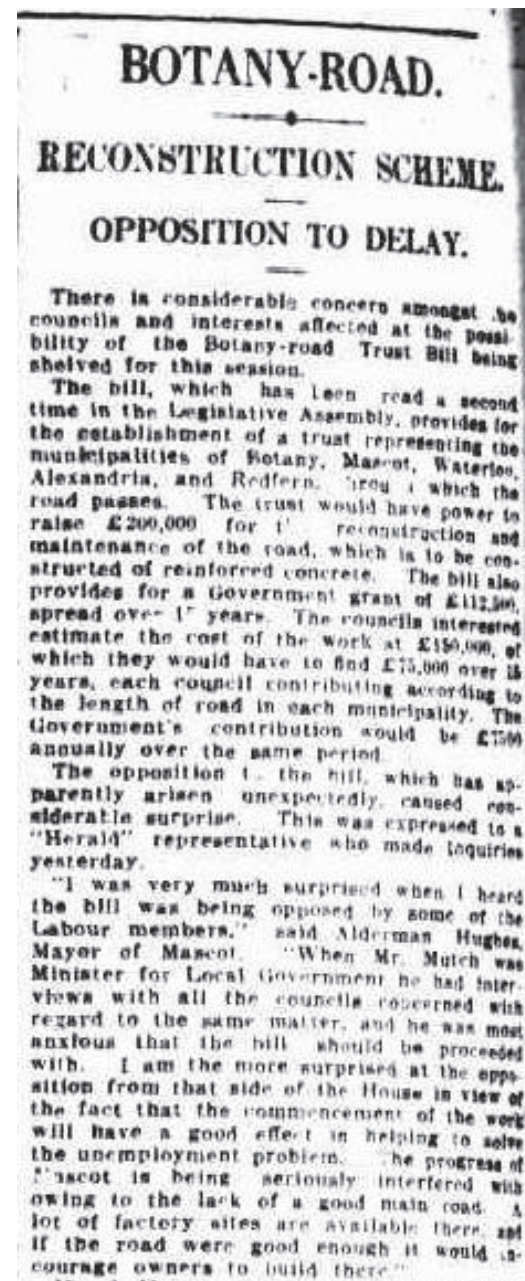
1915

RATS IN BOTANY-ROAD.

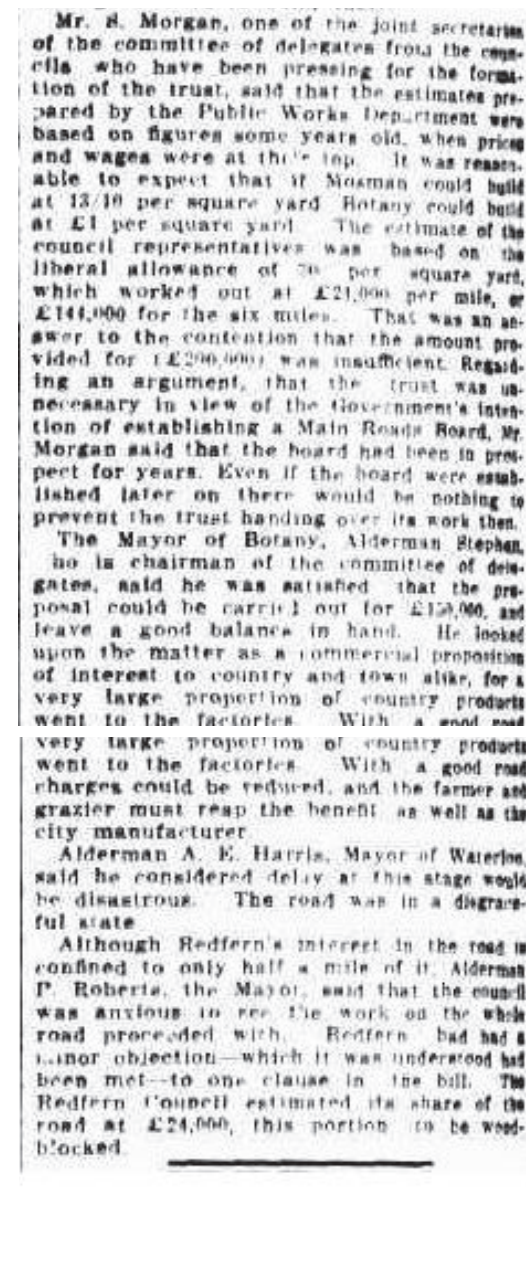
In his report to the council, the sanitary inspector of Alexandria stated that efforts were being made to deal with the rat infestation on the Botany-road, near Bourke-street, where these rodents are very numerous. "By getting that area cleared up generally," he adds, "by removing rat areas, and by obtaining the co-operation of householders, much good has been effected." The Inspector recommended that rat poison of an approved brand, to be purchased by the council, and distributed free on application, so as to deal effectively with the infestation. In the motion of Alderman Waseell, seconded by Alderman Collins, it was resolved that the report be adopted, and the recommendation carried out.

Figure 380: Evening News (Sydney, NSW : 1869 - 1931), Saturday 31 July 1915, page 7
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article115516236>

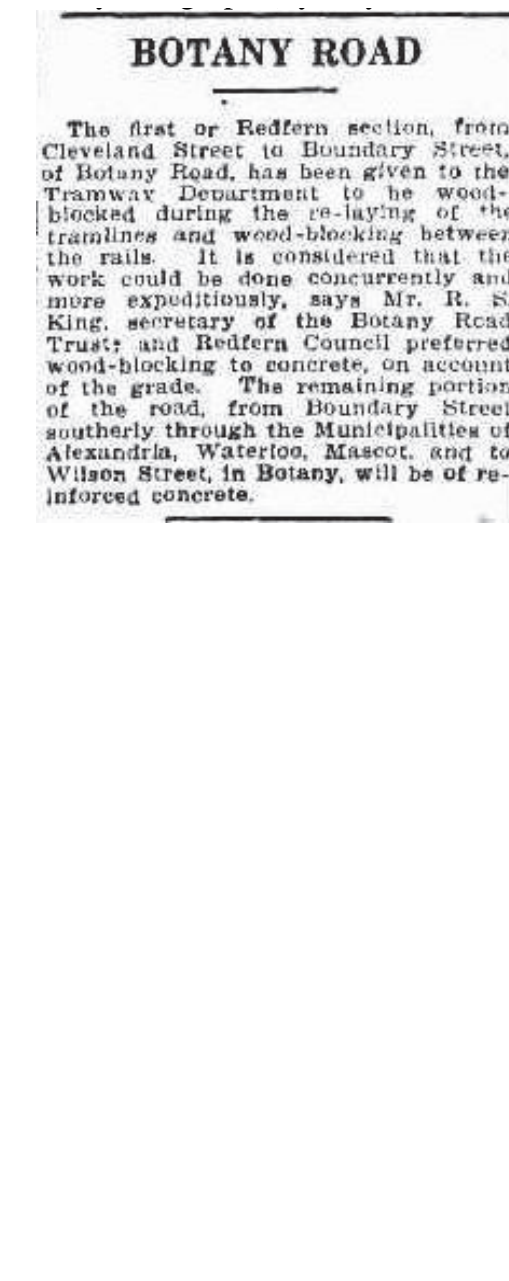
1922



1923



1924



1924

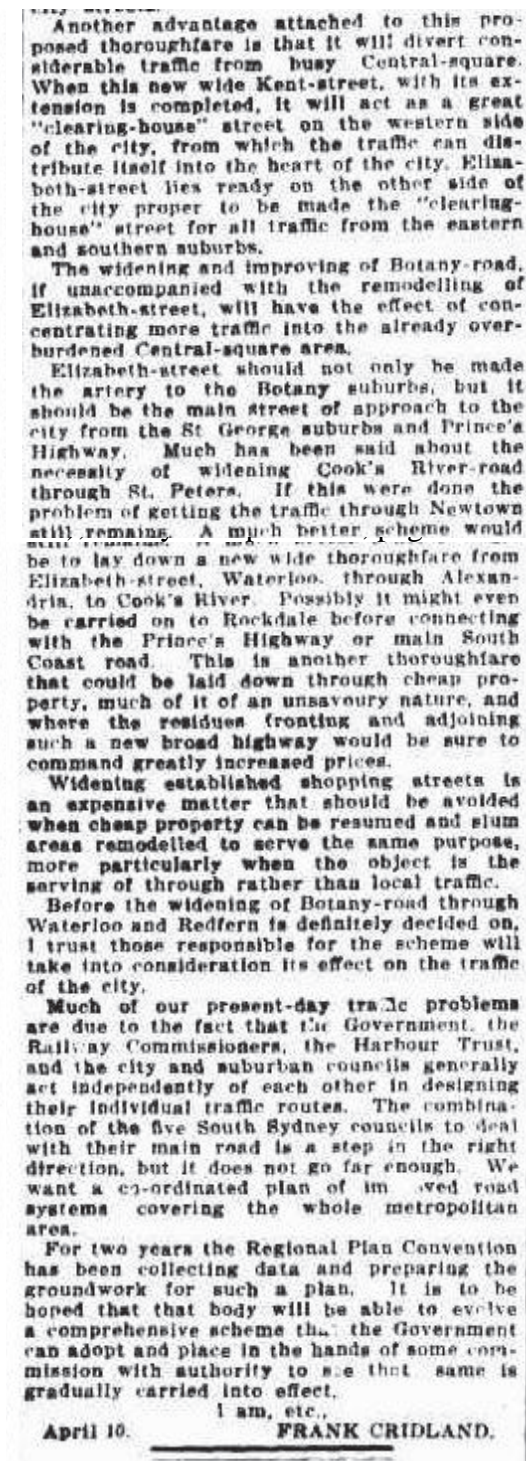
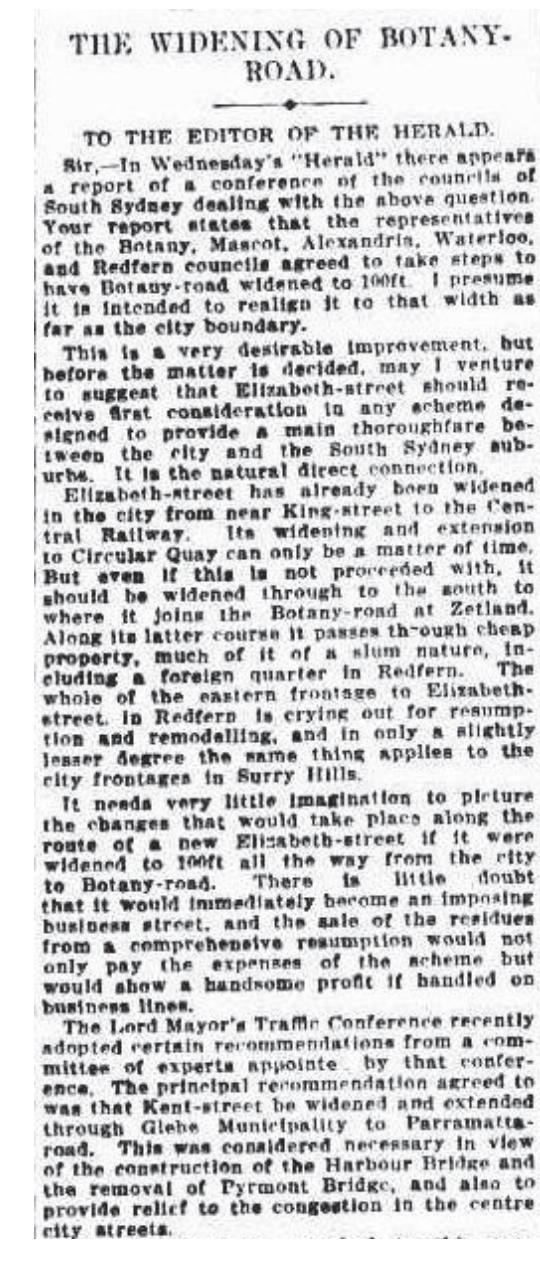


Figure 381: Sydney Morning Herald (NSW : 1842 - 1954), Tuesday 21 November 1922, page 8
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article16052455>

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-article246068911>

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-article16140874>

1926

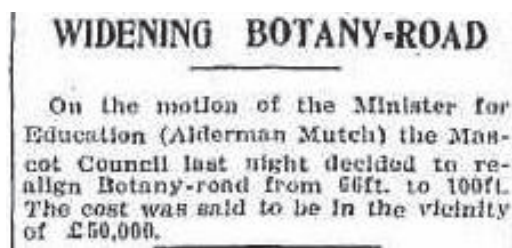


Figure 384: Sun (Sydney, NSW : 1910 - 1954), Wednesday 1 December 1926, page 19
Source: National Library of Australia via Trove online: <http://nla.gov.au/nla.news-article224124427>

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.

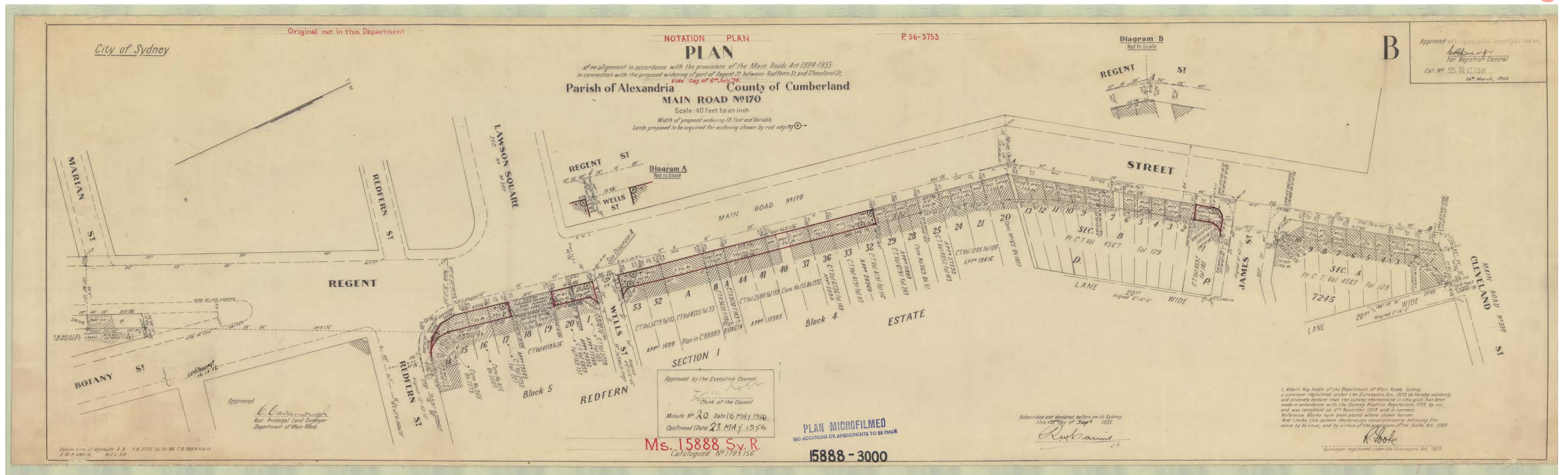


Figure 386: 1956 Crown Plan 15888-3000 showing proposed Botany Road widening.
Source: NSW Department of Land and Property Services.

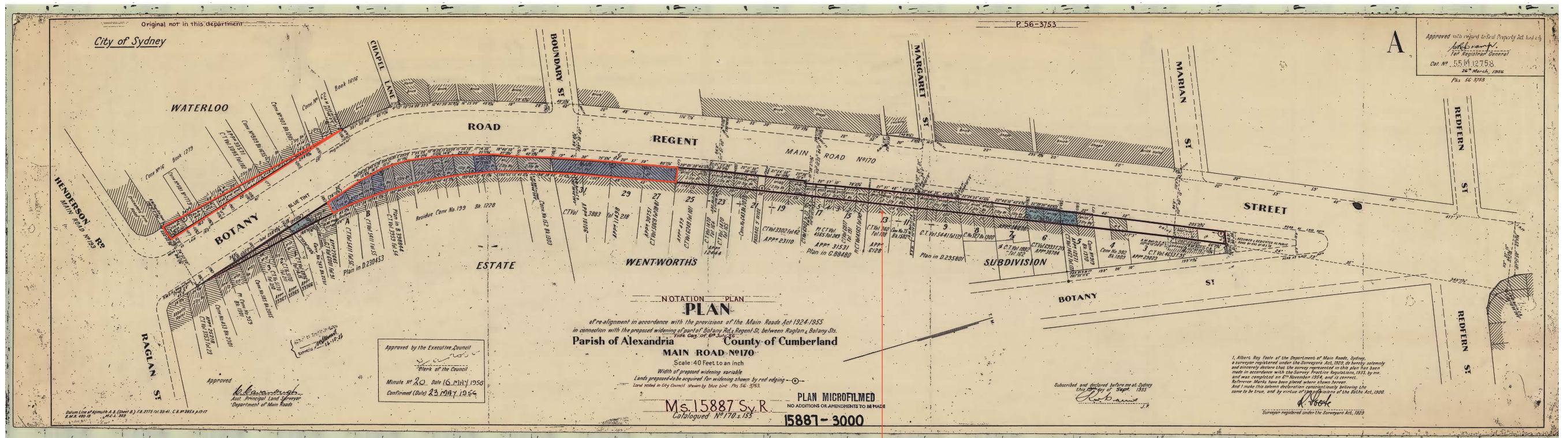


Figure 387: 1956 Crown Plan 15887-3000 showing proposed Botany Road widening.
Source: NSW Department of Land and Property Services.

Note: This portion not widened.

Extent of 1956 road widening undertaken

