

12.0 ATTACHMENT A – AHIMS SEARCH RESULTS

Gina Scheer

72a Campbell Street

Balmain 2041

Attention: Gina Scheer

Email: ginascheer@yahoo.com.au

Dear Sir or Madam:

Date: 29 October 2011

**AHIMS Web Service search for the following area at Lot : 1, DP:DP528045 with a Buffer of 200 meters.
conducted by Gina Scheer on 29 October 2011**

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

City Plan Heritage
Level 1 364 Kent Street
Sydney New South Wales 2000

Date: 31 October 2011

Attention: Gina Scheer

Email: ginas@cityplan.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:DP528045 with a Buffer of 50 meters.
conducted by Gina Scheer on 31 October 2011**

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

13.0 ATTACHMENT B - LAND TITLES SEARCHES, SANDS AND RATES

Title of 697 Darling Street

Torrens Tile Vol 446 Folio 133 - shows Joseph Farrelly of Balmain a boot and shoe maker as purchasing 12 perches of the site, now 697 Darling Street, on 18 August 1879. The property was transferred to Thomas Turner of Balmain on the 20 June 1882. The property was next transferred to George Clubb of Balmain, auctioneer on 27 October 1892. The property was transferred to William Parker of Sydney Engineer on 18 September 1893. The property was then sold to Hugh Byers of Rozelle, butcher on 17 April 1918. The property was leased to James Smith of Rozelle Billiard Saloon 1922. Lease to Stuart Pollock furniture dealer on 2 March 1923. Lease to Hobart Derwent Tasman Jackson of Rozelle furniture warehouseman of ground floor of the building known as the Byers Building 23 June 1923. Lease to Thomas McFee grocer 9 January 1931. Lease to Gladys Lillian Smith, wife of James Smith of Enmore, club manager of the second floor 7 October 1932. Title transferred to Bessie Byers of Rozelle, widow, 25 January 1938. Title transferred to William Archibald Byers on 18 January 1944. Lease to Michael John Hackett of Rozelle clerk of first floor premises 22 Oct 1948. Lease to George Rose of Kensington tailor and Dimitra Rose his wife on 25 March 1959. Lease to Julian Lingerie Pty Ltd of first floor on 27 March 1958. Lease to James Conolly of Chatswood chemist of 697 Darling Street 22 May 1966. Lease to Stephen Knitting Mills Pty Ltd of the whole first floor Known as 697a Darling Street Rozelle 11 July 1963. Title transferred to Hugh Kirkpatrick Byers. Then transferred to Fernleigh Estates Pty Limited on 20 4 1983 (a company owned by the Byers Family).

The three properties 697 Darling Street, 699 Darling Street and 1 Waterloo Street were all held by the Byers family until they were sold to the Balmain Leagues club in 2005.

Sands Search

The Sands Directory was a register of the residents and businesses of Sydney which was published annually from the mid 1800's to 1933. It was a tool used to locate people and business in much the same way as the telephone book and yellow pages are used today. The increased ownership of telephones removed its importance. Used with land title information additional facts about the history of the site can be determined, such as whether the property was owner occupied or rented, and when buildings were built.

1 Waterloo Street

1932	William Singleton
1928	William Singleton
1923	William Singleton
1922	William Singleton
1921	William Singleton
1920	Mrs. Turner
1919	William Duncan
1918	William Duncan

- 1916 Joseph Embornine
- 1912 William Coulter
- 1908 William McIvor (dealer)
- 1904 Peter Hine (sail maker)
- 1901 Peter Hine (sail maker)
- 1899 Peter Hine (sail maker)
- 1895 Frederick W. Wilson
- 1891 Frederick W. Wilson
- 1887 Peter Hines Dairy Keeper
- 1884 Frederick Shepherd, Dealer

699 Darling Street

- 1932 Byers and Sons Ltd (butchers)
- 1923 Byers and Sons
- 1922 699a Byers and Sons
- 1921 699 a Byers and Sons
- 1920 699 a Byers and Sons
- 1919 699 a Byers and Sons
- 1917 699 a Byers and Sons
- 1916 Street renumbered, 697 a Byers and Sons
(699 was 701 & 703 R. Wood Grocer and Mrs. Randal Fish Shop)
- 1908 697 Byers and Sons
- 1904 697 Llewellyn F Fishmonger and Byers and Sons, butchers
- 1902 697 Llewellyn F Fishmonger and Byers and Sons, butchers
- 1901 697 Llewellyn F Fishmonger No listing for Byers
- 1899 697 Llewellyn F Fishmonger
- 1895 Hills A.F. Stationer
- 1895 no street number
- Waterloo Street
- T. Barry Fishmonger
- A. Olsen, sign writer "Worksop Cottage"
- Thomas Sinfield, carpenter
- Suttons Buildings
- Samuel Clark shipwright

697 Darling Street

- 1932 697a Stuart James billiard saloon
- 697 McFee .T, grocer
- 1928 697a Stuart James billiard saloon
- Lockhard . H & Co. furniture warehouse.
- 1923 697a James Smith billiard saloon
- 697 Pollock Bros. and Co.
- 1922 No listing presumably built in 1922 Was told by Garry Byers that the building was built as an investment by his grandfather and before that time was vacant lot.
- 1917- 1920 No listing for No. 697
- 1916 697 George Russo, fruiterer
- 1912 695 George Russo
- 1908 George Druyve
- 1904 George Druyve
- 1901 695 Henry Marler (fruiterer)
- 1899 695 Henry J Marler
- 1895 J. Smith (butcher)
- 1891 John Martin Butcher

Date	Street Address	Real Property Description	Current Site development
Between 1880 and present - residential use	172 Victoria Road, Rozelle	Lot A of DP 436153	Semi detached Victorian era cottage with attic addition

(Lot A DP 436153)

2011 – to date Rozelle Village Pty Limited

2000 – 2011 Macelo Urquijo Alvarev

2000 – 2000 Diane Williams

1989 – 2000 Anora Williams

(Lot A DP 436153 – Area 5 Perches – CTVol 6523 Fol 143)

1984 – 1989 Anora Williams

1980 – 1984 Sandra Marcukaitis, typist

1980 – 1980 Peter Phillimore Turner, solicitor

1969 – 1980 Ronald Arthur Nicols, transport officer

1958 – 1969 Douglas Alphonse Herbrand, company director

1952 – 1958 Benjamin Thomas Fox, tram conductor / Valerie Grace Amelia Fox

(Lot 25 and part Lot 26 DP 421 – Area 11 ¼ Perches – CT Vol 4301 Fol 171)

1948 – 1952 Louis Osborne Swinnerton, engineer

1947 – 1948 William Thomas Smith, railway employee

1929 – 1947 Sarah Ann Kelly, married woman

Note (a)**(Lot 25 DP 421 – Area 11 ¼ Perches – CT Vol 512 Fol 155)**

1917 – 1929 Sarah Ann Kelly, married woman

1880 – 1917 Theophilus Murray, shipwright

Note (b)**(Lot 26 DP 421 – Area 11 ¼ Perches – CT Vol 544 Fol 171)**

1927 – 1929 Louis Osborne Swinnerton, engineer / Louisa Norah Swinnerton

1920 – 1927 James Hutchinson Bradshaw, stonemason

1885 – 1920 Edward Upton, labourer / Elizabeth Upton

Date	Street Address	Real Property Description	Current Site development
Between 1880 and present - residential use	170 Victoria Road, Rozelle	Lot B of DP 436153	Semi detached Victorian era cottage

(Lot B DP 436153)

2011 – to date Transport NSW

2009 – 2011 Sydney Metro ABN 26923659838

2003 – 2009 Michael Anthony Lambourne / Laraine Davis

2002 – 2003 Stuart Christopher Lambourne / Laraine Davis

1997 – 2002 Laraine Davis / William George Lambourne

1990 – 1997 Stephen Charles Townsend / Julia Helen Townsend

1989 – 1990 Helmut Rohde

(Lot B DP 436153 – CT Vol 6521 Fol 21)

1989 – 1989 Helmut Rohde

1975 – 1989 Swinnerton Pty Limited

1960 – 1975 Leslie Louis Osborne Swinnerton, brass founderer

1952 – 1960 Louis Osbourne Swinnerton, engineer

(Lot 25 and part Lot 26 DP 421 – Area 11 ¼ Perches – CT Vol 4301 Fol 171)

1948 – 1952 Louis Osborne Swinnerton, engineer

1947 – 1948 William Thomas Smith, railway employee

1929 – 1947 Sarah Ann Kelly, married woman

Note (a)**(Lot 25 DP 421 – Area 11 ¼ Perches – CT Vol 512 Fol 155)**

1917 – 1929 Sarah Ann Kelly, married woman

1880 – 1917 Theophilus Murray, shipwright

Note (b)**(Lot 26 DP 421 – Area 11 ¼ Perches – CT Vol 544 Fol 171)**

1927 – 1929 Louis Osborne Swinnerton, engineer

Louisa Norah Swinnerton

1920 – 1927 James Hutchinson Bradshaw, stonemason

1885 – 1920 Edward Upton, labourer

Elizabeth Upton

Date	Street Address	Real Property Description	Current Site development
1927-1950 service station 1960-1980 Swinnertons Pty Ltd (Brass founder)	168 Victoria Road Rozelle	Lot 2 of DP 323480	Single storey motorcycle workshop

(Lot 2 DP 323480)

1989 – to date Robert John Gault / Yoshiko Gault

(Lot 26 DP 421 Parish Petersham- Area 11 ¼ Perches- CT Vol 4301 Fol 173)

1989 – 1989 Robert John Gault

Yoshiko Gault

1976 – 1989 Swinnertons Pty Limited

1960 – 1976 Leslie Louis Osborne Swinnerton, brass founder

1939 – 1960 Louis Osborne Swinnerton

1929 – 1939 Louis Osborne Swinnerton, garage proprietor / Louisa Norah Swinnerton

(Lot 26 DP 421 parish Petersham- Area 11 ¼ Perches- CT Vol 544 Fol 171)

1927 – 1929 Louis Osborne Swinnerton, garage proprietor / Louisa Norah Swinnerton

1920 – 1927 James Hutchinson Bradshaw, stonemason

1885 – 1920 Edward Upton, labourer / Elizabeth Upton

1881 – 1885 Elizabeth Murray, wife of shipwright

Date	Street Address	Real Property Description	Current Site development
1958-19777 service station proprietor 1998-2000 Balmain engineering	154 Victoria Road, Rozelle	Lot 1 of DP 109047	The (former) Woollahra Car Radio

(Lot 1 DP 109047)

2010 – to date Rozelle Village Pty Limited

2000 – 2010 Balmain Leagues Club Limited

1998 – 2000 Balmain Engineering Pty Limited

1990 – 1998 Tak Kong Foster, company director

1988 – 1990 Tak Kong Foster / Ute Helen Foster

(1988 – to date) (various commercial leases see Historical Folio 1/109047)

(Lot 1 DP 109047 – CT Vol 13284 Fool 103)

1986 – 1988 Take Kong Foster

Ute Helen Foster

1977 – 1986 John James Conway, salesman / Kathleen Therese Conway

(1977 – 1988) (various commercial leases see CT Vol 13284 Fool 103)

(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CT Vol 7486 Fool's 228 to 230)

1977 – 1977 John James Conway, salesman / Kathleen Therese Conway

(1972 – 1977) (lease to Dunlop Tyre Services (NSW) Pty Limited)

1958 – 1977 Gustavo Leopold Du Chateau, service station proprietor /

Fleury Alphonse Du Chateau, service station proprietor / Lillian Elizabeth Du Chateau, spinster

(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CT Vol 3209 Fool 141)

1943 – 1958 **Rose Ann Jonathan, spinster**

1921 – 1943 Hugh Michael Jonathan, clerk in holy orders

(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CT Vol 670 Fool 10)

1907 – 1921 Janet Livingstone Haldane, married woman

1900 – 1907 James Haldane, wood & coal merchant

Date	Street Address	Real Property Description	Current Site development
1890 to 1966 various individuals 1966 onwards Balmain Leagues club	138-152 Victoria Road, Rozelle	Lot 1 of DP 528045	The (former) Balmain Leagues Club and car park

(Lot 1 DP 528045)

2010 – to date Rozelle Village Pty Limited

1988 – 2010 Balmain Leagues Club Limited

(1988 – to date) (various current commercial leases see Folio Identifier 1/528045)

(1988 – to date) (various commercial leases see Historical Folio 1/528045)

(Lot 1 DP 528045 – CT Vol 11029 Fool 36)

1969 – 1988 Balmain Leagues Club Limited

(1969 – 1988) (various commercial leases see CT Vol 11029 Fool 36)

See Notes (a), (b), (c), (d), (e), (f) & (g) following

Note (a)**(Lots 34 & 35 DP 421 – Area 24 Perches – CT Vol 752 Fool 53)**

1966 – 1969 Balmain Leagues Club Limited

1961 – 1966 Robert James Garrick, company director

Robert Dunn, company director

1918 – 1961 Frederick William Chalkier, milk vendor

1912 – 1918 John Alfred Chalkier, milk vendor

1910 – 1912 James Alexander Chalkier, milk vendor

1907 – 1910 John Berg, van man

1890 – 1907 Bridget Berg, wife of omnibus proprietor

1889 – 1890 Edward Milner Stephen, official assignee

Note (b)**(Lot 31 DP 421 – CT Vol 3378 Fol 18)**

1966 – 1969 Balmain Leagues Club Limited

1946 – 1966 William Sydney Tollett

1946 – 1946 John Ginnsby Tollett, labourer

William Sydney Tollett, driver

1922 – 1946 Mary Elizabeth Tollett, wife of tailor

1922 – 1922 Arthur George Broadhurst, blacksmith

(Lot 31 DP 421 – Area 12 Perches - CT Vol 513 Fol 203)

1916 – 1922 Arthur George Broadhurst, blacksmith

1909 – 1916 Thomas Griffiths, engineer

1904 – 1909 Charles Cox, carpenter

Note (c)**(Part Lot 1 Section 46 of the Balmain Estate – Area 21 $\frac{3}{4}$ Perches – CT Vol 3596 Fol 218)**

1966 – 1969 Balmain Leagues Club Limited

1959 – 1966 Ethel May Voyce, widow

Frederick Arthur Voyce

1926 – 1959 Frederick Voyce, engineer

1924 – 1926 Stanley Leichhardt Swinnerton

Note (d)**(Lot 32 of a subdivision of Lots 2 & 11 and part Lots 3 & 10 Section 46 of the Balmain Estate – Area 12 Perches – CT Vol 8076 Fol 49)**

1966 – 1969 Balmain Leagues Club Limited

1960 – 1966 Maud Webster, spinster

1959 – 1960 Stack's Auto Securities Pty Limited

1959 – 1959 Chris Collison, cooper

(Lot 32 of a subdivision of Lots 2 & 11 and part Lots 3 & 10 Section 46 of the Balmain Estate – Area 12 Perches – CT Vol 650 Fol 108)

1924 – 1959 Chris Collison, cooper

1920 – 1924 David Thomas Roberts, blacksmith

1910 – 1920 John Glasson, sawyer

1910 – 1910 Mary Joseph, widow

James Henry Smith, storekeeper

1883 – 1910 Edward Joseph, labourer

Note (e)**(Lot 1 Section 46 of the Balmain Estate – Area 23 $\frac{3}{4}$ Perches – CT Vol 8258 Fol's 217 & 218)**

1961 – 1969 Balmain Leagues Club Limited

(1967 – 1969) (lease to Sydney County Council of substation No 1732)

1961 – 1961 Raymond Hugh Byers, motor mechanic

Bessie Dorothy Maclean

(Lot 1 Section 46 of the Balmain Estate – Area 23 $\frac{3}{4}$ Perches – CT Vol 3922 Fol 81)

1943 – 1961 Thomas Barrie, accountant

1943 – 1943 Thomas Barrie, accountant
Sydney George Barrie, master butcher
1926 – 1943 Hugh Lambert Byers, master butcher
1926 – 1926 Bessie Byers, wife of master butcher

Note (f)**(Lot 29 DP 421 – CT Vol 10206 Fol 115)**

1966 – 1969 Balmain Leagues Club Limited

(Lot 29 DP 421 – Area 12 Perches – CT Vol 658 Fol 248)

1965 – 1966 Balmain Leagues Club Limited
1965 – 1965 Agnes Conaghan, spinster
Catherine Dorothy Duncan, married woman
1965 – 1965 Agnes Conaghan, spinster
1955 – 1965 Agnes Conaghan, spinster
Mary Gallagher, widow
1922 – 1955 Hugh Conaghan, gentleman
1907 – 1922 Mary Bolus, wife of school master
1907 – 1907 Jane Glossop, widow
1883 – 1907 Edwin Glossop, title (tile?) cutter

Note (g)**(Lot 30 DP 421 – CT Vol 10206 Fol 116)**

1966 – 1969 Balmain Leagues Club Limited

(Lot 30 DP 421 – Area 13 ³/₄ Perches – CT Vol 658 Fol 248)

1965 – 1966 Balmain Leagues Club Limited
1965 – 1965 Agnes Conaghan, spinster
Catherine Dorothy Duncan, married woman
1965 – 1965 Agnes Conaghan, spinster
1955 – 1965 Agnes Conaghan, spinster
Mary Gallagher, widow
1922 – 1955 Hugh Conaghan, gentleman
1907 – 1922 Mary Bolus, wife of school master
1907 – 1907 Jane Glossop, widow
1883 – 1907 Edwin Glossop, title cutter

Date	Street Address	Real Property Description	Current Site development
1899 to 1979 various individuals 1979 onwards Balmain Leagues Club	Waterloo Street Rozelle	Lot 36 of DP 190866,	Open air car park
1883 to 1979 various individuals 1979 onwards Balmain leagues club	Waterloo Street Rozelle	Lot 37 and 38 of DP 421	Open air car park

(Lot 36 DP 190866)

2010 – to date Rozelle Village Pty Limited

1990 – 2010 Balmain Leagues Club Limited

(Lot 36 of a subdivision of Lots 2, 3, 10 & 11 Section 46 of the Balmain Estate – Area 12 Perches – CT Vol 3163 Fol 250)

1979 – 1990 Balmain Leagues Club Limited

1973 – 1979 Beryl Frances Wilson, married woman

1934 – 1973 Annie Mary Campbell, widow

1921 – 1934 Walter Campbell, wire worker / Annie Mary Campbell

(Lot 36 of a subdivision of Lots 2, 3, 10 & 11 Section 46 of the Balmain Estate – Area 12 Perches – CT Vol 439 Fol 202)

1917 – 1921 Henrietta Elizabeth Everingham, wife of solicitor

1916 – 1917 Francis Stafford, contractor

1916 – 1916 Hugh Francis Roose, insurance superintendant

1899 – 1916 Bridget Stafford, married woman

(Lot 37 DP 421)

2010 – to date Rozelle Village Pty Limited

1994 – 2010 Balmain Leagues Club Limited

(Lot 37 DP 421 – Area 12 Perches – CT Vol 1576 Fol 123)

1989 – 1994 Balmain Leagues Club Limited

1988 – 1989 Caroline Rhoda Farnsworth / Stuart White

1972 – 1988 Frank Boyce, hatter

1954 – 1972 Frank Boyce, hatter / Hilda Lillian Boyce

1954 – 1954 James William Boyce, gentleman

1929 – 1954 Martha Isabella Singleton, wife of rubber worker

1928 – 1929 Alfred Henry Thomas Farness, railway employee

1905 – 1928 George Samuel Kay, book binder

1904 – 1905 Mary Ann Martha Green, widow

(Lot 38 DP 421)

2010 – to date Rozelle Village Pty Limited

1989 – 2010 Balmain Leagues Club Limited

(Lot 38 DP 421 – CT Vol 11443 Fol 101)

1979 – 1989 Balmain Leagues Club Limited

1970 – 1979 Raymond John Wilson, master butcher

Francis Raymond Firth, chartered accountant

(Lot 38 DP 421 – Area 12 Perches – CT Vol 678 Fol 244)

1947 – 1970 John Thomas Wilson, butcher

1886 – 1947 Martha Maria Wilson, wife of labourer

1883 – 1886 William Henry Paling, esquire

Date	Street Address	Real Property Description	Current Site development
1882 to 1966 by various individuals From 1966 Byers Properties	Waterloo Street Rozelle	Lot 101 of DP 629133	(former) Single storey building, Byers Meats, and parking

(Lot 101 DP 629133)

2010 – to date Rozelle Village Pty Limited

2005 – 2010 Balmain Leagues Club Limited

1998 – 2005 Byers Properties Pty Ltd

1988 – 1998 Hugh Kirkpatrick Byers

(Lot 101 DP 629133 – CT Vol 14971 Fol 226)

1983 – 1988 Hugh Kirkpatrick Byers

See Notes (a), (b) & (c)**Note (a)****(Lot 42 DP 421 – CT Vol 10458 Fol 188)**

1966 – 1983 Hugh Kirkpatrick Byers

*(1966 – 1983) (various commercial leases see CT Vol 10458 Fol 188)***(Lot 42 DP 421 – Area 12 Perches – CT Vol 4561 Fol 126)**

1944 – 1966 William Archibald Byers, wholesale butcher

1938 – 1944 Bessie Byers, widow

*(1938 – 1966) (various commercial leases shown on CT Vol 4561 Fol 126)***(Lot 42 DP 421 – Area 12 Perches – CT Vol 446 Fol 133)**

1918 – 1938 Bessie Byers, wife of butcher

(1918 – 1938) (various commercial leases shown on CT Vol 446 Fol 133)

1913 – 1918 William Parker, engineer

1892 – 1913 George Clubb, auctioneer

Note (b)**(Lot 41 DP 421 – CT Vol 10468 Fol 59)**

1972 – 1983 Hugh Kirkpatrick Byers

1967 – 1972 William Archibald Byers, butcher

(Lot 41 DP 421 – Area 12 Perches – CT Vol 431 Fol 27)

1918 – 1967 Bessie Byers, wife of butcher

1894 – 1918 William Parker, milling engineer

(1894 – 1967) (various commercial leases shown on CT Vol 431 Fol 27)

Note (c)

(Lot 39 DP 421 – CT Vol 11443 Fol 102)

1980 – 1983 Hugh Kirkpatrick Byers

1970 – 1980 Raymond John Wilson, master butcher

Francis Raymond Firth, chartered accountant

(Lot 39 DP 421 – Area 12 Perches – CT Vol 478 Fol 17)

1947 – 1970 John Thomas Wilson, butcher

1923 – 1947 Martha Wilson, wife of night watchman

1923 – 1923 John Hine, hairdresser

1879 – 1923 Peter Hine, labourer

Date	Street Address	Real Property Description	Current Site development
1882 to 1966 by various individuals From 1966 Byers Properties	699 Darling Street, Rozelle	Lot 104 of DP 733658	(former) Byers Meats shop

(Lot 104 DP 733658)

2010 – to date Rozelle Village Pty Limited

2000 – 2010 Balmain Leagues Club Limited

1986 – 2000 Talspar Pty Limited

1986 – 1986 Fernleigh Estates Pty Limited

1986 – 1986 Coles Myer Ltd

Fernleigh Estates Pty Limited

*(1986 – to date) (various commercial leases see Historical Folio 104/733658)***See Notes (a) & (b)****Note (a)****(Lot 103 DP 629133 – CT Vol 14971 Fol 288)**

1983 – 1986 Fernleigh Estates Pty Limited

1983 – 1983 Hugh Kirkpatrick Byers

(Lot 42 DP 421 – CT Vol 10458 Fol 188)

1966 – 1983 Hugh Kirkpatrick Byers

*(1966 – 1983) (various commercial leases see CT Vol 10458 Fol 188)***(Lot 42 DP 421 – Area 12 Perches – CT Vol 4561 Fol 126)**

1944 – 1966 William Archibald Byers, wholesale butcher

1938 – 1944 Bessie Byers, widow

*(1938 – 1966) (various commercial leases shown on CT Vol 4561 Fol 126)***(Lot 42 DP 421 – Area 12 Perches – CT Vol 446 Fol 133)**

1918 – 1938 Bessie Byers, wife of butcher

(1918 – 1938) (various commercial leases shown on CT Vol 446 Fol 133)

1913 – 1918 William Parker, engineer

1892 – 1913 George Clubb, auctioneer

Note (b)**(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3490 No 688)**

1981 – 1986 G J Coles & Coy Limited

(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3181 No 926)**(Lot 42 DP 421 – CT Vol 10458 Fol 188)**

1975 – 1981 Ajoad Pty Limited

(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3124 No 766)

1973 – 1975 Rogers Productions Pty Limited

(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 2956 No 387)

1969 – 1973 Hugh Kirkpatrick Byers, butcher

Pamela Carlotta Byers

(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 2556 No 227)

1960 – 1969 Raymond Hugh Byers, motor driver

Bessie Dorothy Byers

1958 – 1960 Thomas Barrie, executor

Hugh Lambert Byers, estate

1939 – 1958 Thomas Barrie, executor

Sydney George Byers, executor

Hugh Lambert Byers, estate

(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 1386 No 915)

1924 – 1939 Hugh Lambert Byers, esquire

Date	Street Address	Real Property Description	Current Site development
1882 to 1966 by various individuals From 1966 Byers Properties	697 Darling Street, Rozelle	Lot 102 of DP 629133	(former) Video and dvd shop

(Lot 102 DP 629133)

2010 – to date Rozelle Village Pty Limited

2005 – 2010 Balmain Leagues Club Limited

1998 – 2005 Byers Properties Pty Ltd

1988 – 1998 Hugh Kirkpatrick Byers

(Lot 102 DP 629133 – CT Vol 14971 Fol 227)

1983 – 1988 Hugh Kirkpatrick Byers

(Lot 41 DP 421 – CT Vol 10468 Fol 59)

1972 – 1983 Hugh Kirkpatrick Byers

1967 – 1972 William Archibald Byers, butcher

(Lot 41 DP 421 – Area 12 Perches – CT Vol 431 Fol 27)

1918 – 1967 Bessie Byers, wife of butcher

1894 – 1918 William Parker, milling engineer

(1894 – 1967) (various commercial leases shown on CT Vol 431 Fol 27)

Rate Books For Darling Street, from the intersection with Weston Road to Waterloo Street plus 1 Waterloo Street**1908**

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	Charles Davis and Anne Davis	520		8/13/4
683	Alfred E Robbins	259		4/6/4
685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	John Hine	99		1/13

1909

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	James Burns	520		8/13/4
683	Alfred E Robbins	259		4/6/4
685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	330		4/2/4
693	As above	330		4/2/4
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1910

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	James Burns	520		8/13/4
683	Alfred E	259		4/6/4

	Robbins			
685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	247		4/2/4
693	As above	248		4/2/8
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1911

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1500	1280	21/6/8
673	As above	490	411	6/17
675	As above	490	412	6/17 /4
677	As above	490	412	6/17/4
679	As above	780	685	11/8/4
681	James Burns	650		10/16/8
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330	330	5/10
693	As above	330	330	5/10
695	George Chubb	594	594	9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612	612	10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1912

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1280		21/6/8
673	As above	411		6/17
675	As above	412		6/17 /4
677	As above	412		6/17/4
679	As above	685		11/8/4
681	James Burns	650		10/16/8
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	594		9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612		10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1913

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1280		21/6/8
673	As above	411		6/17
675	As above	412		6/17 /4
677	As above	412		6/17/4
679	As above	685		11/8/4
679a	James Burns	325		5/8/4
681	As above	325		5/8/4
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	594		9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612		10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1914

Street No.	Owner	UCV	ICV	Rate
	Dr Joseph Bott	3000	2400	40
	As above	700		6/17
	As above	435		6/17 /4
	As above	435		6/17/4
	As above	780		11/8/4
	James Burns	390		5/8/4
	As above	390		5/8/4
	Alfred E Robbins	499		6/7/4
	As above	499		6/7/4
	As above	499		6/7/4
	Thomas Morris Sinfield	495		6/7/4
	Thomas Sinfield	495		5/10
	As above	990		5/10
	William Parker Lease Hugh Byers	495		9/18
	William Parker Lease J Cammita	495		4/19
	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1915

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5
677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10

685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1916

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5
677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10
685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1917

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5
677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10
685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

14.0 ATTACHMENT C – RESUME

OUR PEOPLE

Gina's archaeological background has consolidated her strong research skills & ability to read the physical fabric. Gina has had experience in many aspects of cultural resource management working for both private and public sector organisations in Australia and overseas.

Qualifications

- Graduate Diploma in Heritage Conservation, University of Sydney, (presently enrolled)
- Bachelor of Arts with Honours Classical Archaeology & Historical Archaeology Majors University of Sydney (1996 – 2000)
Honours Thesis: Mediterranean Archaeological Survey
- Bachelor of Arts Ancient History Major Macquarie University (1993), transferred to University of Sydney (1995)

Professional Affiliations

- Founding Member, Society for Mediterranean Archaeology, University of Sydney
- Member, Australasian Society for Historical Archaeology

Special Competence

- Preparation of heritage assessments, archaeological assessments, heritage impact statements, archival recordings, conservation management documents, demolition reports and interpretation strategies for a variety of public & private sector clients
- Cultural resource management working for both public & private sector organisations in Australia and overseas
- Excavation & survey fieldwork including European historical post excavation research and analysis
- Office & project management, co-ordinating budgets & project timetables
- Archaeological project work, project documentation & artefact analysis
- Strong research skills and ability to read the physical fabric
- Mentoring students in cultural heritage via Society for Mediterranean Archaeology at Sydney University

Professional Experience

- Heritage Consultant, City Plan Services (2007-present)
- Archaeological Sub-Consultant (2002-2007)

Relevant Experience

- Archaeological Assessments, Darling Harbour sites, Sydney Harbour Foreshore Authority
- Heritage Impact Statement, Balmain Heritage Conservation Area, Balmain Village
- Conservation Management Plan, former Royal South Sydney Hospital
- Input into history, interpretation and some research for interpretation projects including the Heritage Interpretation Strategy of the Royal Rehabilitation Centre at Ryde
- Provision of Heritage Impact Statement reports and Heritage advice, BER 21 NBJP Public School Program (30 schools)
- Physical survey, Archaeological Assessment & Heritage Assessment, RTA for the Garfield Road West & East Upgrades in Riverstone.
- Heritage Impact Statement & Archaeological Assessments for
 - McDonalds Restaurants Australia,
 - 355 Church Street, North Parramatta
 - Sydneygate Blocks C and D, Waterloo
- Project Management, Archaeological Excavations & Archaeological Reports, former Macdonaldtown Gasworks site for RailCorp
- Heritage Assessments & Heritage Impact Statement for
 - Wyong Town Centre properties,
 - Parriwi Park, Mosman,
 - NSW Roads and Traffic Authority
- Conservation Management Plans for
 - Sydney Harbour Foreshore Authority,
 - for 73 George Street, The Rocks
 - 29 and 31 George Street The Rocks, amongst others.
- Conservation Management Plan Punchbowl Baby Health Centre, Canterbury Council
- Heritage Impact Statement and Conservation Management Plan former Minchinbury Winery, Minchinbury
- Heritage study tour, landscape surveys & recording historical structure & environments in Greece & Cyprus

9 ATTACHMENT B – HERITAGE ASSESSMENT 2005



Balmain Leagues Club Masterplan
Heritage Assessment

October 2005

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1 INTRODUCTION

1.1 BACKGROUND

City Plan Heritage has been engaged by the applicant, Balmain Leagues Club, to prepare the following Heritage Assessment. The brief consisted of a Heritage Assessment of the place with focus on the site included in the Conservation Area. This report will form the basis for a Heritage Impact Statement (HIS). This Assessment forms part of the Masterplan for the block bounded by Victoria Road, Moodie Street, Waterloo Street and Darling Street, Rozelle. (Figure 1) The actual site owned by the Balmain Leagues Club is also indicated on Figure 1.

The site is subject to the following heritage listings:

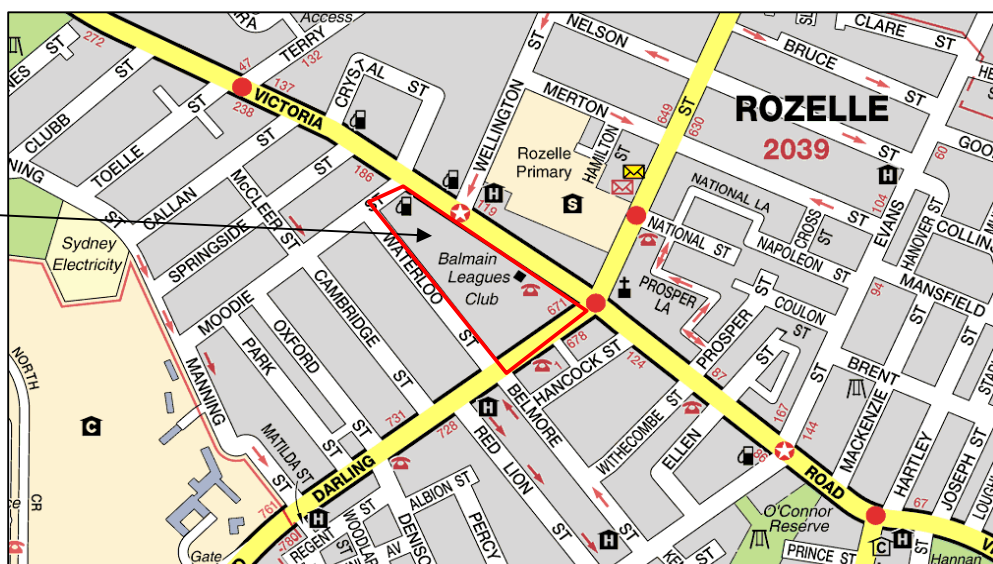
State Heritage Register: There are no buildings or works on the subject site that are on the State Heritage Register.

Heritage Item: There are no buildings or works on the subject site that are included as heritage items in the Leichhardt LEP 2000.

Conservation Area: The properties in the Masterplan site known on Darling Street are located within a Conservation Area under the Leichhardt LEP 2000. The remaining section of the site is not located within the Conservation Area, however is located adjacent to the Conservation Area and is in the vicinity of items of significance that have regional and State value.

1.2 SITE LOCATION

The subject site is located on the block bounded by Victoria Road, Moodie Street, Waterloo Street and Darling Street Rozelle. For a more detailed description of the site and its context, see Site Description and Context.



Location of Subject Site

1.3 METHODOLOGY

This Heritage Assessment has been prepared in accordance with the *NSW Heritage Manual* 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter 1999*.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Stephen Davies (Director). Andrew Starr, Heritage Consultant, has prepared the history of the site and has contributed to the overall report.

2 SITE DESCRIPTION AND CONTEXT

2.1 BACKGROUND

The Balmain Leagues Club (the Club) proposes to redevelop their land holdings to provide a new club, a supermarket, a fresh food market, two residential flat buildings, speciality shops and carparking. The proposed carparking will service the Club, neighbourhood shopping and the residential development. To achieve this aim the Club has prepared a Masterplan proposal for the entire block, including properties not owned by the Club. The aim is to achieve a redevelopment that will provide facilities for the club and associated facilities and accommodation to service the wider area of the Municipality.

2.2 SITE DESCRIPTION

The Masterplan site is trapezoid in shape, with frontages to Victoria Road and Waterloo Moodie and Darling Streets. It is occupied by:

- Commercial buildings in Darling Street, being Nos. 699 and 697, which are owned by the Balmain Leagues Club.
- The Balmain Leagues Club land, between Victoria Road and Waterloo Street, including the Club, the associated carparking and the building at 154 Victoria Street, which it surrounds.
- Commercial and residential premises in Victoria Road (South side) and Waterloo Street (North side) in private ownership, including No. 1 Waterloo Street owned by the Club.
- The service station at the western end of the block.



1. Darling Street, Rozelle looking to the western side, including the commercial premises in the Masterplan area.



2. No. 699 Darling Street



3. No. 697 Darling Street



4. Shop front for 699 Darling Street



5. Shopfront for 697 Darling Street



6. Laneway behind the Darling Street shops.



7. Rear of 697 and 699 Darling Street.



8. View looking south showing the relationship between the corner of Darling Street and Victoria Road, with the Club to the west.



9. Cottages at the western end of Waterloo Street. These cottages and the dwellings further north are not located within a Conservation Area however have a cohesive late 19th – early 20th century character. They differ to the dwelling on the Masterplan site as they present as a more cohesive streetscape.



10. Service Station on the corner of Moodie Street and Victoria Road.

3 HISTORY

3.1 BRIEF HISTORY OF ROZELLE FROM P.L REYNOLDS, ROZELLE PUBLIC SCHOOL: A CENTENARY CELEBRATION, 1978

Introduction

“Rozelle is the offspring of its parent suburb- Balmain. Granted to William Balmain in 1800 and first settled in 1836, Balmain extended from the harbour waters to a boundary line drawn between White’s Creek and present day King George Park. The western portion of this land became the suburb of Rozelle.

In 1860, Balmain's 300 residents secured the right to elect their own municipal council. The Council's limited finances narrowed its attention to the then already built up areas and so the sparsely populated "western end" became unavoidably neglected.

A dividing line was drawn across the peninsula in 1861, at Elliot, Reynolds and Crescent Streets. The area to the east of this boundary was designated a "towns police district" to be known as Balmain.

The land west of the boundary and up to the gates of the present day Callan Park became Balmain West.

Since the early days, the swamp ringed stretch of water on the peninsula's southern extremity, had been called Rozella (later Rozelle) Bay and it seems most likely that the suburb borrowed the bay's name.

It was the need for a new post office at the western end of the suburb however that actually brought about the name change. The imposing Balmain Post and Telegraph Office had been built in 1887 but, within a few months, the district's expansion decreed the necessity for erecting another large post office. As the increase in population occurred at Balmain West, the Post and Telegraph Department chose the junction of the two major thoroughfares, Darling and Weston (now Victoria) Roads, as the site of an impressive new Post Office.

In providing the additional service and as a means of preventing confusion with Balmain's central post office, the authorities proposed changing the name of the new building to the Rozelle Post Office.

Unexpected objections came from many factions, the most vocal being Balmain Council. At its meeting in November 1892, the Council voted 7-3 to insist that the new post office be called Balmain West Post Office. Other local citizens also banded together to form the "anti-Rozelle" group, and, looking for alternatives, suggested "Garryowen", the old name for Callan Park.

As the Postmaster General had the final authority in naming postal districts, however, the building was declared Rozelle Post Office on 1 December 1892 and it began service on 5 May 1894. Garryowen and Balmain West adherents had been defeated.

Confusingly, the name Balmain West continued to be the district's general description until the first few years of the twentieth century when it gradually became superseded by Rozelle – a designation it still holds.

3.2 BALMAIN WEST AT THE TURN OF THE CENTURY (20TH)

At about the same time as the Darling Street Superior School (Rozelle) reached its peak, a most significant event occurred which, when added to the construction of the Post Office, indicated that the western end of the peninsula had become recognised as an area of potentially dense development.

On 22 April 1892, the first steam tram arrived outside Darling Road Superior School.

The rugged Balmain topography had delayed any decision to provide the district with an efficient tram service but by a considerable engineering feat the line, skirting the Rozelle Bay swamps and avoiding the steep inclines, connected the corner of Darling Road and Merton Street with Forest Lodge. Later, in the same year, the tramway was extended to Gladstone Park.

The very fact that the transport authorities had been prepared to expend precious funds on this most difficult tramway is a measure of the massive population increase at the same time. Balmain West, as it was then still called, was much in demand. Land was plentiful and cheap and through the efforts of an advertising campaign promoted by an active land agent, Alfred Hancock, the district became a potential “own your own home” suburb.

By his “Homes for the People Scheme”, Hancock urged couples to emancipate themselves from rent and become their own landlords. To this end, he had purchased tracts of land close to Darling and Weston Roads which he subdivided into small lots and sold at two pounds deposit on easy terms with “immediate possession and assistance to build when required”.

Hancock, styled by some as the “Father of Balmain West”, attracted would-be purchasers of his land by describing the ample work opportunities in the area. Mort’s Dock was nearing the end of its first fifty years of ship-building and repair. The Balmain Colliery had recently begun hauling coal 300 feet beneath the harbour waters. Foreshore reclamation works and the levelling of Glebe Island for port facilities were in progress and many timber yards traded in the district. All these local industries made Balmain West a good place to live, where plenty of employment could be found within walking distance.

The new tram service also brought many workers from other suburbs to Balmain West as well as giving local residents an outlet to distant places of work. The City proper was a forty five minute journey away and the western end began to have a closer tie to Sydney than ever before. The end of the peninsula had formerly been the poor relation of the older and more established East Balmain. The many ferry wharves dotting the water’s edge at the eastern

end had linked Balmain to the City by a fifteen minute journey but the advent of the tram at Balmain West provided a new and direct, if somewhat time-consuming, connection with other suburbs.

With the population explosion, which in 1901 numbered 30,770 (double that of 1881), came larger more attractive shops. The junction of Darling Street and Weston Roads became a bustling shopping centre which drew people from the older parts of Balmain. The single steam tramway to Gladstone Park had been duplicated in April 1901 and many residents from the older Balmain areas chose to travel by it to the new shopping centre.

Among the new shops, Mr. J. E. O'Kelly, the draper and "ladies' friend" opened a new emporium opposite Darling Road Superior School. The opening (on the corner of National and Darling Streets) was a gala affair with a band playing on the balcony above the street. Refreshments were served to customers and there were plenty of sweets for "the little folk". Mr O'Kelly and his fellow shopkeepers were quite firm in their advertising that the western end shopping centre could match anything offered by the city shops.

In contrast with the busy commercial life, however, the passing of the Early Closing Act in 1900 made Balmain West after night fall "as dark and dreary as the faces of the shopkeepers". The Temperance movement having successfully launched a local candidate into State Parliament curtailed hotel trading hours and persons found swimming in the public's gaze were prosecuted as were those having the temerity to work on the Sabbath.

Increased industrial production brought associated pollution and the tramway works and maintenance turned the district into a dusty town ship.

Flocks of sheep driven along Weston Road to their gruesome destination at the Glebe Point Abattoirs often made the tram journey intolerably slow. Blood and offal from the Abattoirs were deposited along the shores of Rozelle Bay, making the area smelly.

These disadvantages however, did not deter many working class families from accepting Mr. Hancock's dictum that the purchase of his Balmain West land and a "short experience of thrift and self denial" would place them on the first rung of the ladder to prosperity.

3.3 ROZELLE IN 1978

Before the suburb's present revitalisation, many changes seriously affected its amenity. Upgrading of the Victoria Road (old Weston Road) traffic corridor in the late 1950s virtually sliced the suburb in two. Road widening made the corridor a nightmare of heavy traffic, often brought to a standstill in peak hours.

To make way for the gargantuan transport need, the long advocated road widening occurred in February 1959, bringing down the fine clock-towered post office that had given Rozelle its name. The city-bound traffic lanes now roar across what was once the suburb's Post Office.

The destruction of the Post Office leaves Rozelle School in pride of place in the history of the suburb; the sandstone front still exhibiting solidity and charm to a bustling Darling Street. Now sadly without Horbury Hunt's delightfully coloured glass windows, which fell prey to local hooligans' slingshots and Departmental economy, the 1878 building serves as a sentinel, guarding the school's origins. The Kemp and Wigram wings stand side by side doing duty in the cause of social education.

Ranking alongside the 1904 St Paul's Presbyterian Church building and opposite the much older village church of St Thomas, the sandstone façade of the School helps to form a group of historically significant buildings now listed in the Register of Australia's National Estate.

St Paul's has yet to reach its centenary but Rozelle Public School has now joined St Thomas' in being 100 years old."

It is noted that the buildings are currently 7 years older than when the article was written.

3.4 DEVELOPMENT OF THE BLOCK BOUNDED BY DARLING STREET, VICTORIA ROAD, MOODIE STREET AND WATERLOO STREET.

The area formerly known as West Balmain appears to have developed over two separate time periods.

Firstly, there was a rapid expansion of the area in the 1870s associated with a large increase in the local population. Workers were encouraged to purchase their own homes in the area. It was a feature that encouraged pride in the area. It was an area close to major local industries such as Mort's Dry Dock, timber yards and the Glebe Point abattoir. The retail section of Darling Street also appears to have had a wide range of owners and was not dominated by absentee landlords.

The subject section of Darling Street was well developed in 1885. A complex of four substantial shops appeared on the Sydney Metropolitan Detail series map of 1885 but a vacant lot stood beside them. Next door was a single shop. A terrace of four shops was located next to No. 697 Darling Street. No. 697 Darling Street was only partially developed at this time and consisted of two distinct lots consolidated under the same title in the 1910s. A small building was located on the northern side of the one site, and a larger shop located on the other. No. 699 was another small shop, a fishmongers, and Byers and Sons butchers shop was built next to the site of this small shop. They first rented the site before buying out

the fishmonger and extending their shop. The Sands Directory of 1884 shows the subject section of Darling Street had a wide variety of uses. Tenants included R. H Bennet butchers, F.G. Dunks and Co. undertakers, Thomas Sinfield carpenter and T. King boarding house. There was another boarding house on this section of Darling Street as well as two stonemasons, a French polisher, a blacksmith, carpenter and drapers. There was a blend of retail and light industrial uses a distinctly different character to the present streetscape.

The character of both Waterloo Street and Weston Street also was one of mixed uses in the 1880s. Waterloo Street had a larger proportion of residential use while Weston Street was dominated by light industry such as blacksmithing. In 1880 only three entries were listed between Moodie and Darling Street on Weston Road. They were the Edwin Glassop Temperance Cottage, Theopollus Murray, shipwright and Mrs. E Murray, general store.

Maps obtained from the Metropolitan Water Board show detail of the development in the area. One is dated 1895 and relates to Weston Road. The others are not dated and show Waterloo Street and Victoria Road after the road widening in the late 1950s and 1963 when buildings in Victoria Road were demolished for the construction of the Balmain Leagues club in 1963. So maps were possibly made between 1958 and 1963.

The map shows one large building on the site of 140 Victoria Road, a free standing dwelling at No. 142 and a terrace of five houses Nos. 144, 146, 148, 152 and 154. Another freestanding house is at No. 154. Four semi-detached are located at Nos. 156, 158, 160 and 163 Victoria Road.

In Waterloo Street a freestanding dwelling is shown at No.1 in 1895 and also on the later maps. At no. 2 is another freestanding detached dwelling with front and rear verandahs. Two semi detached cottages are shown at Nos. 5 and 7 Waterloo Street. A freestanding dwelling is shown at No. 9. A building is shown standing on a large block next door. The site has no street number and may be a small factory or commercial enterprise. Nos. 11, 13, 15 and 21 are freestanding houses Nos. 17 and 19 are semi detached cottages.

The map dates the construction of sewer lines between 1900 and 1902. A blue plan of 31/8/1961 shows similar details. The section of Darling Street between Victoria Road and Waterloo Street is fully developed. The Byers' Building is divided into two shops by this time.

The second period of the development of the section of Darling Street between Waterloo Street and Weston Road occurred between 1900 and 1930. It appears that many of the original buildings were replaced by new buildings. In the case of Byers and Sons, a small timber shop was replaced by a new shop of double width built in brick with a rendered façade with a parapet, now known as **No. 699 Darling Street**. I have been unable to establish an

exact construction date but it appears to have been built in the late 1910s or early 1920s. Hugh Byers bought the adjoining site now **No. 697 Darling Street** in 1919 and in the early 1920s a two storey building was constructed. A photograph dated 1922 from the collection of the Mitchell Library shows the original façade of the building. There was signage for Pollock Brothers & Co. Furniture Warehouse and for a Billiard Parlour, the initial tenants. The shop windows featured decorative Art-Deco fanlights above the plate glass shop windows. These features have been altered in later renovations. The shopfront is currently divided and two shops operated from the premises. Many of the other buildings near the subject site appeared to be constructed around this time. An exception is No. 701 which was constructed C. 1900.

The Balmain Leagues Club was opened in 1963. It is built on land acquired between 1960 and 1963. The site was further expanded in 1968 when a number of properties in Waterloo Street were purchased for a carpark. A number of small cottages were demolished on the site, but on Weston Road, which had been renamed Victoria Road, were the buildings of light industrial businesses. Stanley Leichhardt Swinnerton of Five Dock, a brass moulder owned the site in the 1920s and possibly operated a small foundry. In Waterloo Street an area bought to develop a carpark had formerly been a blacksmiths, before becoming the factory of a tailor. The widening of Victoria Road had a major impact on the area in the late 1950s. The Rozelle Post Office was demolished at this time and the appearance of the area changed. Victoria Road was subject to heavy traffic and this isolated the southern side of the retail commercial area of Rozelle. This isolation has led to the area being largely ignored in recent local histories. However the area is undergoing a rapid change. It is being transformed into a prestigious food, retail, and restaurant district. This transformation was led by restaurants like Tetsuya's and by boutique food outlets such as Herbie's Spice Shop.

The combination and variety of the buildings' styles, scale, facades and height contribute to the streetscape of Darling Street between Victoria Road and Waterloo Street, which has a high degree of aesthetic significance. The buildings also have historical significance as evidence of the area's subdivision pattern and also specifically of the Byers family who are associated with Nos 1 Waterloo Street, 697 Darling Street and 699 Darling Street. The facades of the two buildings in Darling Street have facades that have a high degree of integrity, especially above awning height. Below the awnings there has been some compromise to the shopfronts. The shopwindows at 697 have been replaced by new windows and stallboards. The tiling in front of 699 has been replaced by new tiles but window size has been retained. No. 1 Waterloo Street has little integrity. It is a brick building of the 1960s and has low aesthetic value. It has a degree of historic significance because of its relationship with the Byers Family and Co.

3.5 THE BYERS FAMILY

Extract from Local Newspaper of the 1930s. Collection Garry Byers

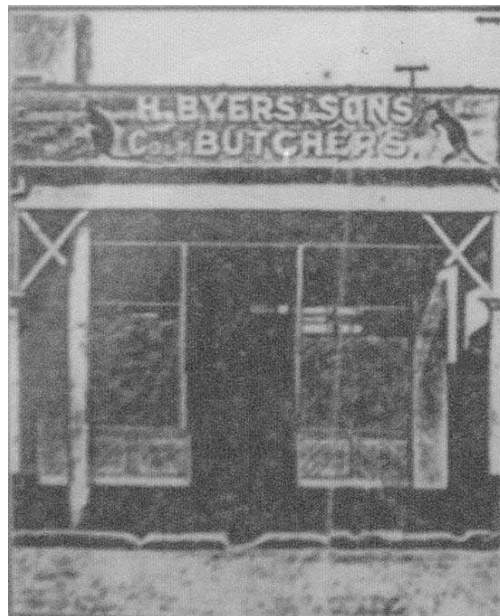
'Thirty years have elapsed since Mr. Hugh Byers first opened a Butcher Shop in the district known as Rozelle. At the time the business was small, the population scanty and hard to find. These conditions have changed. The population has grown, and a corresponding increase has taken place in the business. The firm (which is now known as H. Byers and Sons) has grown with the district, and their business is one of the largest in the suburbs of Sydney. Every provision has been made for effectively coping with the requirements of the trade, a first class cooling chamber, supplied by one of Budge's Compressors, has been erected, the power supplied by the local council. In the main shop four revolving fans are constantly in motion, and reduce the temperature from twelve to twenty degrees below ordinary heat. The business which at first was small and opened to meet requirements of the few residents, has expanded and grown till Byers and Sons are known far and wide as wholesale and retail butchers. During thirty years residence in Rozelle, while conducting a large and flourishing business, attending markets and buying and selling, Mr. Hugh Byers has identified himself with every movement for the progress of our district, and many less fortunate have found him a helper and friend. His general good nature has carried him through seasons prosperous and adverse, with a cheerful word to all, and though carrying more weight than many, Mr. Byers is still going strong and hearty, with every prospect of continuance, and the good wishes of the community go with him.'

The history of the three sites on or adjacent to Darling Street, owned by the Club, vary, but all have a relationship to the fortunes of the Byers family. Hugh Byers moved to Sydney from Ballarat, Victoria. He became the manager of the Glebe Island Abattoir, a position he held for a number of years before he saw an opportunity to start a business of his own. Hugh Byers opened a butcher shop that both had a wholesale and retail aspect. First the business ran from 699 Darling Street. The premises were rented. The shop was and still is single storey. The appearance of the shop front in past photos suggests that it may still be the same building with an altered shopfront. Hugh Byers bought the property and then later in 1919 bought the vacant land next door at 697 Darling Street. On this land he built the Byers' Building, an investment property designed for the generation of rental income. There were a variety of tenants for this building which was completed in 1922. It operated as Pollock's Furniture Store, who was the original tenant. The upper floor was a billiard saloon. Subsequent uses have been chemist, grocers and lingerie factory.

The Balmain Leagues Club purchased 697 Darling Street in 1999 and the remaining Byers properties in 2005.



11. Photograph 1922 approx Shop front 699 and 697 and Byers and Sons vans.



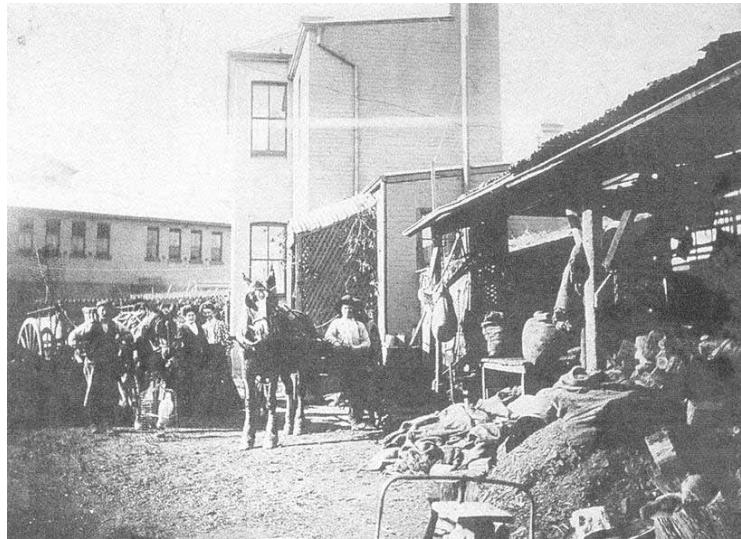
12. The original shopfront of Byers and Sons. Collection of Garry Byers



13. The Byers' Building in 1922 showing its first tenants, Pollock Bros and Co and Smith's Billiard Parlour. The original shopfront of the building has been replaced. The decorative fanlights above the shop windows have been removed. Small Picture File Mitchell Library



14. Photograph view looking from the corner of Darling Street and Victoria Road from the collection of Balmain Leagues Club



15. Photograph from collection of Balmain Tigers shows a previous tenant of their site.



16. View from the corner of Darling Street and Victoria Road, looking east and showing the impact of the widening of what was Weston Road for Victoria Road. Late 1950's- early 1960's.

No. 1 Waterloo Street was a house until the 1960s, when it was bought by the Byers family and demolished. It was one of a row of similar workers' cottages that were also demolished to

provide the space for the Balmain Leagues Club Carpark. No.1 Waterloo Street is now a refrigerated warehouse for Byers and Son Butchers. Byers and Sons have sold all three of the buildings to the Balmain Leagues Club. They are moving their factory warehouse to Regents Park and closing the retail side of their business.



17. No1 Waterloo Street, Rozelle

3.6 HISTORY BALMAIN TIGERS

The Balmain Tigers are one of the foundation teams of the NSW Rugby League. The league was founded in 1908 and was formed because of a dispute between players and the administration of the NSW Rugby Union over pay. The Rugby Union wanted to preserve a pure amateur status for the sport while some players were finding it difficult to afford to play the game as it meant sacrificing working hours to play. Balmain were a competitive team and won their first premiership in 1915. Their home ground was the Birchgrove Oval where they played until 1933 before moving to Leichhardt Oval. Balmain have won titles in 1915, 1916, 1917, 1919, 1920, 1924, 1939, 1944, 1944, 1946, 1947 and 1969. They are current premiers (2005) in a joint venture arrangement with the Western Suburbs Magpies. They were runners up in 1909, 1936, 1945, 1948, 1956, 1964, 1966, 1988 and 1989.

Balmain Rugby League Club was formed at a meeting in Balmain Town Hall on 23 January 1908. On the 20 April 1908 Balmain played its first match in the NSWRL premiership, defeating Wests 24-0 at Birchgrove Oval. Balmain captain Robert Graves captained Australia to a 25-5 win in the deciding test of the Trans- Tasman series. Balmain forfeited the 1909 premiership final to Souths after a dispute concerning the staging of the match. Balmain finished the 1915 season as unbeaten premiers – the first club to do so in the history of the game. In 1917 the Tigers won their third consecutive premiership entitling the club to retain the trophy. On 29 July 1924, Balmain defeated Souths in the final 3-0. It was the first match broadcast on radio.

The Balmain Leagues Club went into a decline in the 1990s. They suffered from an ageing playing list and by not being able to afford most talented young players. The small area of Balmain and Rozelle, although the heart of the club, meant it could not raise the same revenue as other clubs, especially Brisbane and Manly. The club changed its name to the Sydney Tigers to attract new members and an increased following outside a narrow suburban area in 1994. They were last that year and a move to Parramatta was unsuccessful. In 1997 the Super League staged a break away competition. The Tigers retained loyalty to the NSW Rugby League playing under their old name of Balmain. The club returned to Leichhardt but in 1999 economics forced the Club into a joint venture with Wests and the Club is now the Wests Tigers. This move has led to a successful premiership campaign.

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3.8 THE SUBJECT SITE: HERITAGE CONSIDERATION

The Masterplan site contains a number of properties. It is considered that it is not necessary to evaluate in detail the significance of all the properties in the block.

The Leagues Club has been modified over time since its erection in 1963 and the site also includes the carpark structure, the open carpark and the Engineering premises at No.154 Victoria Road. None of these buildings or carparks has heritage significance in terms of built fabric.

Emphasis is given to Nos. 697 and 699 Darling Street, as they are included in the Balmain Conservation Area.

The other dwellings, not included in the redevelopment site and not owned by the Club, but within the Masterplan site that are of interest, as they late 19th c or early 20th c dwellings or commercial premises, are the small shop and two dwellings on Victoria Road and the dwellings in Waterloo Street, all between the Club's carpark and the service station.

The history, above, identifies the dates for the Darling Street properties and the general development of the area.

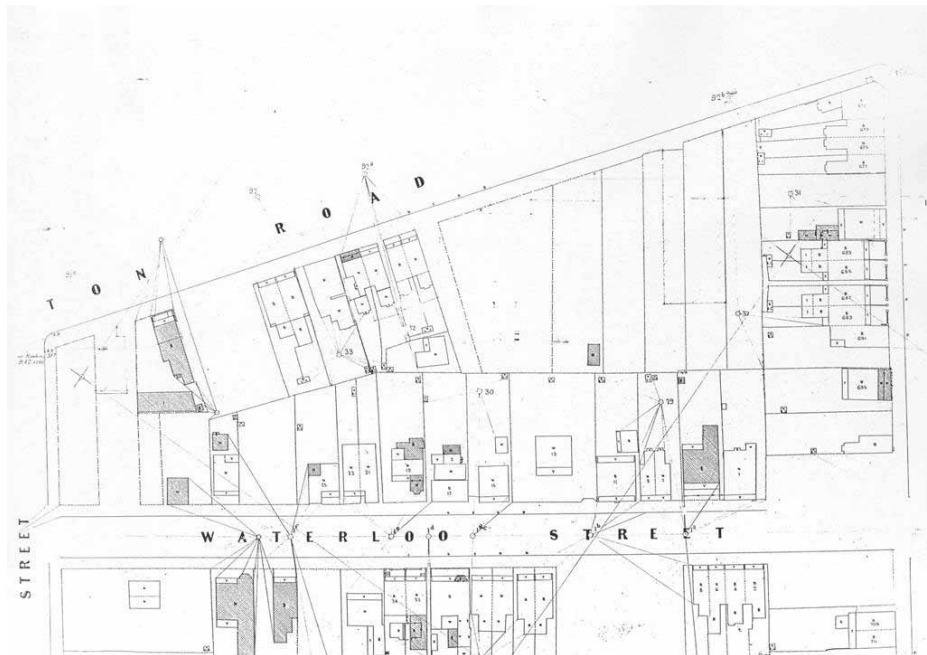


Fig.2 The 1895 MWSB Map for the subject Masterplan area.

4 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESSMENT CRITERIA: 697-699 DARLING STREET, ROZELLE

No. 699 Darling Street, Rozelle

The following assessment of significance has been conducted in accordance with the NSW Heritage Assessment criteria endorsed by the NSW Heritage Council ('Assessing Heritage Significance', *NSW Heritage Manual*).

- a) *an item is important in the course, or pattern, of the local area's cultural or natural history*
 - ◆ The subject shop is an early 20th c shop that represents the gradual growth of the local shopping strip. It is one in a continuous row of shops that define the character of the Rozelle shopping centre south of Victoria Road.
- b) *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*
 - ◆ the building is associated with the Byers family who have carried out a wholesale and retail butcher business on the site for three generations.
- c) *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area*
 - ◆ The building has the same parapet detail, above the awning, from the early 20thc however does not have its original shopfront. The side walls may be original however the interior has undergone many changes since the shop was erected. The aesthetic contribution is to the row of continuous shopfronts in this section of Darling Street that exhibit their original design styles.
- d) *an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons*
 - ◆ The building does not satisfy this criterion.

- e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history
 - ◆ the building itself is unlikely to assist in this regard, beyond its presence in the streetscape. The documentary evidence is available.
- f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history
 - ◆ The building does not satisfy this criterion.
- g) an item is important in demonstrating the principal characteristics of a class of the local area's
 - cultural or natural places; or
 - cultural or natural environments
 - ◆ The building is representative of its time and is part of the continuous row of shops erected from the late 19th to the early 20th c.

No. 697 Darling Street, Rozelle

The following assessment of significance has been conducted in accordance with the NSW Heritage Assessment criteria endorsed by the NSW Heritage Council ('Assessing Heritage Significance', *NSW Heritage Manual*).

- a) *an item is important in the course, or pattern, of the local area's cultural or natural history*
 - ◆ The subject shop, erected c1920, represents the gradual growth of the local shopping strip. It is one in a continuous row of shops that define the character of the Rozelle shopping centre south of Victoria Road.
- b) *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*
 - ◆ the building is associated with the Byers family who erected the building as an investment property and have carried out a wholesale and retail butcher business on the adjoining site for three generations.

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

- ◆ The building has much of its detail, above the awning, from the early 20thc. The fenestration pattern has been changed since its construction. The building does not have its original shopfront. The side walls may be original however the interior has been reconstructed. The aesthetic contribution is to the row of continuous shopfronts in this section of Darling Street that exhibit their original design styles.

d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

- ◆ The building does not satisfy this criterion.

e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

- ◆ the building itself is unlikely to assist in this regard, beyond its presence in the streetscape. The documentary evidence is available.

f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

- ◆ The building does not satisfy this criterion.

g) an item is important in demonstrating the principal characteristics of a class of the local area's

- cultural or natural places; or
- cultural or natural environments
- ◆ The building is representative of its time and is part of the continuous row of shops erected from the late 19th to the early 20th c.

4.2 STATEMENTS OF SIGNIFICANCE

The existing shop at **699 Darling Street, Rozelle** is an early twentieth century commercial building. It represents a typical shop, with parapet, that forms part of the late 19th and early 20thc commercial shopping strip of Rozelle. The association with the Byers meat business is an important social connection as it was erected, and subsequently extended, by the Byers

for their meat business and has been continuously occupied by the family for three generations.

The existing shop at **697 Darling Street, Rozelle** is an early twentieth century building. It represents a typical shop, with parapet, that forms part of the 19th and early 20th commercial shopping strip of Rozelle. The association with the Byers meat business is a minor social connection as it was erected as an investment property by the Byers.

4.3 PERIOD GROUPS IN VICTORIA ROAD AND WATERLOO STREET

The Masterplan site contains two groups of buildings that have period characteristics but are not part of the development site for the Club proposal. These dwellings and one commercial premises are varied in style but represent the period of development from the late 19th century to the early twentieth century. None of the buildings is exceptional and most are degraded by a change of materials or additions.

Victoria Road

No. 168- early 20th c façade to a workshop for motorcycles. There is little fabric of significance remaining within the premises. The façade provides a key to its date but the building does not reach the threshold for listing.

Nos. 170 and 172 are a pair of attached dwellings of late Victorian style. They are located on the 1895 Metropolitan Water Board Map. (Refer Fig.2) The area originally had a number of Victorian terraces however the area has been altered over time and many of the original dwellings have been demolished.

No.174. A late Federation style double fronted cottage. This cottage is representative of its period and does not reach the threshold for listing.



18. Nos. 168, 170, 172 & 174 Victoria Road, Rozelle

Waterloo Street

No. 21. This two storey timber dwelling appears to have a second storey extension to a once single storey cottage. It has been significantly altered or rebuilt and has no heritage significance. It appears as a neutral building in the streetscape.



19. No 21 Waterloo Street

No. 23. The single storey early twentieth century dwelling is a representative example of its type. It has had a large extension to the western side of the site and to the rear. It does not reach the threshold for heritage listing.



20. No. 23 Waterloo Street

No. 25. This single storey timber cottage was possibly erected in the late 19th c/early 20th c however has been much altered, including the insertion of aluminium windows, and reclad. It has been degraded aesthetically and does not reach the threshold for listing.



21. No. 25 Waterloo Street

5 ISSUES, CONSTRAINTS AND OPPORTUNITIES

The following section briefly outlines the issues, constraints and opportunities for the site based on the significance and condition of the place, good practice guidelines for heritage conservation, statutory constraints and the stakeholder issues. Issues, Constraints and Opportunities relate to the following matters:

- Significance;
- Condition;
- Obligations Arising from the Burra Charter;
- Statutory and Non Statutory Regulations;
- Stakeholder Requirements; and
- Other Issues including: Access, Services, Security, Curtilage, Archaeology and Interpretation.

5.1 ISSUES

The issues for the Masterplan site relate to the desire of the Club to redevelop the site in a comprehensive manner. The block, the subject of the Masterplan, has been generally degraded in terms of the building stock and the environmental amenity for the existing dwellings, except for the Darling Street frontage.

5.2 CONSTRAINTS

- 1) The site is subject to the current statutory controls of Leichhardt Council and any works to the site requires consent from the Council.
- 2) A Heritage Impact Statement is required to be submitted to the consent authority as part of any development application to assess the impact of proposed works on the Conservation Area and heritage items in the vicinity of the proposal.

5.3 OPPORTUNITIES

The area has been subject to a great deal of change since it was settled in the early 19th c. The history of the area, above, outlines the extent to which the particular area has been altered over time. The development of the Club in the 1960's, the road widening along Victoria Road, the provision of services such as the service station and the gradual demolition of the housing stock have all contributed to the poor aesthetic and environmental amenity of the area. The opportunity exists in this area for a redevelopment that provides for high quality residential and commercial infill. The Darling Street frontage provides a consistent wall of commercial premises that screens the site in terms of the containment of the Conservation Area character.

In terms of the Burra Charter, the site provides for opportunities to conserve the important heritage fabric within the Conservation Area and for the erection of new contemporary development on the non significant sites. There are no sites, with the exception of those in Darling Street, that may not be demolished and/or redeveloped having regard to the assessment above. The few dwellings remaining of period character are degraded or are simply representative buildings of their period and have lost their context within the streetscape.

City Plan Heritage

October 2005

APPENDIX

HISTORICAL SOURCES

History of 697, 699 and 1 Waterloo Street

Sands Search

The Sands Directory was a register of the residents and businesses of Sydney which was published annually from the mid 1800's to 1933. It was a tool used to locate people and business in much the same way as the telephone book and yellow pages are used today. The increased ownership of telephones removed its importance. Used with land title information additional facts about the history of the site can be determined, such as whether the property was owner occupied or rented, and when buildings were built.

1 Waterloo Street

1932	William Singleton
1928	William Singleton
1923	William Singleton
1922	William Singleton
1921	William Singleton
1920	Mrs. Turner
1919	William Duncan
1918	William Duncan
1916	Joseph Embornine
1912	William Coulter
1908	William McIvor (dealer)
1904	Peter Hine (sail maker)
1901	Peter Hine (sail maker)
1899	Peter Hine (sail maker)
1895	Frederick W. Wilson
1891	Frederick W. Wilson
1887	Peter Hines Dairy Keeper
1884	Frederick Shepherd, Dealer

699 Darling Street

1932	Byers and Sons Ltd (butchers)
1923	Byers and Sons
1922	699a Byers and Sons
1921	699 a Byers and Sons
1920	699 a Byers and Sons

1919 699 a Byers and Sons
 1917 699 a Byers and Sons
 1916 Street renumbered, 697 a Byers and Sons
 (699 was 701 & 703 R. Wood Grocer and Mrs. Randal Fish Shop)
 1908 697 Byers and Sons
 1904 697 Llewellyn F Fishmonger and Byers and Sons, butchers
 1902 697 Llewellyn F Fishmonger and Byers and Sons, butchers
 1901 697 Llewellyn F Fishmonger No listing for Byers
 1899 697 Llewellyn F Fishmonger
 1895 Hills A.F. Stationer
 1895 no street number
 Waterloo Street
 T. Barry Fishmonger
 A. Olsen, sign writer "Worksop Cottage"
 Thomas Sinfield, carpenter
 Suttons Buildings
 Samuel Clark shipwright

697 Darling Street

1932 697a Stuart James billiard saloon
 697 McFee .T, grocer
 1928 697a Stuart James billiard saloon
 Lockhard . H & Co. furniture warehouse.
 1923 697a James Smith billiard saloon
 697 Pollock Bros. and Co.
 1922 No listing presumably built in 1922 Was told by Garry Byers that the building was built
 as an investment by his grandfather and before that time was vacant lot.
 1917- 1920 No listing for No. 697
 1916 697 George Russo, fruiterer
 1912 695 George Russo
 1908 George Druyve
 1904 George Druyve
 1901 695 Henry Marler (fruiterer)
 1899 695 Henry J Marler
 1895 J. Smith (butcher)
 1891 John Martin Butcher

Nearby Buildings

At 707 Darling Street was the Rozelle Police Station and the office of the Assistant Deputy
 State Electoral Registrar.

The station was first listed in Sands in 1901

The Rozelle Primary School is a listed item. It was designed by Horbury Hunt and opened in 1878. The school was expanded in 1880 due to overcrowding and a new wing designed by William Edmund Kemp.

Rate Books From Weston Road to Waterloo Street plus 1 Waterloo Street

1908

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	Charles Davis and Anne Davis	520		8/13/4
683	Alfred E Robbins	259		4/6/4
685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	John Hine	99		1/13

1909

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	James Burns	520		8/13/4
683	Alfred E Robbins	259		4/6/4

685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	330		4/2/4
693	As above	330		4/2/4
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1910

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	760		12/13/4
673	As above	354		5/18
675	As above	354		5/18
677	As above	354		5/18
679	As above	678		11/6
681	James Burns	520		8/13/4
683	Alfred E Robbins	259		4/6/4
685	As above	259		4/6/4
687	As above	259		4/6/4
689	As above	259		4/6/4
691	Thomas Sinfield	247		4/2/4
693	As above	248		4/2/8
695	George Chubb	495		8/5
695a	William Parker	264		4/8
697	As above	264		4/8
699	Robert Wood	300		5
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1911

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1500	1280	21/6/8
673	As above	490	411	6/17
675	As above	490	412	6/17 /4

677	As above	490	412	6/17/4
679	As above	780	685	11/8/4
681	James Burns	650		10/16/8
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330	330	5/10
693	As above	330	330	5/10
695	George Chubb	594	594	9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612	612	10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1912

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1280		21/6/8
673	As above	411		6/17
675	As above	412		6/17 /4
677	As above	412		6/17/4
679	As above	685		11/8/4
681	James Burns	650		10/16/8
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	594		9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612		10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1913

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	1280		21/6/8
673	As above	411		6/17
675	As above	412		6/17 /4
677	As above	412		6/17/4
679	As above	685		11/8/4
679a	James Burns	325		5/8/4
681	As above	325		5/8/4
683	Alfred E Robbins	382		6/7/4
685	As above	382		6/7/4
687	As above	382		6/7/4
689	As above	382		6/7/4
691	Thomas Sinfield	330		5/10
693	As above	330		5/10
695	George Chubb	594		9/18
695a	William Parker	297		4/19
697	As above	297		4/19
699	Robert Wood	612		10/4
1 Waterloo St	Mrs. Martha Wilson	99		1/13

1914

Street No.	Owner	UCV	ICV	Rate
	Dr Joseph Bott	3000	2400	40
	As above	700		6/17
	As above	435		6/17 /4
	As above	435		6/17/4
	As above	780		11/8/4
	James Burns	390		5/8/4
	As above	390		5/8/4
	Alfred E Robbins	499		6/7/4
	As above	499		6/7/4
	As above	499		6/7/4
	Thomas Morris Sinfield	495		6/7/4
	Thomas Sinfield	495		5/10
	As above	990		5/10

	William Parker Lease Hugh Byers	495		9/18
	William Parker Lease J Cammita	495		4/19
	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1915

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5
677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10
685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1916

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5

677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10
685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha Wilson	99		18

1917

Street No.	Owner	UCV	ICV	Rate
671	Dr Joseph Bott	2400		40
673	As above	700		7
675	As above	435		7/5
677	As above	435		7/5
679	As above	780		13
681	James Burns	390		6/10
683	As above	390		6/10
685	Alfred E Robbins	499		8/6/4
687	As above	499		8/6/4
689	As above	499		8/6/4
691	As Above	499		8/6/4
693	Thomas Morris Sinfield	495		8/5
695	Thomas Sinfield	495		8/5
697	William Parker	990		16/10
699	William Parker	495		8/5
701	William Parker	495		4/19
703	Robert Wood	1080		18
1 Waterloo St	Mrs. Martha	99		18

	Wilson			
--	--------	--	--	--

Land Title Search

The land of the site of all three of the subject buildings was part of a land grant to William Balmain of 550 acres, granted 26 4 1800.

Primary Application 4110 shows a later subdivision of the estate 12 April 1875. William Henry Paling and John Starling owned in West Balmain:

Lot 2 section 45, 1 acre, 3 roods and 30 perches,

Lot 3 section 45, 1 acre, 2 roods and 30 perches

Lot 3 section 46, 1 acre, and 2 roods

Lot 10 section 46, 1 acre, and 2 roods

Lot 1 section 36 , 1 acre and 20 perches

Lot 14 section 12 ,

Lot 8 section 11 1 acre 2 roods 24 perches

Lot 3 section 16 1 acre 2 roods and 25 perches

Lot 2 section 46 1 acre 2 roods

Lot 11 section 46 2 acres and 20 perches

Title of 697 Darling Street

Torrens Tile Vol 446 Folio 133

Shows Joseph Farrelly of Balmain a boot and shoe maker as purchasing 12 perches of the site, now 697 Darling Street, on 18 August 1879. The property was transferred to Thomas Turner of Balmain on the 20 June 1882. The property was next transferred to George Clubb of Balmain, auctioneer on 27 October 1892. The property was transferred to William Parker of Sydney Engineer on 18 September 1893. The property was then sold to Hugh Byers of Rozelle, butcher on 17 April 1918. The property was leased to James Smith of Rozelle Billiard Saloon 1922. Lease to Stuart Pollock furniture dealer on 2 March 1923. Lease to Hobart Derwent Tasman Jackson of Rozelle furniture warehouseman of ground floor of the building known as the Byers Building 23 June 1923. Lease to Thomas McFee grocer 9 January 1931. Lease to Gladys Lillian Smith, wife of James Smith of Enmore, club manager of the second floor 7 October 1932. Title transferred to Bessie Byers of Rozelle, widow, 25 January 1938. Title transferred to William Archibald Byers on 18 January 1944. Lease to Michael John Hackett of Rozelle clerk of first floor premises 22 Oct 1948. Lease to George Rose of Kensington tailor and Dimitra Rose his wife on 25 March 1959. Lease to Julian Lingerie Pty Ltd of first floor on 27 March 1958. Lease to James Conolly of Chatswood chemist of 697 Darling Street 22 May 1966. Lease to Stephen Knitting Mills Pty Ltd of the whole first floor Known as 697a Darling Street Rozelle 11 July 1963. Title transferred to Hugh Kirkpatrick Byers. Then transferred to Fernleigh Estates Pty Limited on 20 4 1983 (a company owned by the Byers Family). The three properties 697 Darling Street, 699 Darling Street and 1 Waterloo

Street were all held by the Byers family until they were sold to the Balmain Leagues club in 2005.



Balmain Leagues Club Masterplan
Heritage Impact Statement

October 2005

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1 INTRODUCTION

1.1 BACKGROUND

City Plan Heritage has been engaged by the applicant, Balmain Leagues Club, to prepare the following Heritage Impact Statement. The proposal is for a Masterplan for the entire block bounded by Darling Street, Victoria Road, Moodie Street and Waterloo Street, Rozelle.

The Masterplan proposal is to:

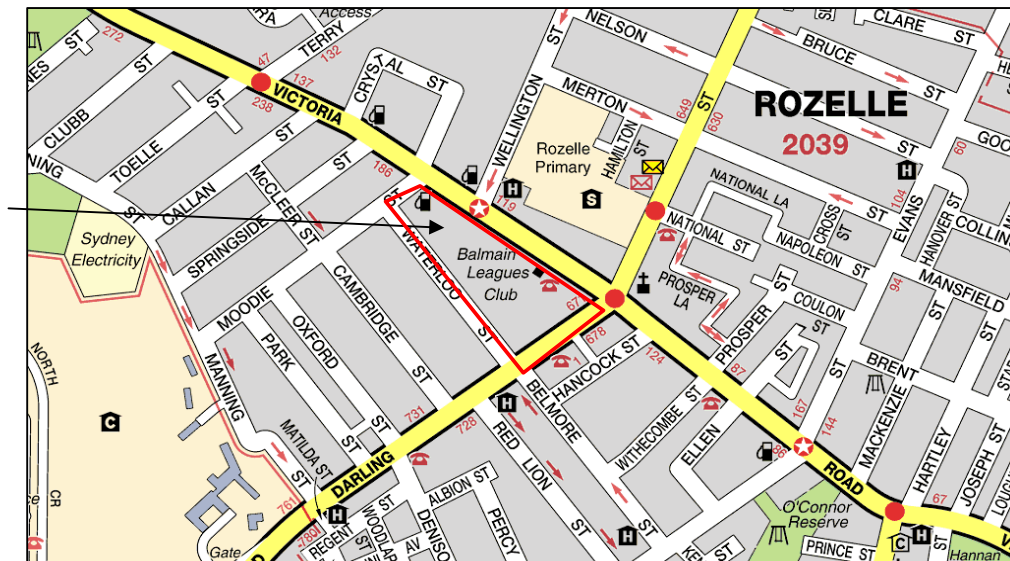
- Demolish the existing Balmain Leagues Club, including all structures currently in its ownership.
The items proposed to be demolished include the existing shop premises at Nos. 697 and 699 Darling Street, Rozelle.
- Provide for a plan of proposed uses for the entire block, including a new club premises, higher density residential developments, a supermarket and speciality stores.

The proposal has been designed by dKO Architecture. The subject site is located partly within a Conservation Area. There are no individually listed items within the Masterplan site however there are heritage items in the vicinity of the proposal.

This 'Heritage Impact Statement' should be read in conjunction with the associated 'Heritage Assessment' for the site as the history and statements of significance are not repeated in this document.

1.2 SITE LOCATION

The subject site is located on the block bounded by Victoria Road, Moodie Street, Waterloo Street and Darling Street Rozelle. For a more detailed description of the site and its context, see Site Description and Context.



Location of Subject Site

1.3 SITE DESCRIPTION

The Masterplan site is trapezoid in shape, with frontages to Victoria Road and Waterloo Moodie and Darling Streets. It is occupied by:

- Commercial buildings in Darling Street, being Nos. 699 and 697, which are owned by the Balmain Leagues Club.
- The Balmain Leagues Club land, between Victoria Road and Waterloo Street, including the Club, the associated carparking and the building at 154 Victoria Road, which it has exchanged contracts to acquire.
- Commercial and residential premises in Victoria Road (South side) and Waterloo Street (North side) in private ownership, including No. 1 Waterloo Street owned by the Club.
- The service station at the western end of the block.

The history of the site has been outlined in the Heritage Assessment.

1.4 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter 1999*. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Leichhardt Local Environmental Plan 2000, and the Leichhardt DCP.

1.5 AUTHOR IDENTIFICATION

The following report has been prepared by Stephen Davies, Director.

2 SITE DESCRIPTION AND CONTEXT

2.1 SITE DESCRIPTION

A detailed description of the site and its heritage significance has been outlined in the Heritage Assessment.

The Masterplan site is trapezoid in shape, with frontages to Victoria Road and Waterloo Moodie and Darling Streets. It is occupied by:

- Commercial buildings in Darling Street, being Nos. 699 and 697, which are owned by the Balmain Leagues Club.

- The Balmain Leagues Club land, between Victoria Road and Waterloo Street, including the Club, the associated carparking and the building at 154 Victoria Street, which it has exchanged contracts to acquire.
- Commercial and residential premises in Victoria Road (South side) and Waterloo Street (North side) in private ownership, including No. 1 Waterloo Street owned by the Club.
- The service station at the western end of the block.

2.2 SITE CONTEXT

The subject site is located within the Suburb Profile Area, as set out in the DCP, of 'Rozelle Commercial Neighbourhood'. In terms of the Masterplan site the following description from the suburb profiles is relevant:

'This area centres on the intersection of Victoria Road and Darling Street. The neighbourhood comprises the length of Darling Street from Park Street to Norman Street. Along Victoria Road the neighbourhood extends from the City West Link Road to Clubb Street. The neighbourhood forms a rough cross at the south west end of the Balmain peninsula. The description states Darling Street, south west of Victoria Road, has remained largely unchanged. The area has an established two storey scale with occasional larger buildings, and the predominant style of buildings is two storey with shops at ground level and residences above. The architecture is mostly late Victorian with some early 20th century Federation styled buildings. On the northwest of Darling Street, the Balmain Leagues Club makes a significant impact on the streetscape with a three storey bulk for the full depth of the lot. This contemporary building is an aggregate style of commercial premises which is further compromised by the addition of mobile phone antennas along the western edge of the roof.'

On Waterloo Street the subject site is adjacent to the 'Callan Park Neighbourhood'. 'The scale of the neighbourhood is predominantly single storey with some two storey dwellings located along Cambridge and Waterloo Streets along the top of the Balmain ridge. The materials used in construction along the top of the ridge tend to be painted masonry with tile roofs mixed with simpler timber and iron cottages. This ridge area is characterised by late Victorian housing with more ornate finishes, arched openings, stained glass and ornate cast iron balustrades on verandas.'

3 HISTORY

Refer to the 'Heritage Assessment', an associated document prepared by City Plan Heritage for the history of the precinct included in the subject site Masterplan.

4 ASSESSMENT OF SIGNIFICANCE

The significance of the buildings and the area has been undertaken in the 'Heritage Assessment', which is a separate document, however it is worth providing an overall Masterplan Area statement for the purposes of understanding the impact of the proposal.

4.1 STATEMENT OF SIGNIFICANCE

The Block bounded by Darling Street to the east, Victoria Road, to the north, Moodie Street to the west and Waterloo Street, to the south, is an area that was predominantly developed in the late 19thc and early 20th c with mixed residential and commercial development. The opportunity for redevelopment of non – residential land for the Balmain Leagues Club and the widening of Victoria Road created an environment of change that has left the Darling Street streetscape relatively intact and the rest of the block fragmented, with a few poor quality residences side by side with the Leagues Club, associated carparking and the petrol station. The area, except for the Darling Street streetscape, has therefore little aesthetic significance and the principal association in social terms is with the Leagues Club itself. The adjoining areas are generally high quality residential areas with a defined character. The relationship of the site with the significance of the Rozelle/Balmain peninsula has been severely eroded by the widening of Victoria Road and the increased amount of traffic.

5 THE PROPOSAL

The Plan specifies:

- ◆ Maintaining the existing controls for the Darling Street section of the block, except for Nos.697 and 699 Darling Street, owned by the Club.
- ◆ Residential and retail development along the Waterloo Street alignment of the block. Medium density residential development is proposed along Waterloo Street.
- ◆ A new club premises, new supermarket, new fresh food market and a leisure centre are proposed across the existing club owned land.
- ◆ 7 levels of residential development is proposed above level 1 of the club/commercial premises.
- ◆ Commercial and residential development on the Moodie Street alignment, including access to and from the basement carpark.

- ◆ Commercial , carparking access, retail and club use on the Victoria Street alignment of the block.
- ◆ A new pedestrian bridge to link the north and south sides of Victoria Road, approximately half way along the block.

6 HERITAGE IMPACT ASSESSMENT

6.1 STATUTORY CONTROLS

The properties along Darling Street are located within a Conservation Area, as gazetted under the Leichhardt Local Environmental Plan 2000. They are subject to the Leichhardt DCP 2000.

6.2 LEICHHARDT LEP (2000)

The proposed works involve the demolition of two existing buildings in Darling Street, being Nos. 697 and 699 Darling Street and construction of a new entrance from Darling Street to the proposed Club, residential buildings and shopping precinct on the land owned by the Balmain Leagues Club and outlined in detail in the Masterplan application. The Darling Street buildings are within a Conservation Area and the site is located within the vicinity of Heritage Items, being:

- ◆ Rozelle Public School
- ◆ St.Paul's Church- Neighbourhood Centre
- ◆ Former Westpac Bank- 661 Darling Street
- ◆ Former Police Station- 707 Darling Street
- ◆ York Buildings- 678 Darling Street

At a more regional level the proposal may be visible from parts of:

- ◆ Callan Park Conservation Area and Buildings.

The map of the Conservation area, including the items of heritage in the vicinity of the proposal, is at Attachment A.

The Heritage Inventory Sheets from the NSW Heritage Office website are at Attachment B.

The proposal is addressed in two ways in this report, below.

The first is the consideration of the impact of the proposal on the buildings in the Darling Street section of the Conservation Area between Victoria Road and Waterloo Street- Belmore Street, and particularly Nos. 697 and 699 Darling Street, as they are the subject of the development site and have been assessed as contributory items in the Heritage Assessment.

This does not mean that they cannot be significantly altered however their contribution to the Darling Street streetscape and conservation area must be carefully analysed in relation to the relevant clauses of the LEP. This is analysed in terms of the LEP and DCP controls.

Secondly, the issue of curtilage in relation to the heritage items in the vicinity must be considered. (Refer Section 6.4)

Leichhardt LEP 2000

LEP (2000), CLAUSE (16)	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
(7) Consent must not be granted for development on land in the vicinity of a heritage item, unless the consent authority has made an assessment of the effect the carrying out of that development will have on the heritage significance of the heritage item and its setting as well as on any significant views to and from the heritage item.	<ul style="list-style-type: none"> It is considered that the proposed works will have no detrimental impact upon the significance of the nearby Heritage Items. The Heritage Items are generally separated by Victoria Road and Darling Street from the subject site. The subject site will have no impact on curtilage of the Heritage Items. The high visibility of the proposal must be differentiated from negative heritage impact. The issues of visibility and impact are discussed below under Section 6.4 'Curtilage'.
(8) Consent must not be granted for the demolition, reconstruction, adaptation or erections of a building, the carrying out of a work, or the subdivision of land, within a conservation area unless the consent authority has made an assessment of the extent to which the carrying out of the development would affect the heritage significance of the conservation area, with particular regard to: Nos. 697 and 699 Darling Street and 1 Waterloo Street, Rozelle. No 1 Waterloo Street has been identified as having no heritage significance and the other two buildings, 697&699, as contributory buildings, are proposed to be demolished to provide for an open entrance from Darling Street to the new retail, residential and Club site behind the Darling Street buildings. They will be replaced by two portal buildings on either side of a passageway.	
a) the heritage significance of any building, work, relic, tree or place, archaeological site or potential archaeological site or aboriginal site that would be affected, and the contribution it makes to the conservation area,	<p>The only properties with surveyed heritage significance on the proposed development site are Nos. 697 and 699 Darling Street as they are considered to be contributory items within the conservation area.</p> <ul style="list-style-type: none"> The significance of the subject sites has been assessed and they are of contributory value to the conservation area. The buildings are

LEP (2000), CLAUSE (16)	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	<p>representative of their period and the period of development of Darling Street Rozelle. They complement the general height and scale of the Conservation area and have the typical characteristics of the streetscape, including parapet form and awnings with associated shopfronts.</p>
<p>b) the compatibility of the proposed development with the conservation area, including the size, form, scale, orientation, siting, materials, landscaping and details of the proposed development.</p>	<p>Size: The size of the proposal is satisfactory however the demolition of the 697 and 699 is at issue.</p> <p>Form: The proposed buildings are a contemporary infill. The two separated structures are not the appropriate form in this location.</p> <p>Scale: The scale is sympathetic to the adjoining buildings and streetscape.</p> <p>Orientation: The orientation is typical of buildings in the street.</p> <p>Siting: The setbacks maintain the prominence of the contributory elements in the streetscape.</p> <p>Materials: The proposal employs a palette of contemporary materials. As this is a Masterplan application the details of new infill are not available. The idea of a new infill using contemporary materials is satisfactory in principle in conservation areas however the proposal to demolish the subject buildings completely is considered unsatisfactory.</p> <p>Landscaping: Details of landscaping have not been provided at this stage of the application.</p> <p>Details: The proposal is openly contemporary in its style. It is considered desirable for new elements in a Conservation Area to be contemporary in style so the original and contributory elements remain identifiable and the authenticity of the Conservation Area building stock is maintained. Alterations and additions to the buildings should use contemporary details</p>

LEP (2000), CLAUSE (16)	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	where appropriate.

6.3 LEICHHARDT DCP (2000)

The following tables address the relevant section of the DCP.

CLAUSE (A)7.0 HERITAGE CONSERVATION: PRINCIPLES	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
To protect, conserve and enhance Leichhardt's heritage, and ensure that appropriate changes to this heritage take place in an appropriate manner	<ul style="list-style-type: none"> The proposal is for a major redevelopment that has wider implications than the impact on the heritage conservation area and heritage items in the vicinity. The site is a visible one and the implications of new development and its implications on planning and urban design in the Rozelle area have been detailed in associated reports submitted with the application. The issue here is that although the Masterplan site encompasses part of a larger conservation area the proposed development site only affects directly three properties in the conservation area. It is within the Rozelle Commercial Neighbourhood – Suburb Profile of the DCP and this is considered below.

The Leichhardt DCP (as amended, March 2003) deals with Leichhardt Council's Conservation Areas and identifies distinctive neighbourhoods with particular characteristics and desirable attributes. The following table addresses the relevant DCP Controls for the Rozelle Commercial Neighbourhood.

DCP (2000) – ROZELLE COMMERCIAL NEIGHBOURHOOD: CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
DESIRED FUTURE CHARACTER	
URBAN FORM	

DCP (2000) – ROZELLE COMMERCIAL NEIGHBOURHOOD: CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
DESIRED FUTURE CHARACTER	
URBAN FORM	
<ul style="list-style-type: none"> ◆ To improve the streetscape amenity by encouraging improved design and layout of buildings as well as increased attention to site usage, signage and ancillary uses. 	<ul style="list-style-type: none"> • The subject Masterplan site is fragmented and poorly occupied in terms of uses, buildings, access and carparks. The proposal provides for the improvement in amenity in circulation and the opportunity to activate the rear of the Darling Street shops. Waterloo Street and Victoria Road are presently scarred by carparking. The proposal provides the opportunity to redefine the street frontages to accord with the DCP.
<p>Promote a mix and variety of uses and building styles that enhance and contribute to the character and identity of the neighbourhood whilst protecting significant prominent buildings and the townscape.</p>	<ul style="list-style-type: none"> • The Masterplan provides for active street frontages for all four streets. The proposed housing in Waterloo Street will provide a contemporary complement to the higher quality period dwellings on the southern side of the street. Victoria Road will have a well defined and architecturally designed frontage that will activate the street and have an integrated architectural presence.
<ul style="list-style-type: none"> ◆ promote a residential/commercial mix in the retail part of the neighbourhood by allowing shop top residential development subject to density and streetscape controls. 	<ul style="list-style-type: none"> • The commercial strip along Darling Street will be retained in the proposed Masterplan.
<ul style="list-style-type: none"> ◆ maintain the predominant bulk, scale and siting of buildings consistent with adjoining development and the neighbourhood generally. 	<ul style="list-style-type: none"> • The predominant scale and bulk of the Darling Street commercial area will be maintained. The proposal is to increase the scale of the buildings over the rest of the Masterplan site. This will provide increased residential densities and improved retail facilities. The scale will be related to the siting of the different components of the development. The scale and bulk will not

DCP (2000) – ROZELLE COMMERCIAL NEIGHBOURHOOD: CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
DESIRED FUTURE CHARACTER	
URBAN FORM	
	<p>decrease the visual amenity of Darling Street. The proposal will be visible partly from Darling Street but not in such a way to diminish an appreciation and understanding of the significance and development of the area. The proposal will be very visible from Waterloo Street- the Callan Park Neighbourhood, however the proposed new dwellings on the Masterplan site will provide a compatible residential character in terms of the overall streetscape. The Callan Park Neighbourhood residential area is not within a Conservation Area.</p>
BUILDING ELEMENTS	
<ul style="list-style-type: none"> ♦ maintain and enhance the character of the area by retaining original buildings where appropriate and keeping new development complementary in architectural style, form and materials. 	<ul style="list-style-type: none"> • It is proposed to demolish two buildings assessed as being contributory to the Conservation Area. The retention of the facades of these buildings should be explored.
<ul style="list-style-type: none"> ♦ retain traditional shopfronts and reinstate shopfront elements including awnings and balconies where relevant. 	<ul style="list-style-type: none"> • The two shopfronts relating to the buildings at 697 and 699 Darling Street have been altered and there is no heritage reason to retain them. There is the opportunity to vary the shopfronts below the awning to allow access to the new commercial development behind the Darling Street frontage.
ECONOMIC VIABILITY	
<ul style="list-style-type: none"> ♦ promote the continuing development of the Neighbourhood and encourage land uses and development that contribute to the needs of the local community. 	<ul style="list-style-type: none"> • The proposal will promote the vitality of the neighbourhood and provide for the local community. It will invigorate the Darling Street shopfronts and shop top uses. The proposal provides the opportunity to redevelop the

DCP (2000) – ROZELLE COMMERCIAL NEIGHBOURHOOD: CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
DESIRED FUTURE CHARACTER	
URBAN FORM	
	<p>whole site and integrate development that is currently in poor condition, unattractive and often with poor amenity. This is possible in this location without detriment to the surrounding established residential neighbourhoods and the conservation area.</p>
<ul style="list-style-type: none"> ◆ promote a greater connection and cohesion between the north-eastern and south-western portions of Darling Street. 	<ul style="list-style-type: none"> • The Masterplan proposes a new link between the north-eastern and south western portions of Darling Street in the form of a pedestrian overpass across Victoria Road. It is considered that the pedestrian bridge will not impact on the significance of the conservation area or the heritage items in the vicinity. The bridge is located well away from the intersection of Victoria Road and Darling Street and this is the most sensitive section of the area in terms of the heritage significance. • The rear of the Rozelle Public School will not be detrimentally affected by a bridge in this location as the pattern and form of development and the historic setting was removed when Victoria Road was widened.
<ul style="list-style-type: none"> ◆ enhance and promote the viability and potential for a range of non-commercial activities and services that compliment the core of the Rozelle neighbourhood and its surrounds. 	<ul style="list-style-type: none"> • The proposal has the ability to achieve this objective.

6.4 CURTILAGE

It is important to establish the significance of 'curtilage' in terms of items in the vicinity of the proposal.

The issues of setting and curtilage are important in relation to the current proposal. The NSW Heritage Office has published Guidelines on 'Heritage Curtilages'. In the guidelines the term "Heritage Curtilage" means the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- Land which is integral to the heritage significance of items of the built heritage: or
- A precinct which includes buildings, works, relics, trees or places and their setting.

It is important to differentiate curtilage and setting as they have implications for the legal protection of places.

The Guidelines provide for 4 types of curtilage:

- *Lot Boundary Heritage Curtilage*
- *Reduced Heritage Curtilage (less than the boundary)*
- *Expanded Heritage Curtilage, (views and visual relationships) and*
- *Composite Heritage Curtilage, (other items that may have a homogeneous character)*
- The Guidelines state that "The most common type of heritage curtilage comprises the boundary of the property containing the heritage item as shown on the lot plan. While this option will not protect heritage significance adequately in all cases, most suburban dwellings of heritage significance will not require any other sort of heritage curtilage."

It is considered that the curtilage for protection for the subject heritage items varies. The heritage items are considered below in terms of the impact of the proposal.

No formal definition is given of "setting" in the Guidelines, although these are mentioned in the section on 'Managing Curtilages'.

Statutory Controls

Places can be protected by Statutory Controls such as REP's, LEP's and DCP's.

The subject properties are not listed on a REP or the subject of a DCP. They are subject to the provisions of the LEP in that they are included in 'Schedule 2 Heritage Items' and are subject to the provisions of **Clause 16(7) Development in the vicinity of a heritage item.**

It is stated that the clause extends to the effect the development will have on its setting as well as any significant views to and from the heritage item.

It is argued that the heritage significance of the items is related to their history, the extant fabric and the curtilage of the building and the lots. There is not an argument that relates the

building to a wider setting, other than the immediate grouping in terms of the conservation area.

Council has not established guidelines for the properties under a DCP and the wider setting has not been included in a statement of significance that may guide applicants with regard to proposals in the immediate vicinity.

It is important here to emphasise the current definition that curtilage relates to a line on a map. The curtilage for the heritage item is the lot boundary and therefore the visual curtilage would have to be located within the lot. It is considered that there is no such thing as a “visual curtilage” because it is usually the case that the visual ‘catchment’ of an item or place goes well beyond its legal borders into other people’s property or public land. The setting outside the lot is important however it is considered that this should be defined in the LEP, DCP or Statement of Significance if it is to be relevant under this clause in the LEP.

Consideration must relate to established significance and the level of that significance. For example, if the building was built to viewed from the water such as Elizabeth Bay House as a ‘Marine Villa’ then the setting and views to and from the water would be considered appropriate. These matters are incorporated in the South Sydney LEP in clause 50 ‘Development in the vicinity of Elizabeth Bay House’.

Parramatta, Newcastle, North Sydney and Campbelltown (Macquarie Field House) all have specifics related to views and/or heights etc.in relation to heritage items and areas.

It is worth noting that there has been considerable discussion on ‘curtilage’ and ‘setting’ on the ‘NSW Heritage Advisors Network’, an informal information and communication user group that provides advice and feedback amongst the heritage profession. The conclusion I have reached, assisted by the discussion, is that if it matters enough it needs to be in a LEP/REP and/or a DCP - and clearly defined eg.: mapped, photographs with height control lines/key views marked by boxes etc, so that there can be no uncertainty about what is being conserved.

I consider ‘Setting’ is more akin to a ‘visual catchment’ and can vary, depending on the viewing point of the observer. It constantly changes as the observer moves around the place. In practical terms, one can limit it and define it from a fixed and defined public viewing point (or points). While it can be defined by a line on a map or plan, it is of little value if it embraces other properties (private or public) which are not prepared to be bound by controls that a heritage authority or a Council may wish to apply within it. It is therefore not a curtilage.

The visual catchment has generally been defined as the Conservation Area for the purposes of heritage controls. The subject proposal does not fall within the Conservation Area for the most part. The area within the Conservation Area will maintain the same scale and bulk as is allowed within the controls for the area.

- ◆ In the subject proposal, the heritage items of the group of the *Former Westpac Bank, the Rozelle Public School and the St. Paul's Neighbourhood Centre* are related to their location and in terms of Darling Street relate strongly to the Conservation Area and the visual catchment of the immediate streetscape. The Masterplan site is visible from the rear of some of these properties however the significance and understanding of the place is not dependent on the visual catchment in this regard. The distance and change in relationship of the area over the years through the Victoria Road widening and the change in character of the existing Club premises has diminished any urban form connection.
- ◆ The *York Buildings* are located on the corner of Victoria Road and Darling Street, opposite the Masterplan site. The setting here is related to the strong two storey urban form of the commercial shopping strip. The proposed development will be visible from the corner however the predominant impact is the immediate streetscape. The appreciation of the buildings as heritage items and their relationship to the conservation area will not be diminished by the proposal.
- ◆ The *Former Police Station* on the corner of Wellington Street and Darling Street is not located in the Conservation Area. The streetscape becomes more varied south of Waterloo Street and the significance of the former Police Station is related historically to the area rather than being an integrated aesthetic component in the streetscape. It has its own scale and form and does not relate to the wall of two storey shop premises. The proposed development will not impact an appreciation of its contribution to the local area or to Darling Street. It is here where the curtilage is related to the lot boundary and shares the expanded boundary in terms only of the association with the development of Darling Street and Rozelle, rather than being an integrated component in architectural terms.
- ◆ The proposed development site has been viewed from the *Callan Park Conservation Area and Buildings*. In terms of the 'setting' the proposed development on the Masterplan site will not be visible from most parts of the site. Where it will be visible it will be negligible in terms of the skyline view. In other words, it will not impact on the appreciation of the landscaped nature of Callan Park and the appreciation of its leafy setting.

6.5 'DESIGNING IN CONTEXT' THE RAIA INFILL GUIDELINES

Designing in Context: Guidelines for Infill Development in the Historic Environment produced by the RAI and the NSW Heritage Office provides Design Criteria for New Development in an Historic Context which should be considered by designers, applicants and assessors

01. CHARACTER DESCRIBE THE FACTORS WHICH CONTRIBUTE TO THE CHARACTER OF THE HISTORIC CONTEXT, INCLUDING:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
topography of site and its surroundings;	<ul style="list-style-type: none"> The proposal will be visible in terms of its prominent location on the slope of the Rozelle hill. This is inevitable however it is a suitable site due to its history and existing building stock which can accommodate the proposal.
distinctive landscape elements and quality;	<ul style="list-style-type: none"> There are no existing landscape elements of significance to consider.
street and subdivision patterns;	<ul style="list-style-type: none"> The proposal does not change the street pattern. The subdivision pattern of the area has been subject to change over time and is not significant, other than the sites along Darling Street and these are not proposed to be changed.
date and style of built form;	<ul style="list-style-type: none"> The built form is varied, as is the scale of the existing development.
views, vistas and skylines;	<ul style="list-style-type: none"> The views to the proposed site will be changed by the proposal. Some of these views are from the Conservation area, however due to the changed nature of this section of Victoria Road over time the scale and the form of the development will relate to a discreet site in a varied townscape. The cohesion of the neighbouring residential areas will not be affected by the proposal.
uses;	<ul style="list-style-type: none"> The proposed uses will complement the existing neighbourhood and are encouraged by the DCP.
Consistency or repetition of above factors.	<ul style="list-style-type: none"> There is little consistency in this section of the neighbourhood. The site has been developed

01. CHARACTER DESCRIBE THE FACTORS WHICH CONTRIBUTE TO THE CHARACTER OF THE HISTORIC CONTEXT, INCLUDING:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	over time to be a discreet area of larger scaled elements, such as the club itself, the carparking structures and the service station.

02. SCALE DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
scale of buildings	<ul style="list-style-type: none"> The scale of the residential buildings will be larger than presently exists, however as explained above in terms of current development and the opportunity in terms of curtilage arguments, this is acceptable.
building and wall heights	<ul style="list-style-type: none"> The building and wall height will not change along Darling Street and in heritage terms this is the most important qualification.
massing	<ul style="list-style-type: none"> The massing of the proposal is acceptable in terms of its impact on the adjacent conservation area as it sets back from the boundary to have little impact on the historic streetscape.
Proportions	<ul style="list-style-type: none"> The proposal is not developed to the appropriate detail to consider this matter as it is currently at Masterplan stage.
rhythm of buildings and landscape	<ul style="list-style-type: none"> As above.
floor-to-floor heights and relationship to ground or street plane;	<ul style="list-style-type: none"> The relationship of the proposal to the streets is appropriate and the details will be developed to ensure the appropriate fit.
modulation of walls, openings and roof planes in response to the scale of neighbouring buildings;	<ul style="list-style-type: none"> This relates mostly to continuous terrace and dwelling rows. The conservation of the façades of the Darling Street buildings will

02. SCALE DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	ensure the appropriate modulation is maintained.
transition between different heights (for example, through the use of setbacks)	<ul style="list-style-type: none"> • The transition of heights is appropriate for the location and the view lines.

03. FORM DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
roof form and skyline — ridge and parapet lines, roof slopes, punctuation by party walls, chimneys and lanterns or skylights;	<ul style="list-style-type: none"> • The new development will be contemporary in form. There will be a great deal of articulation and the massing will be appropriate to give a well modulated structure to the site.
proportion and number of openings; solid to void ratios; relationship between internal and external spaces.	<ul style="list-style-type: none"> • The detail for this will be provided at the development application stage.

04. SITING DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
predominant setbacks — front, side and rear;	<ul style="list-style-type: none"> • The setbacks will reinforce the traditional relationship of the buildings to the area and will conform to the provisions of the DCP.
orientation and address of buildings;	<ul style="list-style-type: none"> • The buildings will clearly address all street frontages in a formal manner.
location and dimensions of driveways and garages and design strategies to reduce their visual and physical impact	<ul style="list-style-type: none"> • The access from Moodie Street and Victoria Road will be more discreet and will reduce the current proliferation of driveways onto Victoria

04. SITING DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
on the streetscape;	Road. Traffic can move more efficiently and safely.
retention of views and vistas to and from the new development, across townscape or landscape	<ul style="list-style-type: none"> • No significant views in heritage terms will be detrimentally affected by the proposal.
retention of natural features of significance;	<ul style="list-style-type: none"> • Not applicable.
retention of significant archaeological remains;	<ul style="list-style-type: none"> • .Not applicable.
quality of spaces created between existing and new	<ul style="list-style-type: none"> • This is a matter of detail for the Development Application.

05. MATERIALS AND COLOUR DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
response to predominant materials, textures and colour palette - harmonious, complementary, contrasting	<ul style="list-style-type: none"> • To be determined at the DA stage.
commensurate quality of new materials;	<ul style="list-style-type: none"> • As above
qualities of light and shadow	<ul style="list-style-type: none"> • As above
hierarchy of material use (for example, solid masonry base and lightweight upper levels);	<ul style="list-style-type: none"> • As above
relationship between skeleton or structure and skin	<ul style="list-style-type: none"> • As above

06. DETAILING DESCRIBE THE RELATIONSHIP BETWEEN THE PROPOSED NEW DEVELOPMENT AND THE CONTEXT, IN TERMS OF THE FOLLOWING DESIGN CRITERIA:	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
response to distinctive details of neighbouring existing buildings reinterpretation in contemporary materials, contrast;	<ul style="list-style-type: none"> • The new link into Darling Street should be redesigned to have regard to the significant fabric of the elevations of the buildings at 697 and 699. New materials may be used in the arcade/link. The overall scheme will benefit from the architects contemporary use of materials and style.
relationship of new fences, garden walls, planting and landscape elements to important existing details;	<ul style="list-style-type: none"> • Not applicable.
unobtrusive design of new service elements, such as solar panels and water tanks	<ul style="list-style-type: none"> • To be determined.

6.6 'STATEMENTS OF HERITAGE IMPACT' (NSW HERITAGE MANUAL)

The following table addresses the proposal in relation to relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to demolition of a building or structure.

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
Have all options for retention and adaptive re-use been explored?	<ul style="list-style-type: none"> • Although the demolition of Nos. 697 and 699 Darling Street is not necessary for the proposal to succeed the significance of the buildings lies much within their form and scale. There has been much change to the internal fabric and the ground level shopfronts and there is a lot of flexibility to alter the buildings to facilitate the new linkage.

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	<ul style="list-style-type: none"> • Yes- the new development can be located behind the facades.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	<ul style="list-style-type: none"> • Demolition of the facades of the subject buildings is not essential.
Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If no, why not?	<ul style="list-style-type: none"> • Yes. The matter is under consideration.

7 CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered that the proposal will not impact on the surrounding neighbourhoods in a negative manner and there will be negligible impact on the nearby heritage items. It is considered that the significant elements of Nos. 697 and 699 Darling Street can be retained. The overall proposal demonstrates a positive opportunity for the planning of the area, with having regard to the existing heritage context, and is therefore recommended to Council for approval.

CITY PLAN HERITAGE

October 2005

Map of area showing Conservation Area and Heritage Items in the vicinity

ATTACHMENT A



Heritage Items in the vicinity of the subject site: Heritage Inventory Forms

ATTACHMENT B