

Kogarah Golf Club Redevelopment – Concept and Early Works SSDA (SSD-84467726)

Statement of Heritage Impact

Final Report

Prepared for Stockland Development Pty Limited

25 March 2026

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File name:	43696.13-19A.Marsh.Street.Arncliffe.SoHI.FIN01.20260325
Citation:	(Biosis Pty Ltd 2025a) Kogarah Golf Club Redevelopment – Concept & Early Works SSDA (SSD-84467726) Statement of Heritage Impact. Report prepared for Stockland Development Pty Limited. Author: Ahmed, S. Biosis Pty Ltd, Sydney, NSW. Project no. 43696

Document control

Version	Internal reviewer	Date issued
Draft Version 01	Claire Nunez	17/12/2025
Final Version 01	Ashley Bridge	25/03/2026

Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Stockland Development Pty Limited: Daniel Lorenzetto.

Biosis staff involved in this project were:

- Olivia Williams (mapping).
- Claire Nunez and Ashley Bridge (quality assurance).

Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Summary

This Statement of Heritage impact (SoHI) has been prepared for Stockland Development Pty Limited to accompany a State Significant Development Application (SSDA) (SSD-84467726) for a Concept Masterplan and Early Works associated with the Kogarah Golf Club Redevelopment. The project is located on land identified as 13-19A Marsh Street, Arncliffe New South Wales (NSW) (the site/the study area).

The Concept and Early Works SSDA seeks consent for an overarching Concept Masterplan that establishes maximum building envelopes, Gross Floor Area (GFA), land uses, and other parameters through Urban Design Guidelines and technical reporting. It also seeks consent for the carrying out of Early Works to facilitate the initial site preparation and infrastructure works required to support future development and publicly accessible open space.

The proposed development will be assessed in accordance with Part 4 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act).

Scope of assessment

This report addresses the relevant Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-84467726, as outlined in Table 1 below:

Table 1 SEARs compliance table

	SEARs requirement	Report section / response
General requirement	Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures	This report and the Historical Archaeological Assessment (HAA) report.

This report has been prepared in accordance with the *Guidelines for preparing a statement of heritage impact.*[1]. This report assesses the impacts of the proposed project on the heritage significance of environmental heritage (heritage items or heritage conservation areas listed on a statutory heritage list). The objectives of this SoHI have been to:

- Confirm if there is environmental heritage in the study area.
- Identify any heritage items or heritage conservation areas in the vicinity of the study area.
- Assess the proposed project's potential impacts on the heritage values of heritage items.
- Recommend measures to mitigate any significantly adverse heritage impacts on items of environmental heritage.

[1] DPE 2023a

Proposed project

The Concept and Early Works SSDA seeks consent for the following:

- Concept Masterplan to support the staged delivery of the Kogarah Golf Club Redevelopment, including:
  - Maximum building envelopes, including maximum building heights and minimum building setbacks;
  - Maximum Gross Floor Area (GFA) up to 343,250m2, comprising:
    - 3,250m2 of GFA (FSR of 1.25:1) on Lot 31 DP1231486; and
    - 340,000m2 of GFA on Lot 100 DP1231954.
  - Conceptual primary land uses, including:
    - Block 1 – Mixed-use and advertising structures;
    - Block 2 – Logistics and mixed-use;
    - Block 3A – Logistics;
    - Block 3B – Logistics; and
    - Block 3C – Logistics and Data centre.
  - Urban Design Guidelines to guide future development of the built form and public domain.
  - Strategies and mitigation measures to manage potential environmental impacts.
- Early Works to support the future delivery of built form and publicly accessible open space, including:
  - Site preparation works, comprising:
    - Demolition of existing structures;
    - Clearing of existing vegetation;
    - Remediation works; and
    - Bulk earthworks, including ground improvement and flood mitigation works.
  - Site servicing and infrastructure works, including:
    - Construction of the Flora Street East extension consistent with Item 3 of the executed Voluntary Planning Agreement with Bayside Council;
    - Construction of stormwater infrastructure; and
  - Construction and augmentation of service and utility infrastructure as necessary.

For a detailed description, refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

Summary of impacts to environmental heritage

This report has assessed the heritage impacts of the proposed development on the heritage significance of environmental heritage (heritage items listed on a statutory heritage list). Under the provisions of clause 5.10(5) of the Bayside LEP, the impacts of development on the heritage values of heritage items that are near the development must be assessed.

Increased development along Cooks River may affect long-distance sightlines and reduce the spatial openness when viewed from the Alexandra Canal. However, the views from the Canal are already interrupted by the interruption of the Airport Drive motorway bridge between the study area and the heritage item. While the skyline view will change, it will be consistent with high rise development that is already in the vicinity of the study area. The proposed development is unlikely to adversely impact the heritage values of the Alexandra Canal.

While no direct impact to fabric is anticipated, the works have potential to influence the heritage setting of the SWSOOS –through changes to curtilage, visual character and contextual legibility. Similarly, surrounding landscape change, service installation and future built mass may visually dominate the SWSOOS corridor, softening its utilitarian character and reducing clarity of its linear footprint. However, based on the current proposed scope, the overall heritage impact is expected to be minimal, and the location of Pemulwuy Park immediately adjacent to the SWSOOS, allows for a visual separation for most of the length of the heritage item. In relation to the SWSOOS, the proposal is unlikely to directly affect original sewer fabric. If measures are taken to conserve the immediate landscape around the SWSOOS then the proposed development is unlikely to adversely impact the heritage values of the SWSOOS.

The proposed works will not impact the heritage values of the Commonwealth Water Pumping Station, which is located approximately 1.4 kilometres from the site and lies outside the visual catchment and curtilage of the development area. Due to the large SWSOOS infrastructure and streets trees, the proposed works will not be visible from, nor have visually impact tot other heritage items listed above. Overall, impacts are expected to be primarily indirect and setting-based, with no physical impact.

Summary of impacts to environmental heritage

To ensure the proposed works do not adversely impact the significance, setting, or visual integrity of nearby heritage items, two recommendations have been identified. These recommendations are intended to avoid, minimise, or manage potential impacts through appropriate design responses and landscape treatments. The recommendations outlined below aim to preserve the heritage values of the site and its surroundings while allowing for the sensitive integration of the proposed development within its context.

Recommendation 1 Heritage advice

Additional heritage advice should be sought in the preparation of any future detailed development applications, for phases of the proposed development that are immediately adjacent to the SWSOOS, to ensure heritage values of the SWSOOS are conserved and no physical impacts to heritage fabric are proposed.

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Definitions

Biosis	Biosis Pty Ltd
ACHA	Aboriginal Cultural Heritage Assessment
BP	Before Present (i.e. 1950)
c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
The client	Stockland
DCP	Development Control Plan
DCCEEW (Cth)	Commonwealth Department of Climate Change, Energy, the Environment and Water
DCCEEW (NSW)	NSW Department of Climate Change, Energy, the Environment and Water
DP	Deposited Plan
EP&A Act	*Environmental Planning and Assessment Act 1979 (NSW)*
EPBC Act	*Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*
FRNSW	Fire and Rescue NSW
HAA	Historical Archaeological Assessment
Heritage NSW	Heritage Division, Heritage NSW, Department of Climate Change, Energy, the Environment and Water
Heritage Act	*Heritage Act 1977 (NSW)*
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NSW	New South Wales
The project	Mixed Use Housing Development (SSD-85974227)
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environment Planning Policy
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SSD	State Significant Development
Study area	The area of the proposed development identified in 13-19A Marsh Street, Arncliffe comprising of Lot 100 DP1231954, Lot 31 DP1231486, Lot 14 DP213314, Lots 62 and 63 DP1301057, Lot 1 DP329283 and Lot 1 DP 108492

1 Introduction

1.1 Project background

This Statement of Heritage impact (SoHI) has been prepared for Stockland Development Pty Limited to accompany a State Significant Development Application (SSDA) (SSD-84467726) for a Concept Masterplan and Early Works associated with the Kogarah Golf Club Redevelopment located on land identified as 13-19A Marsh Street, Arncliffe New South Wales (NSW) (Figure 1 and Figure 2) (the study area/the site).

The vision for the Kogarah Golf Club Redevelopment is to create a world-class precinct that leverages the site's strategic location adjacent to Sydney Airport and strong transport connections by delivering multi-level logistics development, trade-related enterprise and supporting uses with publicly accessible open space. It seeks to deliver state-of-the-art facilities that will redefine the logistics landscape in Australia, setting new benchmarks for scale, efficiency, sustainability and innovation.

The Concept and Early Works SSDA seeks consent for an overarching Concept Masterplan that establishes maximum building envelopes, Gross Floor Area (GFA), land uses, and other parameters through Urban Design Guidelines and technical reporting. It also seeks consent for the carrying out of Early Works to facilitate the initial site preparation and infrastructure works required to support future development and publicly accessible open space.

The proposed development will be assessed in accordance with Part 4 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 Location of the study area

The site is identified as 13-19A Marsh Street, Arncliffe within the Bayside Local Government Area (LGA) (Figure 1). It is situated to the immediate west of the Cooks River and Sydney Airport, located approximately 6 kilometres west of Port Botany and 10kilometres south of the Sydney Central Business District (CBD). It includes frontages to Marsh Street, providing direct access to the M5 Motorway, Sydney Airport and St Peters Interchange (via the Sydney Gateway).

The site comprises land associated with nine (9) allotments and a total area of approximately 32 hectares. The existing uses include the previous Kogarah Golf Club (vacated in March 2025) accessed via Levey Street and the temporary M6 Stage 1 construction compound accessed directly from Marsh Street.

The development area represents Lot 31 DP1231486 and Lot 100 DP1231954, excluding land subject to future dedication to Bayside Council. It comprises an area of approximately 16.7 hectares and is zoned SP4 Enterprise and C2 Environmental Conservation under the Bayside LEP 2021kilometreskilometres.

The site is described in Table 2 below and with the extent of the site and development area.

Table 2 Description of the study area

Ref.	Lot & DP	Address	Ownership
1	Lot 31 DP1231486	19 Marsh Street, Arncliffe	Cook Cove Nominees No 1 Pty Ltd as trustee of Cook Cove Property Trust 1
2	Lot 100 DP1231954	19A Marsh Street, Arncliffe	Cook Cove Nominees No 2 Pty Ltd as trustee of

Ref.	Lot & DP	Address	Ownership
			Cook Cove Property Trust 2
3	Lot 60 DP1301057	13 Marsh Street, Arncliffe	Bayside Council
4	Lot 61 DP1301057	19 Marsh Street, Arncliffe	
5	Lot 62 DP1301057	Marsh Street, Arncliffe	Transport for NSW
6	Lot 63 DP1301057	Marsh Street, Arncliffe	
7	Lot 12 DP570900	Marsh Street, Arncliffe	
8	Lot 102 DP1231954	Marsh Street, Arncliffe	
9	Lot 103 DP1231954	Marsh Street, Arncliffe	

1.3 Scope of assessment

This report addresses part of the relevant Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-84467726, as outlined in Table 3 below:

Table 3 SEARs compliance table

	SEARs requirement	Report section / response
General requirement	Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures	This report and the separate Historical Archaeological Assessment (HAA) report.

This report has been prepared in accordance with the *Guidelines for preparing a statement of heritage impact.*[2] This report assesses the impacts of the proposed project on the heritage significance of environmental heritage (heritage items or heritage conservation areas listed on a statutory heritage list). The objectives of this SoHI have been to:

- Confirm if there is environmental heritage in the study area.
- Identify any heritage items or heritage conservation areas in the vicinity of the study area.
- Assess the proposed project's potential impacts on the heritage values of heritage items.
- Recommend measures to mitigate any significantly adverse heritage impacts on items of environmental heritage.

1.4 Inspection

On 20 November, Sakia Ahmed (Built Heritage Consultant) viewed the study area's context, including the settings of the heritage items in the vicinity. The inspection was limited to the public domain.

[2] DPE 2023a

1.5 Proposed project

The Concept and Early Works SSDA seeks consent for the following:

- Concept Masterplan to support the staged delivery of the Kogarah Golf Club Redevelopment, including:
  - Maximum building envelopes, including maximum building heights and minimum building setbacks;
  - Maximum Gross Floor Area (GFA) up to 343,250m2, comprising:
    - 3,250m2 of GFA (FSR of 1.25:1) on Lot 31 DP1231486; and
    - 340,000m2 of GFA on Lot 100 DP1231954.
  - Conceptual primary land uses, including:
    - Block 1 – Mixed-use and advertising structures;
    - Block 2 – Logistics and mixed-use;
    - Block 3A – Logistics;
    - Block 3B – Logistics; and
    - Block 3C – Logistics and Data centre.
  - Urban Design Guidelines to guide future development of the built form and public domain.
  - Strategies and mitigation measures to manage potential environmental impacts.
- Early Works to support the future delivery of built form and publicly accessible open space, including:
  - Site preparation works, comprising:
    - Demolition of existing structures;
    - Clearing of existing vegetation;
    - Remediation works; and
    - Bulk earthworks, including ground improvement and flood mitigation works.
  - Site servicing and infrastructure works, including:
    - Construction of the Flora Street East extension consistent with Item 3 of the executed Voluntary Planning Agreement with Bayside Council;
    - Construction of stormwater infrastructure; and
  - Construction and augmentation of service and utility infrastructure as necessary.

For a detailed description, refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

1.6 Limitations

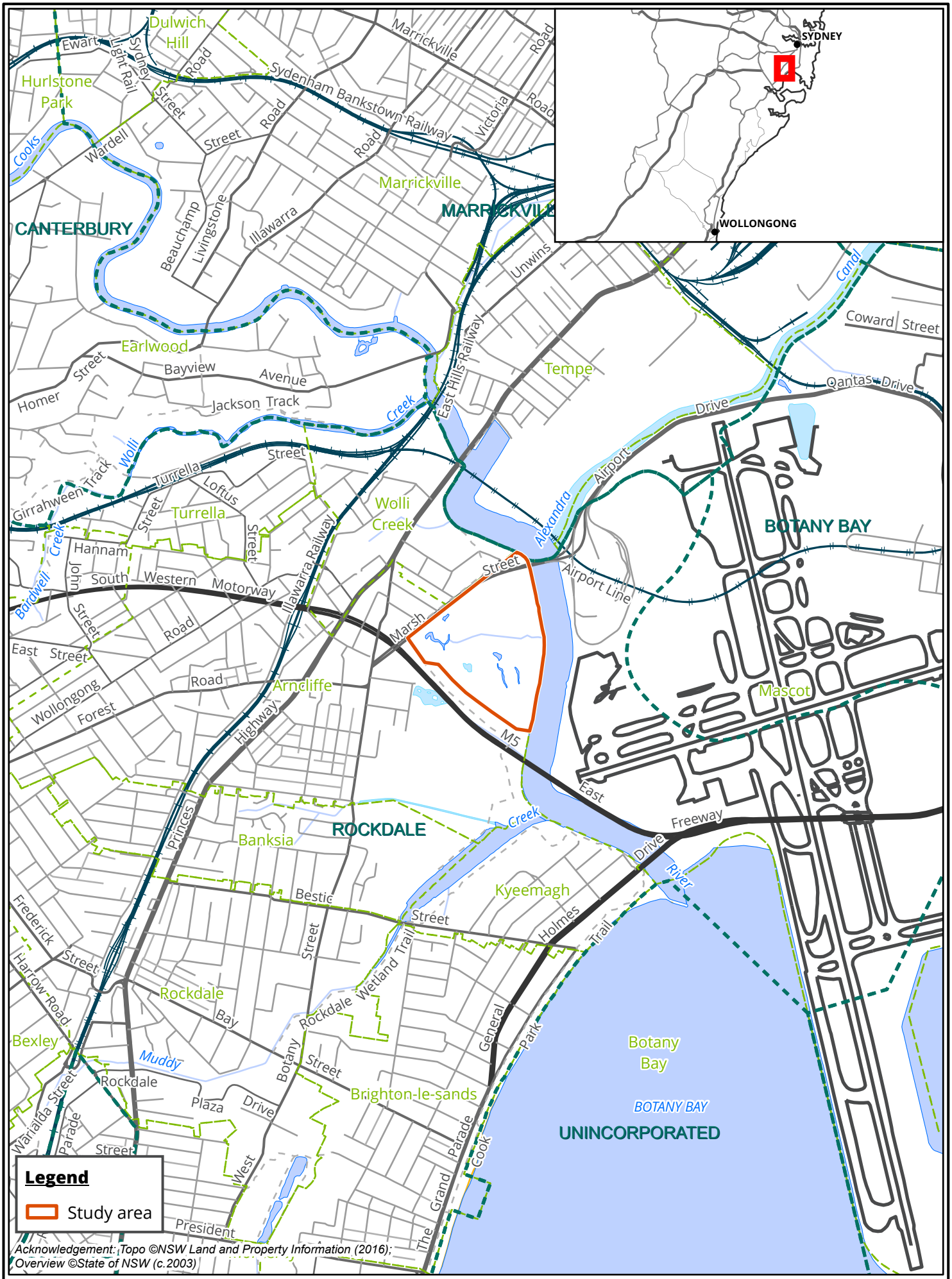
As the study area is not itself a heritage item, the potential heritage values of buildings that remain on the site have not been assessed.

Historical archaeological potential, significance and potential impacts upon it have not been assessed in this report. Biosis has prepared a HAA[3] as a separate report.

Aboriginal cultural values and Aboriginal archaeology have not been addressed as a part of this report but are covered in the Aboriginal Cultural Heritage Assessment[4] being prepared by Biosis.

[3] Biosis Pty Ltd 2025b

[4] Biosis Pty Ltd 2025c



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APEM Group

Figure 1 Location of the study area

Matter: 43697, Date: 18 November 2025,
Prepared for: RW, Prepared by: OW, Last edited by: owilliams
Location: P:\43600s\43697\Mapping\
43697_Kogarah_GC_HAA
Layout: 43697_HAA_F1_Locality

0 200 400 600 800 1,000
Metres
Scale 1:25,000@ A4, GDA2020 MGA Zone 56

N



Acknowledgements: Basemap © Land and Property Information 2016; public/NSW_Imagery: © Department of Customer Service 2020

Legend

- Study area
- Lot

Figure 2 Study area detail

0 50 100 150 200

Metres
Scale: 1:4,000@ A3
Coordinate System:
GDA2020 MGA Zone 56

N

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APEM Group

Matter: 43697, Date: 18 November 2025,
Prepared for: RW, Prepared by: OW, Last edited by: owilliams
Location: P:\43600s\43697\Mapping\
43697_Kogarah_GC_HAA,
Layout: 43697_HAA_F2_StudyArea

2 Statutory framework

In NSW heritage is managed in a three-tiered system: National, state and local. Certain sites and heritage items may be recognised under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals relevant to the proposed development.

2.1 *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of Australia's natural and cultural heritage. The EPBC Act is administered by the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW(Cth)). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains places of outstanding significance and define 'critical moments in our development as a nation'.
- The Commonwealth Heritage List (CHL) contains natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth.

There are no NHL places within the study area.

As the land is not owned or managed by the Commonwealth, the place cannot be a Commonwealth Heritage place.

2.2 *Heritage Act 1977 (NSW)*

Protection of heritage in NSW is principally provided for in the *Heritage Act 1977* (Heritage Act), which was enacted to—among other things—promote an understanding of and encourage the conservation of NSW heritage. The Heritage Act defines 'environmental heritage' as meaning:

> *those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.*

The Act is administered by Heritage NSW within the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW(NSW)). Key provisions relevant to development include:

- the listing of places of State heritage significance on the State Heritage Register (SHR),
- the listing of places on State Agency Heritage Conservation Registers (S170 Registers), and

2.2.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act. A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR or subject to an Interim Heritage Order, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit.

Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the 'NSW Government Gazette No 461 of 7 November 2025.' These exemptions replace all previous exemptions. However, the exemptions do not allow for the disturbance or removal of relics, and

activities/works must not affect archaeological evidence. A Section 60 Application must always be sought to disturb or uncover relics of State significance.

There are no items listed on the SHR within the study area.

The proposed SSD is in the vicinity of the following State Heritage Register (SHR) items:

- Western Outfall Main Sewer (Rockdale to Homebush) (SHR 01647), approximately 500metres away from the study area (item referred to as SWSOOS throughout report); and
- Alexandra Canal (SHR 01621), approximately 1.6 kilometres away from the study area.

2.2.2 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act provides that a government instrumentality shall establish and keep a Heritage and Conservation Register of items of environmental heritage that are owned and occupied by the agency. Such registers are known as S170 Registers.

It is understood that the study area is not vested in or owned or occupied by, or subject to the control of, a responsible Minister for a NSW state agency or a NSW state agency. If that is the case, the study area cannot be listed on a S170 Register.

The proposed SSD is in the vicinity of the following S170 Register items under Sydney Water heritage register[5]:

- Alexandra Canal (4571712), approximately 1.6 kilometres away from the study area.

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Environmental Planning Instruments

The EP&A Act provides for the making of Environmental Planning Instruments (EPIs) including state Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). The principal LEP that applies to the study area's land is the *Bayside Local Environmental Plan 2021* (Bayside LEP)

2.3.2 Bayside Local Environmental Plan 2021

The Bayside LEP's Heritage Conservation clause 5.10's objectives are to:

(a) to conserve the environmental heritage of Bayside

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The environmental heritage of Bayside LGA is listed in Schedule 5 of the Bayside LEP where it includes heritage items and heritage conservation areas (Environmental heritage also includes places listed on the

[5] Sydney Water

SHR—see above.)[6]. No land within the study area is listed as a heritage item and no part of the site is within a heritage conservation area.

Clause 5.10 (5) of Bayside LEP provides that:

> *The consent authority may, before granting consent to any development—*
>
> *(a) on land on which a heritage item is located, or*
>
> *(b) on land that is within a heritage conservation area, or*
>
> *(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
>
> *require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

A heritage management document under clause 5.10(5) would ordinarily take the form of a SoHI.

The study area is in the vicinity of the following items listed on the Bayside LEP:

- Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) - Western Main Carrier (Item No. I32) including Lot 1, DP 667322; Lot 2, DP 346521; Lot 2, DP 508308; Lot 1, DP 530513; Lot 5, DP 86820; part of Lot 20, DP 1224233; part of Lot 14, DP 1069479; part of Lots A and B, DP 379449; part of Lots 3 and 4 and part of Lots 44–46, Section 3, DP 1633; part of Lots 2–4, DP 233254; part of Lot 102, DP 630786; part of Lot 7004, DP 93569; part of Lot 1, DP 1240633; part of Part Lot 9 DP 1227769; part of Lots 100 and 101, DP 706647; part of Lot 1, DP 61004; part of Lot 102, DP 701509; part of Lots 12, 16 23 Duncan St, Arncliffe NSW 2205and 17, Section 1, DP 974988; part of Lot 18, DP 1110158; part of Lots 113 and 114, DP 618350), approximately 500 metres away from the study area.
- Commonwealth Water Pumping Station and Sewerage Pumping Station No 38 (Item No. I298) located at General Holmes Drive (west of Engine Pond, within the boundary of Sydney (Kingsford Smith) Airport) within Part Lot 8, DP 1050923, approximately 1.4 kilometres away from the study area.
- Ruins of the former Botany Pumping Station (Item no I382), located within the boundary of Sydney (Kingsford Smith) Airport, Part Lot 8, DP 1050923, approximately 1.4 kilometres away from the study area.
- Paired House (Item no I7), located at 21 Duncan Street, Lot A, DP 186303, approximately 2.3kilometres away from the study area.
- Paired House (Item no I8), located at 23 Duncan Street, Lot 1, DP 875396, approximately 2.3kilometres away from the study area.
- Stone Cottage (Item no I9), located at 25 Duncan Street, Lot 11, DP 875397, approximately 2.3kilometres away from the study area.
- House (Item no I50), located at 31 Kyle Street, Lot 31, DP 1227886, approximately 2.2kilometres away from the study area.
- House (Item no I30), located at 73 West Botany Street, Lot 25, Section 3, DP 1633 approximately 1.7kilometres away from the study area.
- Former hospital for women (Item no. (I51), located at 112 West Botany Street, Lot 1, DP 229505, approximately 1.4kilometres away from the study area.

[6] NSW Government 2015

- Federation cottage (Item no I2), located at 9 Brennans Road, Lot 3, DP 10357, approximately 1.5kilometres away from the study area.

The heritage values of these heritage items, as summarised in their 'statements of significance', are set out in Section 4.

The potential impacts of the proposed project on the heritage values of these heritage items are set out in Section 6.

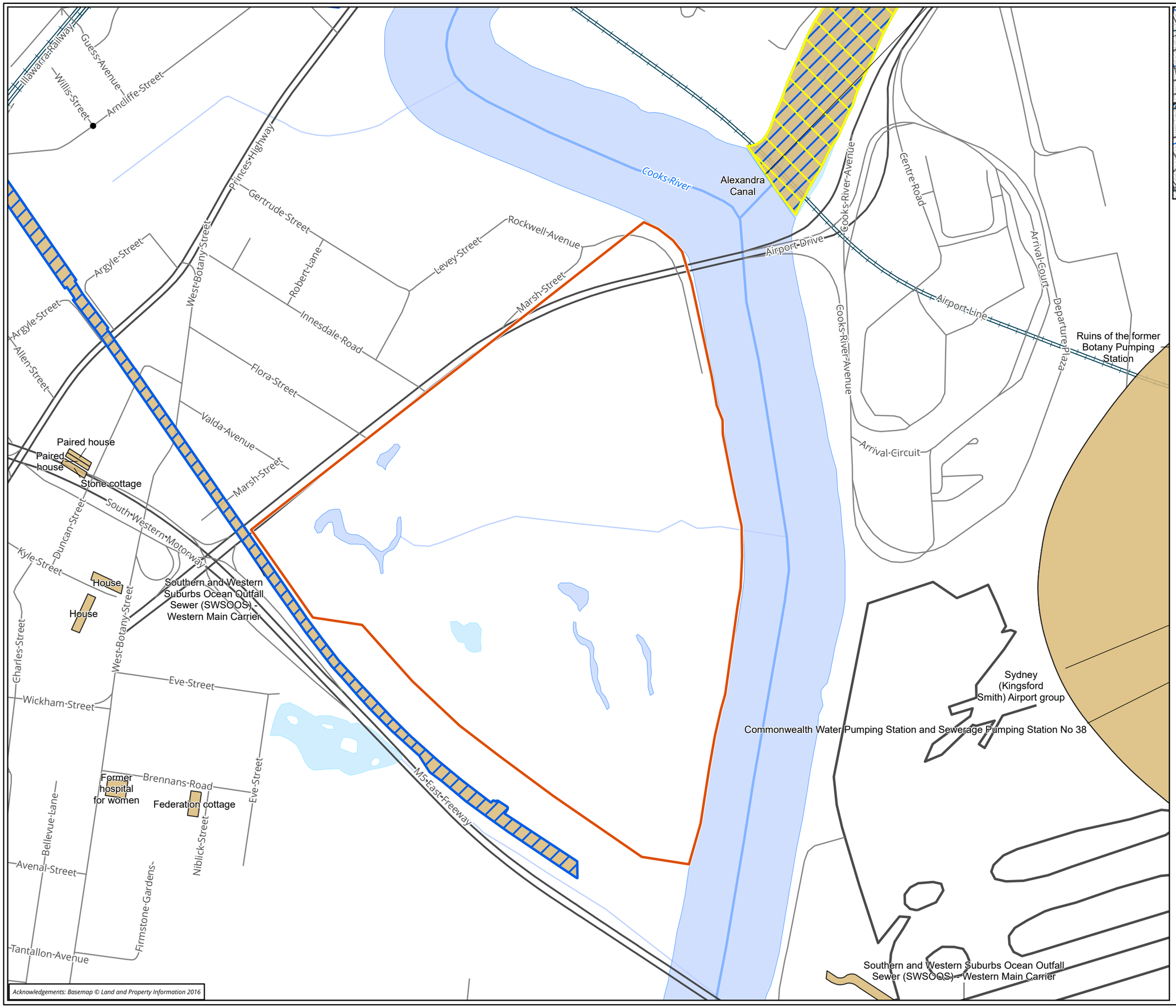


Figure 4 Heritage items in the vicinity of the study area

Matter: 43697, Date: 17 December 2025,
Prepared for: MP, Prepared by: OW, Last edited by: owilliams
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43697_Kogarah_GC_HAA,
Layout: 43697_SoHI_F4_HeritageItems

3 Brief history of the study area

This section provides a brief history of the study area. It does not assess the heritage values of study area. For a more comprehensive discussion of the history of development and use of the land within the study area refer to the HAA.

3.1 Historical development

Captain Cook described the area of the Cooks River and Wolli Creek as "a fine meadow". This was later rejected by Governor Phillip, who described the same area 18 years later as "marshes...not to be attempted by first settlement".[7] The difficulties of travel in the early 1800s meant that the sand dunes and wetlands adjacent to the Cooks River and Botany Bay were primarily utilised for collecting timber and extracting shell to produce lime for mortar. Soda-ash was also sourced from the mangrove tree trunks for soap and glass products. Timber felled from the vast forests of she-oaks and casuarina were transported by horse-drawn vehicles to the Sydney colony metropolis as a source of fuel for heating and cooking.[8]

From the 1830s, the land now cleared of vegetation could be utilised for livestock grazing and dairying, while fertile areas were drained for orcharding and market gardening. Associated industries such as boiling-down works and tanneries were also conducted in the local area, supposedly affecting complaint from neighbours.[9] To service these properties, several watercourses were dammed, including the Cooks River. Built in 1839, the Cooks River Dam (Figure 4) is located where the modern Cooks River Bridge on the Pacific Highway now crosses the river, immediately north of the study area.

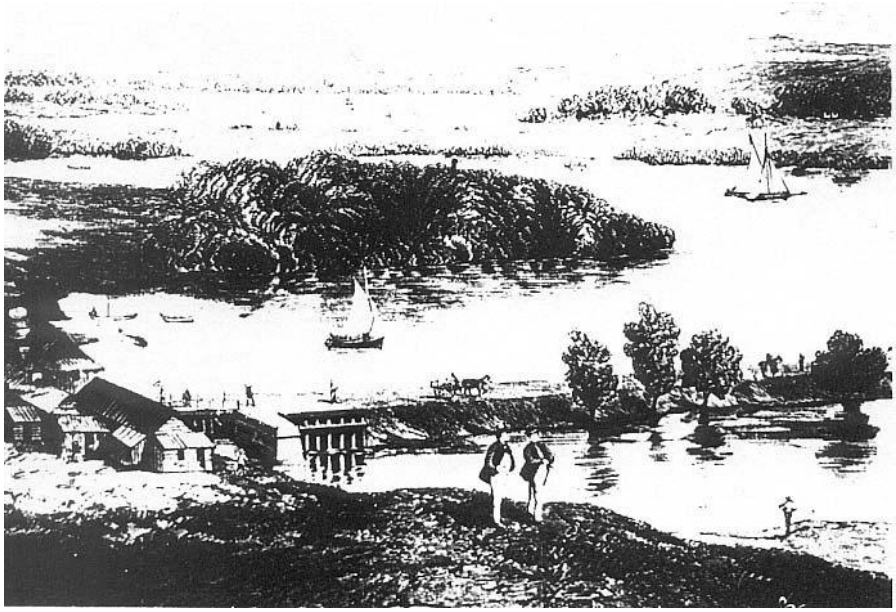


Figure 4 Image of the Cooks River Dam during the mid-19th Century (Source: Rockdale Local History Collection)

[7] Geeves & Jervis 1986, p. 7
[8] Gifford and Eileen Eardley 1966
[9] Gifford and Eileen Eardley 1966

The first formal subdivisions in the area occurred in the 1830s and 1840s when there was a need for small houses and utilities, until a recession in the 1840s saw building decline.[10] Better roads were constructed, generally by the occupants of the region, including Rocky Point Road and Muddy Creek Road (now West Botany Street). From the 1870s, extant residents along Rocky Point Road began building private roads, such as Spring Street to the south of the study area.[11] With the opening of the Illawarra Railway between Sydney and Hurstville in 1884, subdivision and development intensified into the 1880s.

3.1.1 Nineteenth century developments within the study area

The study area is contained within the original 110-acre land grant given to Alexander Brodie Spark in 1828. The location of the grant was described as:

> *...on the south bank of Cooks River where the stream narrowed to pass between two opposing sandstone hillocks, before entering the wide expanse of estuarine mangrove covered mudflats, through which the tidal channels, in great meanders, flowed slowly to Botany Bay.*[12]

Formerly known as Packer's Farm, Spark's 'Tempe' estate is supposedly named for the Vale of Tempe in Greece, with a "rocky prominence" located on the eastern boundary, nicknamed 'Mount Olympus'.[13] By 1831 it included a garden, orchard, vineyard, and small sandstone cottage which was administration by his overseers Patrick Crannon and Edward Owen and 13 convict assignees .[14]

Financial difficulties not long forced Spark to subdivide the land into small allotments and farm sites. An 1841 St George Parish Map (Figure 5) shows that within the study area, Spark retained one portion boarded by Muddy Creek Road (now West Botany Road) and the Cooks River, whilst 45 acres to the north changed hands to 'Hughes and Hosking' and 50 acres to the south was purchased by 'George Newbolt and F.W. Unwin'. The southern-most portion of the study area appears to be marked as unowned mangrove.

The firm of 'Hughes and Hosking' was a prosperous commercial venture partnered by John Hosking junior and John Terry Hughes. A Sydney merchant, John Hosking junior had emigrated from London on the *Sir George Osborne* in 1825 and married the daughter of 'The Botany Bay Rothschild' Samuel Terry, a former convict who would become an established public figure and spokesman, defending emancipists, petitioning for trials by jury, and presiding over the Masonic Lodge. Terry's nephew, John Terry Hughes, resided with his wife Eleanor Rouse resided at 'Box Hill Farm' between 1831 and 1834, with the land retained by the Terry-Rouse family for at least four generations. Hosking had also acquired considerable metropolitan and country property, including the Macquarie Fields estate, Gilimatong station in the Monaro district and Foxlowe estate on the Molonglo River. A survey of high-level public repositories did not reveal how Terry Hughes and Hoskings made use of their Arncliffe land, but it is possible that they took advantage of the numerous natural resources and Cooks River infrastructure.[15]

[10] AECOM 2015, pp. 14–20
[11] AECOM 2015, pp. 14–20
[12] Gifford and Eileen Eardley 1966
[13] R.W. Rathbone 1981
[14] R.W. Rathbone 1981
[15] Vivienne Parsons 2006; Dow 2006

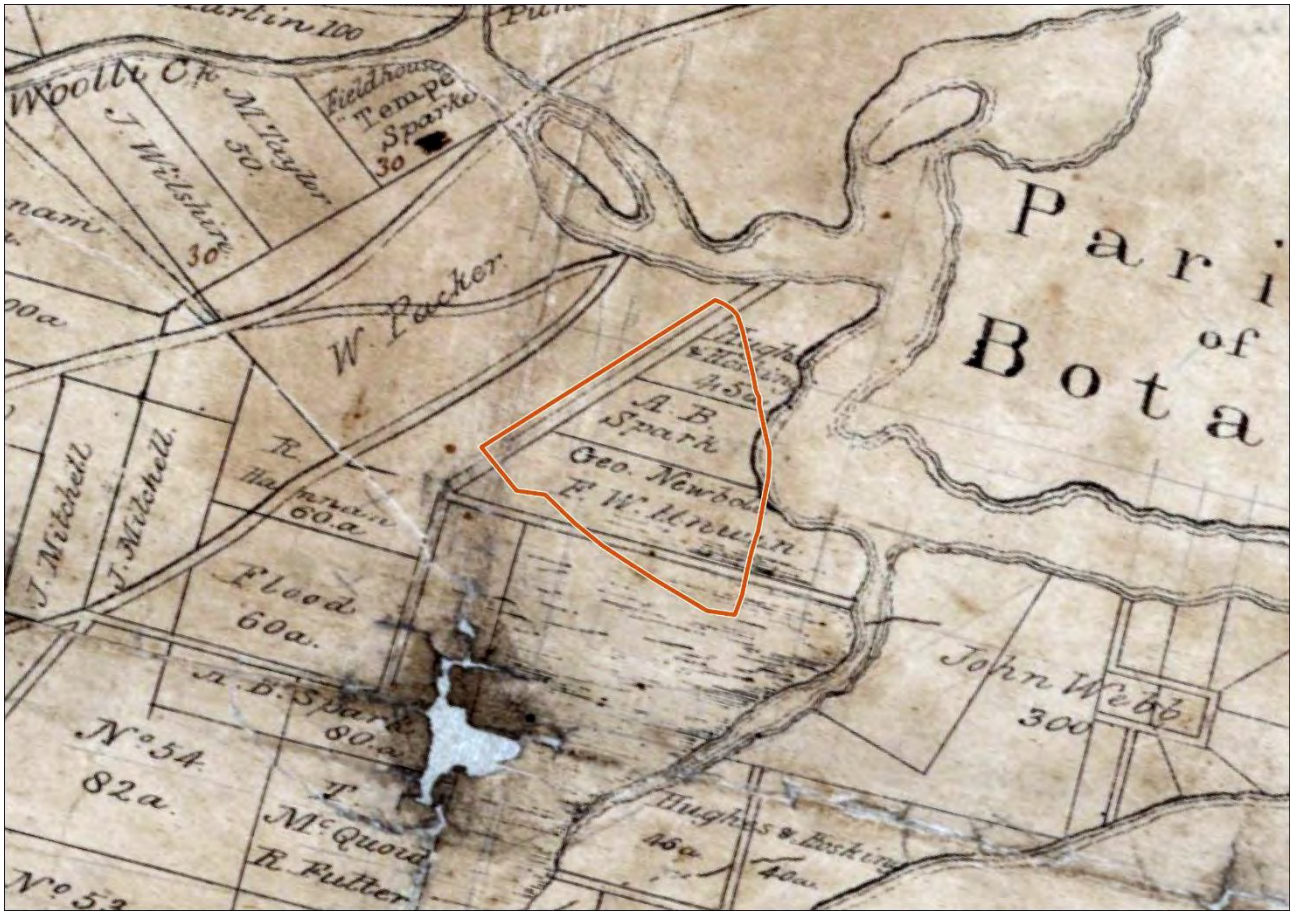


Figure 5 1841 Parish of St George map showing the study area in orange, inclusive of three land grants (Department of Lands Sydney NSW 1841).

Frederick Wright Unwin emigrated to New South Wales on the *Elizabeth* in 1826. 'Unwin's Estate' was established in the 1830s and is described as property located on both sides of the Cooks River. He held 1,410 acres in total, including land outside of the study area at Undercliffe known was the "Wanstead Estate', which was subdivided as the Unwin's Hill Estate in the twentieth century. Unwin was an Attorney in the Supreme Court of NSW by 1830 and is noted as being "aloof" from the convict system, with none listed under his name in 1837. Yet, together with his neighbour Sparke, Unwin is remarked as being instrumental in the selection of a site for the Cooks River Dam and convict stockade for the prisoner labourers who would quarry the stone from both sides of the river.[16]

By the early 1880s, the land to the south of Unwin's property had also been subdivided, with the property directly south owned by William Beehag (Figure 6). A crown plan dated to 1866/67 illustrates the potentially natural, untouched land along the eastern side within the study area as mangroves, whilst the western portion includes wire grass, tea tree scrub, swamp, and part of a sand hill (Figure 7). William Beehag had emigrated from England in 1836 and operated a grocer in Newtown whilst residing outside the study area in Rockdale. He and his brother James are strongly connected with the Rockdale Uniting Church, with William attributed with operating a Sunday School on his West Botany Street property out of a bush house

[16] Ralph Hawkins 2020

constructed with rough timbers, bags, and 'ti-tree' bushes.[17] It is likely that this temporary structure was located outside of the study area.



Figure 6 **1889 Parish of St George map showing the study area in orange, inclusive of four land grants (Department of Lands Sydney NSW 1889).**



Figure 7 **Crown Plan C911.690, showing the study area in orange inclusive of the part of William Beehag's land that is described as mangroves (NSW Land Registry Services 1866).**

In 1882, 311 acres of land at Muddy Creek including all of Hughes, Hosking's, and Spark's portions and partial sections of Unwin's and Beehag's within the study area were reclaimed by the Crown under the Lands, Easements, and Waterways for the purpose of establishing a sewage farm (Figure 8). The existing combined sewer and stormwater system had considerably affected public health and was impacted by high rainfall, so from 1877 a progressive change toward a separated system had begun. Sewage was laid out in filtration drains constructed within the sandy soil so that effluent would be filtered as it travelled into the Cooks River. The waste was initially transported to the filtration beds via a locomotive that crossed the Cooks River from a dumping point on the northern bank.[18]

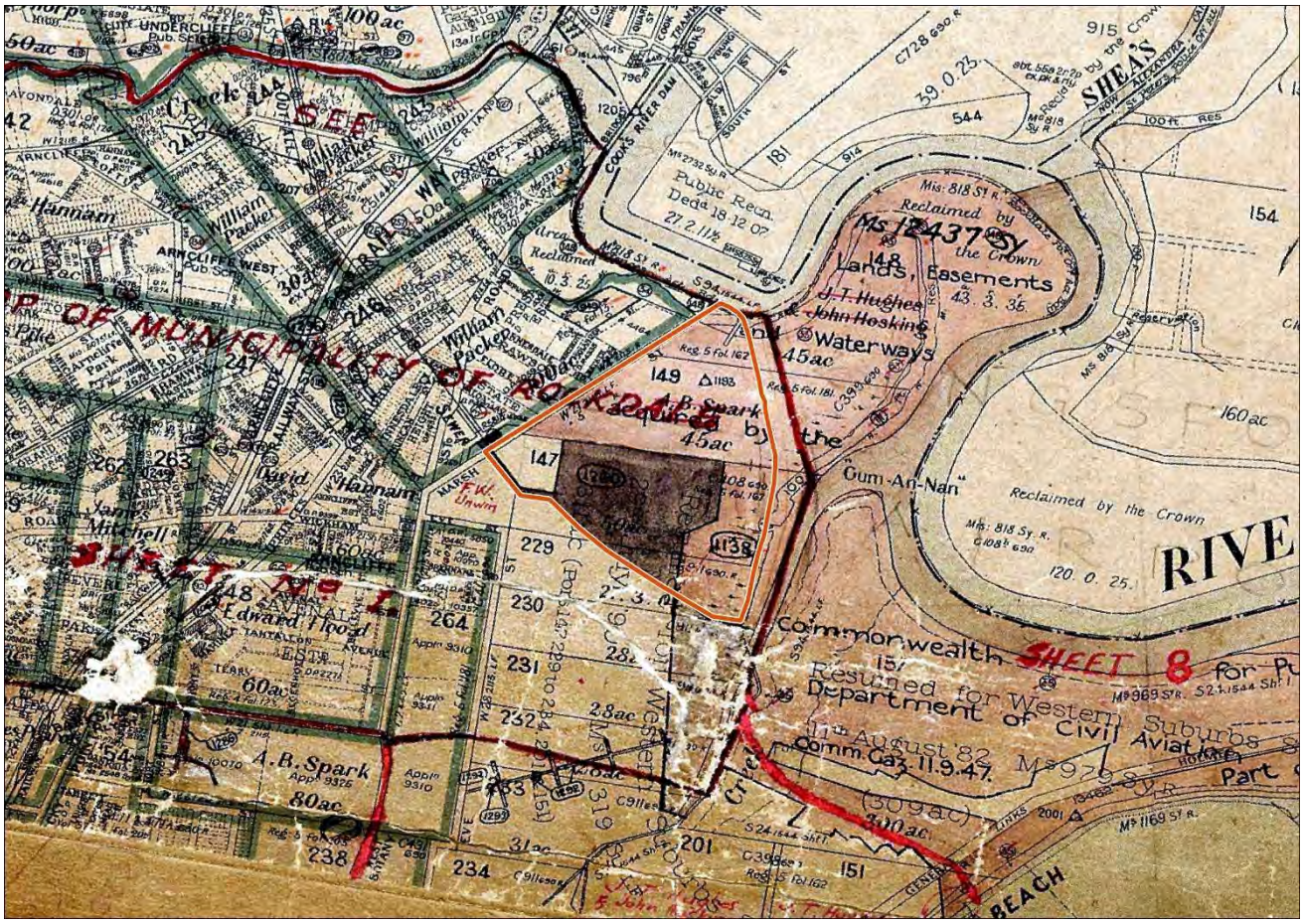


Figure 8 1903 Parish of St George map showing the study area in orange, contained within the land reclaimed by the crown (Department of Lands Sydney NSW 1903).

3.1.2 Twentieth century developments within the study area

By 1903, the locomotive bridge had been replaced by a syphon that run along the river bed and used compressed air to move the effluent toward the farm. Use of the sewage farm included the production of vegetables and pig farming, but public health concerns saw the latter ceased by 1908, with only limited use of the farm by market gardeners. The farm closed in 1916 with the completion of the Western Outfall Main Sewer and the land was sold off. Aerial imagery dated to 1943 (Figure 10) shows what may be traces of the filtration drains or agricultural re-use of the land, as well as a market garden in the western corner.

A market garden with a Chinese-built cottage and outbuildings fronting the northern side of Eve Street was

[18] MacLaren North 2013

The expansion of the airport after World War II meant that the Cooks River had to be completely diverted below the line of the dam, as shown in aerial imagery dating to 1955 (Figure 11). Between the years of 1947 and 1956 the river was realigned to the west and south-west, which resulted in the destruction of large sections of the estuarine wetlands and original river shore. Lining and bunding along the river edge was constructed.

Aerial imagery dated between 1971 and 1975(Figure 12 and Figure 13) show that the majority of the study area has been landscaped (including removing traces of the former market garden to form a golf green that includes numerous sand bunkers. By 1976, KGC has been officially established within the study area (Figure 9).[19]



Figure 9 KGC courtesy of Bayside Library (Source: Francis Stacey 1979)

Modifications to KGC are made through to 2005 (Figure 15), including the addition of two tanks or gazeboes, outbuildings and utilities infrastructure. By 2025 (Figure 16), a large portion of the study area has undergone major modification for the installation of the Motorway Operations Centre (MOC).

[19] Francis Stacey 1979

Aerial imagery



Figure 10 1943 aerial imagery with the study area in orange (NSW Spatial Services 2025).



Figure 11 1955 aerial imagery with the study area in orange (Source: NSW Spatial Services 2025).



Figure 12 1971 aerial imagery with the study area in orange (Source: NSW Spatial Services 2025).



Figure 13 1975 aerial imagery with the study area in orange, showing the demolition of market garden (Source: NSW Spatial Services 2025).



Figure 14 1986 aerial imagery with the study area in orange (Source: NSW Spatial Services 2025).



Figure 15 2005 aerial imagery with the study area in orange (Source: NSW Spatial Services 2025).



Figure 16 2025 aerial imagery with the study area in orange (Source: NSW Spatial Services 2025).

4 Heritage items and site description

4.1 Site description

Kogarah Golf Course is located within the southern Sydney suburb of Arncliffe. The site comprises a large, landscaped open space used as a golf course and recreational facility. It is generally bounded by established suburban residential development on the west, local roads, and the Sydney airport on the east.

The golf course occupies undulating landform with gentle to moderate slopes, incorporating maintained fairways, greens, and landscaped roughs interspersed with clusters of mature trees. Vegetation across the site consists predominantly of planted and managed trees and turf grass, with areas of remnant and regenerating vegetation providing visual screening and contributing to the landscaped character of the site.

Built elements within the golf course comprises of the clubhouse associated with the operation of the golf course.

4.2 Heritage items in the vicinity

4.2.1 Alexandra Canal

The heritage values of the Alexandra Canal are summarised in the SHI statement of significance as follows:

> *Alexandra Canal is of high historic, aesthetic and technical/research significance. Historically, it is a rare example of 19th century navigational canal construction in Australia, being one of only two purpose built canals in the State, with one other known example in Victoria. It has the ability to demonstrate the NSW Governments initiative to create water transport as a means of developing an industrial complex in the Alexandria and Botany areas and exploiting the use of unemployed labour to achieve its scheme.*
>
> *It played a seminal role in the changing pattern and evolution of the occupation and industrial uses of the local area and nearby suburbs, which included filling large areas of low lying land for development.*
>
> *Aesthetically, intact original sections of the canal, comprising pitched dry packed ashlar sandstone, provides a textured and coloured finish which is aesthetically valuable in the cultural landscape. It is a major landmark and dramatic component of the industrial landscape of the area, particularly as viewed from the Ricketty Street Bridge and along Airport Drive.*
>
> *Scientifically, the excavation of the canal provided a valuable contribution to the understanding of the changing sea-levels along the eastern seaboard and the antiquity of the aboriginal presence in the area. Intact original sections of the fascine dyke sandstone construction are rare examples of late 19th century coastal engineering works.*
>
> *The area has been assessed as having no potential to contain historical archaeological material associated with the development or occupation of the area, either prior to or since the construction of the canal. As a result, the study area would contain no material of historical significance, or material that could contribute to the significance of Alexandra Canal itself.*

The physical description of the Alexandra Canal are summarised in the SHI as follows:

Alexandra Canal is an adapted artificial waterway (formally known as Sheas Creek) which stretches 4.5 kilometres from its southern point at Cooks River to the north near Huntley Street, Alexandria. Its banks are formed by pitching comprising sloping dry sandstone capped with a sandstone caping.

It extends from approximately 0.5 metres below low water mark to approximately 1.5 metres above high water mark. It is spanned by 4 bridges: Shell pipeline bridge, Sydenham to Botany Railway line, Canal Road Bridge and a small footbridge.

The head of the Canal connects to the Sheas Creek Stormwater Channel, located off Maddox Street in Alexandria, leading under Huntley Street and entering Alexandra Canal.

The eastern side of the Canal north of Coward Street is occupied by a series of former mid-twentieth-century woolstore buildings, now used for a variety of purposes (though some are derelict), which are recognised as heritage buildings.



Figure 17 View of the Alexandra Canal from the Tempe recreation reserve looking south

4.2.2 Southern and Western Suburbs Ocean Outfall Sewer

The heritage values of the SWSOOS are summarised in the SHI statement of significance as follows:

The SWSOOS - Illawarra Sewer is significant to the local area as it provided a means of sewage removal from the southern suburbs of Sydney. It initially terminated at the Rockdale Sewage Farm. The Illawarra System was then connected to the main western carrier before it was finally replaced by the North Georges River Submain.

By virtue of its scale and form the sewer has some cultural landscape value along its length through the southern suburbs. The physical and operational curtilage is limited to the original fabric of the sewer, supporting and associated structures and the property owned by SWC that the sewer is located upon.

The physical description of the SWSOOS are summarised in the SHI as follows:

> *The Illawarra Sewer was constructed mainly of reinforced concrete with some sections of brick arch and some sections were rendered. Most of the Illawarra Sewer became disused from the mid 1960's due to the poor condition of the sewer. The disused sections of the sewer were blocked off and filled with sand. The deterioration of the sewer was caused by gases attacking the concrete and eating it back to the reinforcing causing instability. During the 1960's it was determined that groundwater had attacked the sewer. The resolution was to intercept and divert the flow to the North Georges River submain.*
>
> *The sewer originally discharged into the Rockdale Sewage Farm.*



Figure 18 View of the SWSOOS from the study area looking south-west

Western Outfall Main Sewer

The heritage values of the Western Outfall Main Sewer are summarised in the SHI statement of significance as follows:

> *The Valda Avenue, Arncliffe to SWSOOS Merging Chamber section of the original Western Outfall Main Sewer is of historical and technical significance. Historically, it is an original section of one of Sydney's oldest main sewers, built in the 1890s to end the discharge of sewage into Sydney Harbour. Its flow originally terminated at the former Botany Sewage Farm (which was one of only two known large scale sewage farms built in Australia during the 19th century), with which it has close temporal and locational associations. Technically, the three brick barrels, which are encased in concrete, are an excellent example of the oviform brick construction method of the time, which have provided continuous service for over 100 years.*

The physical description of the Western Outfall Main Sewer are summarised in the SHI as follows:

> *The subject of this listing is that section of the sewer between Valda Avenue, Arncliffe and the SWSOOS merging chamber on the south side of Kogarah Golf Course. This section of the sewer consists of three 1.83m diameter brick barrels which are hidden by concrete and masonry encasement. The southerly end of*

this section of the sewer is supported on concrete arches, which now are completely obscured by fill and encasement.



Figure 19 View of the SWSOOS from the study area looking south-west

4.2.3 Commonwealth Water Pumping Station and Sewerage Pumping Station

The heritage values of the Commonwealth Water Pumping Station and Sewerage Pumping Station are summarised in the SHI statement of significance as follows:

> *This Station was the first of an original group of low level Sewage Pumping Stations constructed to serve the SWOOS No.1 in 1916. It is a representative example of a simple, robust and well proportioned Federation Free Style industrial building, the architectural expressions of which can be found in the structural detailing of the facade, superb brickwork, and roof forms. In addition, the mechanical components housed within the building have potential industrial archaeological value. Its architectural detailing makes a strong contribution to the visual catchment of the airport precinct and Botany area. The Station is currently in use as a LLSPS.*

The physical description of the Commonwealth Water Pumping Station and Sewerage Pumping Station are summarised in the SHI statement of significance as follows:

> *SPS 38 is a conventional LLSPS with a circular concrete substructure housed within a single storey Federation Free Style industrial building. Adjacent to this is a 3-pump machinery well. Externally there is a slate gambrel roof with terracotta hip and ridge cappings, two timber louvered gambrel vents, projecting gable and exposed eaves with V-jointed T and G ponding boards. The masonry is well-burnt brown brick, timber framed double-hung windows with sandstone sills, brick arches and recent security grilles; entrance consisting of steel roller shutter door, recessed brick reveal and a rubbed sandstone lintel inscribed with the letters "MWS & DB 1915". Rainwater goods consist of fibre cement gutters, rainwater heads and downpipe. Internally the ceiling is lined with V-jointed T & G boarding with a large scotia cornice. There is a large ventilation grille centered on the ceiling; walls of painted*

brickwork and chequer plate flooring. SPS 38 is located adjacent to an inspection hall and substation which are of similar appearance. The buildings themselves stand alone in a grassed area adjacent to the old water pumping station. They can be prominently seen from General Holmes Drive and as a group have landmark value.



Figure 20 View towards the Commonwealth Water Pumping Station and Sewerage Pumping Station (approximate location in orange arrow) from the study area looking east

Ruins of the former Botany Pumping Station

The heritage values of the Ruins of the former Botany Pumping Station are summarised in the SHI statement of significance as follows:

The ruins of the Botany Pumping Station are part of a highly significant cultural landscape that remains clearly legible in its historic context despite its ruinous state and the development of the airport to the north over part of its original setting. The Pumping Station formed the centrepiece of the Botany Waterworks, which was a unique engineering achievement that provided the mechanism by which the fresh water that percolated from the mouth of the Lachlan Swamps was pumped back to the city via reservoirs at Surry Hills and Paddington. Its operation facilitated the rapid expansion of Sydney's inner suburbs in the second half of the 19th century following the failure of the earlier water supplies of the tank Stream and Busby's Bore. The Waterworks is also historically significant for its association with early local government authorities in NSW, being established and operated by the Sydney Corporation, part of the newly-formed Sydney City Council, despite not being located within the City's boundaries.

The original buildings of the Waterworks are now in ruin, but the surviving footings and other fabric and the aesthetic qualities of its setting provide important and interpretable evidence. Its significance is enhanced by the survival of the series of dams and ponds that contained and supplied the water to the pumping system and which continue to provide evidence of the bountiful supply afforded by the underlying aquifer (refer to the separate listing sheet for the Botany Wetlands).

The Waterworks is also significant for its historical association the significant Colonial merchant and industrialist Simeon Lord. Lord had requested the grant of 600 acres of the Botany Wetlands, including the area on which the Waterworks was built, expressly in order to guarantee exclusive access to the water supply in perpetuity without interference by Government, the aim being documented in Lord's memorandum to Government Macquarie requesting the grant. This nexus was tested by his widow Mary Lord, son and heir George Lord, and tanner J.M. Darvall during the compulsory resumption of their land to build the waterworks and redirect the water for use by the town and inner suburbs of Sydney. They appealed successfully to the NSW Supreme Court in 1855-1856 for damages arising from the loss of what they saw as their historic entitlement to the water; and were awarded a total of £13,000 in addition to the land value, a decision that established legal precedent for future compensation cases.

The waterworks has had a significant impact on the course and pattern of the growth and development of the former Botany Bay area. The establishment of the Pumping House and other infrastructure was the catalyst for the development of the Botany town centre immediately to the east of the Engine Pond. The site was later adapted for re-use as a woolscour, an industry identified in the 1856 Supreme Court case as the best use of the land and representative of the character of industrial development in the area at the time.

The chimney is also historically significant for its adaptive re-use to provide a ventilation shaft for the adjacent 1916 pumping station for the Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) No.1., the next major employer to occupy the site.

The ruins of the Waterworks also include the substantial base of the chimney and the lower part of its stack which remains an aesthetically distinctive and clearly visible element in the landscape of the eastern side of the airport and in views from General Holmes Drive. The ruin of the pumping house is similarly distinctive and, although limited to the footings, allows the original form and function to be interpreted on closer inspection, although access at present is limited by fencing. The mature trees are remnant of the original plantings; and the juvenile Canary Island Date Palms in the vicinity contribute to the aesthetic heritage values of the site as a landmark visible from the airport perimeter road, General Holmes Drive and unusually, at low altitude from commercial aircraft.

The surviving fabric of the Waterworks (including the footings and evidence of earlier structures piled or buried in the vicinity) represents a significant archaeological deposit that has the potential to be of considerable research value for the evidence that it may provide of mid-19th century industrial structures or of the later use as a woolscour. The chimney has the potential to also be of archaeological/research significance for the evidence of its adaptation as a ventilation stack for the Southern and Western Suburbs Ocean Outfall Sewer I. It is possible also that archaeological evidence may have survived of the 1825 flour mill that originally stood in the immediate vicinity.

The physical description of the Ruins of the former Botany Pumping Station are summarised in the SHI statement of significance as follows:

The Pumping Station is located at the south-western edge of the extensive tract of open space/parkland that overlie the extensive aquifer of the Botany Wetlands, which forms the lower half of the Lachlan Swamps. The waterworks provided the infrastructure to pump the fresh water discharged by this aquifer to reservoirs in Surry Hills (Crown Street) and Paddington via an 18" main (refer to the State Heritage Inventory Listing for the Botany Water Reserves for further information about the scheme).

The waterworks was constructed on a small area of sandstone which allowed secure footing for firstly Simeon Lord's flour mill and later the waterworks, and is adjacent to the western edge of the Engine Pond since it provided the final reservoir for the water prior to being pumped to the city. The original pumping house was one of a group of buildings that formed the waterworks complex. It was a substantial building set on a high (c2m above ground level) base accessed by a pair of external staircases at the eastern and western ends. Footings are brick with sandstone blockwork above

featuring a rough faced dressed finish to the lower level and ashlar above. The original roof was gabled with slate cladding. Windows were narrow with round heads (twelve panes with an elliptical highlight window) and detailed by modulation of the façade. It housed three cantilevered beam pumping machines. The powerhouse was located to the south of the pumping house and was of the standard form for late 19th century powerhouses, being a simple rectangular building of dark red brick in English Bond with clerestory venting system. It housed a bank of six boilers.

The chimney was octagonal in plan on a square base with rendered brick chimney flue with iron strap reinforcing. The chimney included a lightning rod, used as a marker in the 1883 survey by the Water Board. The Waterworks also included a substantial two-storey residence for the site manager which was located to the north-east of the pumping station and a collection of smaller service buildings. The equipment was auctioned and the site closed 1893 following the final closure of the waterworks. The lower dams were then made available for lease to industry and the area of the former Waterworks, including the Manager's residence, was then adapted for use by Swinbourne and Stephens' Woolscouring Works.

1931 photographs show the roof of both the pumping and power house removed but the gables and chimney intact. The chimney was retained and adapted to provide ventilation to the 1916 Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS I). The gables had been removed and the chimney partly demolished in 1945, being considered a risk to airport operations. The Manager's residence was also demolished.

The surviving fabric associated with the waterworks includes the footings and base of the pumping house and the footing, base and lower part of the chimney stack. Traces of the power house also remain. Most of the ruin is fenced by a 2m high mesh fence with gate which limits access to the area.

The most visible part of the pumping house ruin measures approximately 17 x 20 metres and includes the lower wall of the structure below main floor level; the sub-floor structures including the footings of the cantilevered beam engines and abutments to approximately 2m. Above-ground evidence of the boiler house has been largely obscured by the large Moreton Bay fig, likely progeny of the 19th century planting. Immature Canary Island Date Palms (Phoenix canariensis) are also located in the vicinity and following the line of the wire fence between the ruin and the Sewage Pumping Station to the west.

Evidence of ground disturbance can be seen further to the north associated with the later lease of the land to Swinbourne and Stephens' woolscour. No above-ground evidence can be seen of the substantial residence associated with the pumping house and then the tannery/1916 SWSOOS (south Western Sydney Ocean Outfall Scheme) apart from (potentially) the pile of damaged dressed columns to the north-east of the main waterworks ruin. Debris from the demolitions may be located beneath the large grass-covered mounds in the vicinity.

One of the features of the infrastructure associated with water infrastructure in the 19th and early 20th centuries was the inclusion of landscaping in the form of plantings of feature trees. In the case of the waterworks, by 1869 this included Norfolk Island Pines (Araucaria heterophylla), Moreton Bay Fig Trees (Ficus macrophylla) and Port Jackson Fig Trees (Ficus rubiginosa). Given the period, important government institutional use and the choice of tree species there is strong circumstantial evidence for the involvement of Charles Moore - Director of the Royal Botanic Gardens (1848-1896) in advising on these plantings. The construction of the 1916 SWSOOS I was also associated with the planting of trees to beautify the sites, and featured the Canary Island Date Palm. These were likely supplied by Moore's successor at the Royal Botanical Gardens, Henry Maiden, who was noted for his love of palms and the provision of specimens for planting at public works projects in the early 20th century.

Further archaeological and documentary investigation may reveal whether any fabric associated with the earlier use of the site as a flour mill, including possibly earthworks or channels; and/or the later

Swinbourne and Stephens Woolscour to the north (including the Waterworks' Managers Residence), has survived.

4.3 Heritage items in the broader vicinity

The heritage items listed below are in the broader vicinity of the study area and are visually separated by the SWSOOS.

Table 4 Summary of heritage listings

Item no	Name	Address / Property description	Significance	Significance
I2	Federation cottage	9 Brennans Road	Local	
I7	Paired House	21 Duncan Street	Local	One of a pair of stone two storey houses rare in Rockdale, and representative of the early residential development of the West Botany area. The paired house is aesthetically significant as a landmark house in Duncan Street and surrounding areas and retains the original aesthetic qualities of 19th century Duncan Street and Arncliffe. The building represents early development of the 1885 Innesdale Heights Estate subdivision.
I8	Paired House	23 Duncan Street	Local	One of a pair of stone two storey houses rare in Rockdale, and representative of the early residential development of the West Botany area. The paired house is aesthetically significant as a landmark house in Duncan Street and surrounding areas and retains the original aesthetic qualities of 19th century Duncan Street and Arncliffe. The building represents early development of the 1885 Innesdale Heights Estate subdivision.
I9	Stone Cottage	25 Duncan Street	Local	This dwelling is significant as a largely intact Victorian sandstone cottage with decorated bargeboards and detailed window mouldings, which is rare in the Rockdale area. The dwelling has the potential to give evidence of early building materials and methods. This dwelling is a good representative example of an intact Victorian sandstone cottage in the Rockdale area.

Item no	Name	Address / Property description	Significance	Significance
I30	House	73 West Botany Street	Local	This highly intact building at 73 West Botany Street has aesthetic value due to its integrity as a Victorian house. Its location in the context of other Victorian houses in Kyle Street add to its value both aesthetically and historically. The house is historically significant as one of the remaining houses which formed the village of West Botany.
I50	House	31 Kyle Street	Local	The house at 31 Kyle Street and originally known as "Hazeldene", is historically significant as one of the first houses to be built on the Innesdale Estate. The house has association with George W Beehag who was the son of James Beehag, market gardener and mayor of Rockdale 1872-1874.The building is a good representative example of a single storey Victorian house in Rockdale.
I51	Former hospital for women	112 West Botany Street	Local	The house, once named "Maryville", is historically significant as part of the development of the settlement of West Botany which began to consolidate at the end of the nineteenth century. It is a single storey Victorian dwelling, the only remaining from a group of similar Victorian dwellings fronting West Botany street, contributing to the history and character of the street, and representative of its former use as a place associated with women's health and its association with Nurse Pryor.

5 The proposed project

The Concept and Early Works SSDA seeks consent for the following (**Error! Reference source not found.**):

- Concept Masterplan to support the staged delivery of the Kogarah Golf Club Redevelopment, including:
  - Maximum building envelopes, including maximum building heights and minimum building setbacks;
  - Maximum Gross Floor Area (GFA) up to 343,250m2, comprising:
    - 3,250m2 of GFA (FSR of 1.25:1) on Lot 31 DP1231486; and
    - 340,000m2 of GFA on Lot 100 DP1231954.
  - Conceptual primary land uses, including:
    - Block 1 – Mixed-use and advertising structures;
    - Block 2 – Logistics and mixed-use;
    - Block 3A – Logistics;
    - Block 3B – Logistics; and
    - Block 3C – Logistics and Data centre.
  - Urban Design Guidelines to guide future development of the built form and public domain.
  - Strategies and mitigation measures to manage potential environmental impacts.
- Early Works to support the future delivery of built form and publicly accessible open space, including:
  - Site preparation works, comprising:
    - Demolition of existing structures;
    - Clearing of existing vegetation;
    - Remediation works; and
    - Bulk earthworks, including ground improvement and flood mitigation works.
  - Site servicing and infrastructure works, including:
    - Construction of the Flora Street East extension consistent with Item 3 of the executed Voluntary Planning Agreement with Bayside Council;
    - Construction of stormwater infrastructure; and
  - Construction and augmentation of service and utility infrastructure as necessary.

For a detailed description, refer to the Environmental Impact Statement prepared by Colliers Urban Planning.



Figure 21 Site aerial map (Source: Nearmap, edited by Ethos Urban)

5.1 Referenced documentation

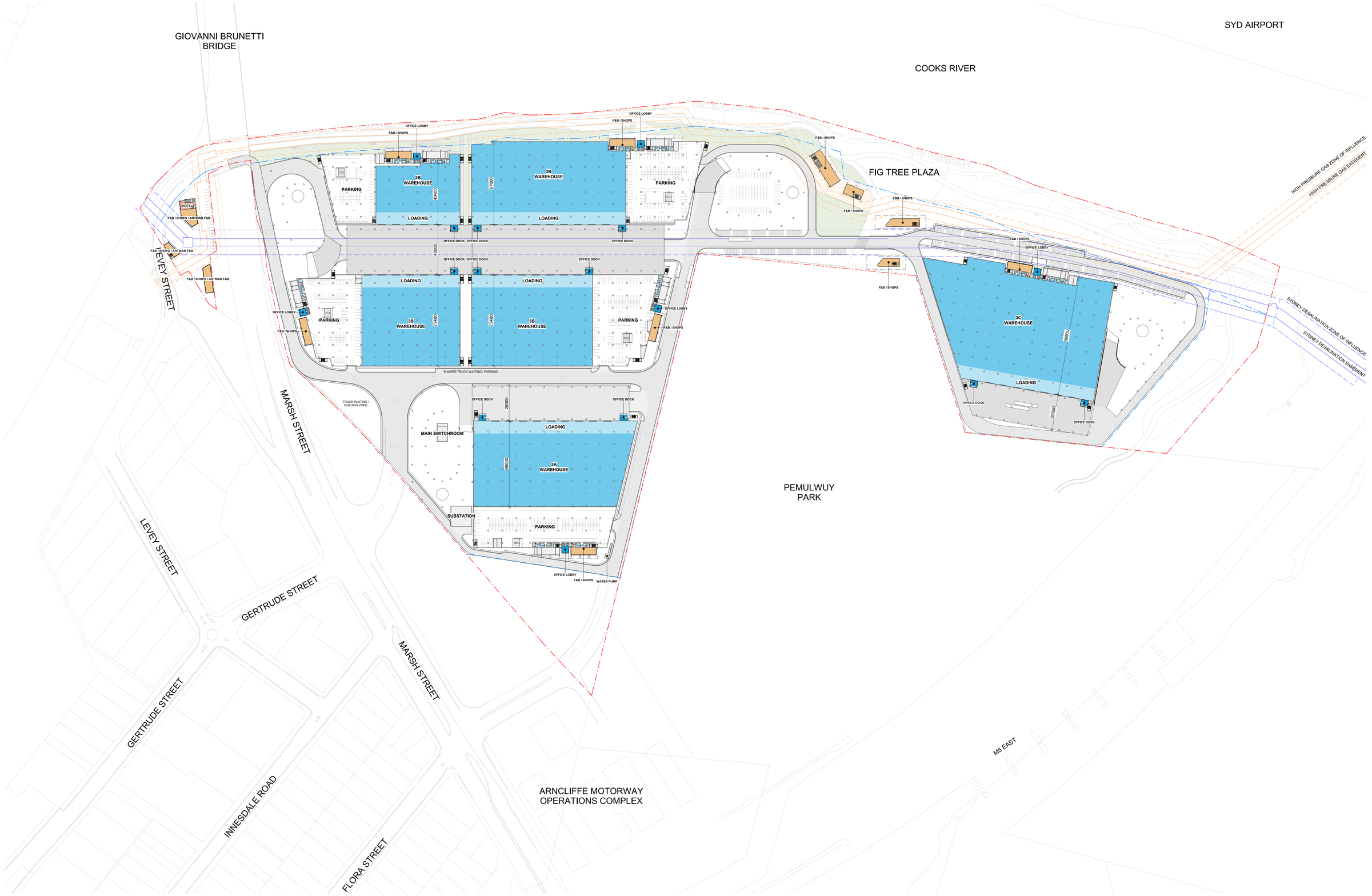
Drawings describing the proposed development have been prepared by Grimshaw Architect[20]. Those considered in assessing impacts on nearby heritage items are listed in Table 5 below.

Table 5 Referenced documentation describing the proposal

Number	Title	Date	Revision
-	Site Plan	-	-
-	Building 3A – Typical Plan Detail – Lvl 1-4	-	-
-	Building 3A – Section Detail – East West	-	-

[20] (Grimshaw Architects 2025)

Number	Title	Date	Revision
-	Building 3B – Typical Plan Detail – Lvl 1-4	-	-
-	Building 3B – Section Detail – East West	-	-
-	Building 3C – Typical Plan Detail – Lvl 1-4	-	-
-	Building 3C – Section Detail – East West	-	-
-	Renders	-	-



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CONSULTANTS

PROJECT NAME
KGCR

SSDA REFERENCE SCHEME

PROJECT NO.
23273

ADDRESS
13-19A Marsh Street, Arncliffe, NSW, Australia

REV	BY	DATE	DESCRIPTION
P01	GRM	01.09.2025	For Information
P02	GRM	09.09.2025	For Information
P03	GRM	19.09.2025	For Information
P04	GRM	26.09.2025	For Information
P05	GRM	03.10.2025	For Information
P06	GRM	10.10.2025	For Information
P07	GRM	24.10.2025	For Information
P08	GRM	07.11.2025	For Information
P09	GRM	21.11.2025	For Information
P10	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

NORTH

DRAWING TITLE
GROUND

SCALE
1 : 1000 @A0

STATUS
For Information

DRW	CH	APPR	DRH DATE	REV
SL	JH	MM	05.12.2025	P10

DRAWING NO.
A03 1001

6 Assessment of heritage impact

6.1 Approach to assessing impacts

This section assesses the impacts on the heritage values of the heritage items in the vicinity of the study area—namely:

- Alexandra Canal (Item no 01621).
- Southern and Western suburbs Ocean Outfall Sewer (Item No. I32) and the Western Outfall Main Sewer (Rockdale to Homebush) (SHR 01647).
- Commonwealth Water Pumping Station and Sewerage Pumping Station No 38 (Item No. I298) and Ruins of the former Botany Pumping Station (Item no I382).

This section has excluded the following items from detailed assessment as they are visually separated from the study area by the large SWSOOS infrastructure and streets trees, and the new development would not impact the residential heritage items:

- Paired House (Item no I7), located at 21 Duncan Street, Lot A, DP 186303, approximately 2.3kilometres away from the study area.
- Paired House (Item no I8), located at 23 Duncan Street, Lot 1, DP 875396, approximately 2.3kilometres away from the study area.
- Stone Cottage (Item no I9), located at 25 Duncan Street, Lot 11, DP 875397, approximately 2.3kilometres away from the study area.
- House (Item no I50), located at 31 Kyle Street, Lot 31, DP 1227886, approximately 2.2kilometres away from the study area.
- House (Item no I30), located at 73 West Botany Street, Lot 25, Section 3, DP 1633 approximately 1.7kilometres away from the study area.
- Former hospital for women (Item no. (I51), located at 112 West Botany Street, Lot 1, DP 229505, approximately 1.4kilometres away from the study area.
- Federation cottage (Item no I2), located at 9 Brennans Road, Lot 3, DP 10357, approximately 1.5kilometres away from the study area.

In sections 6.2 and 6.4 below, the impacts have been assessed in satisfaction of the Bayside LEP's clause 5.10(5).

6.2 Alexandra Canal

The proposed Concept and Early Works SSDA are located along the edge of the study area which runs parallel to the Cooks River. The heritage listed Alexandra Canal is located diagonally across the waterway to the north of the site, and is physically separated from the proposed development. There would be changes to the setting of the Cooks River, but there is significant separation from the Alexandra Canal that exists already, including the Airport drive motorway in between the development site and the Alexnadra Canal.

There is potential for interruption of long-distance sightlines at the end of the canal and from public and operational vantage points. However, there is already existing apartment development adjacent to the study

area and the canal, to the east of Cooks River, and there is a separation of the Alexandra Canal with the Airport Drive motorway bridge. Increased height and envelope mass, particularly within Lot 100, may constrain linear vistas which would alter long distance views.

Overall, while the proposal introduces substantial urban intensification and associated landscape modification, the extent of heritage impact on the Alexndra Canal will be minimal based on current proposed scope, existing development and the distance between the study area and the heritage item.



Figure 23 View to the Alexandra canal from the study area looking north-east



Figure 24 View of the study area from the Tempe recreation reserve looking south

6.3 Southern and Western Suburbs Ocean Outfall Sewer and Western Outfall Main Sewer (Rockdale to Homebush)

The SWSOOS holds local and state heritage value as an essential early infrastructure system that enabled wastewater removal for Sydney's southern suburbs, supporting expansion and urban development. Although its operational function has since been superseded, the infrastructure retains cultural landscape significance through its linear form, scale and continuity across the southern corridor (Figure 18). Its heritage value is primarily expressed through original sewer fabric, associated structures, and the operational landholdings owned by Sydney Water within which the asset is contained. The item is industrial and utilitarian in nature, with the curtilage tightly defined around the alignment and physical remnants of the sewer.

The proposed Concept and Early Works SSDA, located immediately north of the sewer corridor, has potential to influence the perception and contextual legibility of the SWSOOS, with the closest development being area 3C. The Pemulwuy Park provides a large separation between the SWSOOS and the bulk of the proposed development. The scale of proposed built form could visually dominate some areas of the SWSOOS, reducing the openness and utilitarian character that currently defines its landscape presence.

Construction of new internal road networks, stormwater systems, earthworks and future public domain could alter ground plane relationships between the sewer corridor and the proposed development areas on the site. While the core sewer fabric is unlikely to be directly affected, the broader setting in which its cultural landscape value is interpreted may become less discernible from some views within the site.

Although direct physical impact is unlikely based on current proposed scope, the setting, views/vistas and curtilage of the SWSOOS may have some indirect adverse affects through alteration of surrounding character, visual containment and shifts in landscape form. This could be addressed with sensitive landscaping and allowance for a physical buffer around the item.

6.4 Commonwealth Water Pumping Station and Sewerage Pumping Station No 38, and Ruins of the former Botany Pumping Station

The Commonwealth Water Pumping Station and Sewerage Pumping Station No 38, and Ruins of the former Botany Pumping Station hold a local heritage significance value to serve the SWSOOS. The proposed Concept Masterplan and Early Works for the Kogarah Golf Club Redevelopment are located approximately 1.4 kilometres east of the heritage items across the Cooks River. Given this separation distance, there will be no direct physical impact on the heritage fabric, setting or curtilage of the Station. The proposed maximum building envelopes, land uses and early works activities—including demolition, bulk earthworks, infrastructure installation and temporary on-grade parking—will occur well outside the Station's visual catchment and operational landholding.

Due to the distance involved, the proposed works will not be visible from, nor visually impact, the Commonwealth Water Pumping Station and Ruins of the former Botany Pumping Station. The Station's architectural expression, landmark qualities, and contribution to the visual character of the airport precinct and Botany area will remain unchanged. There will be no interruption to significant views, no alteration to landscape context relevant to its significance, and no impact on the legibility of its industrial function.

Overall, the proposed works are not expected to affect the heritage significance of the Commonwealth Water Pumping Station and Ruins of the former Botany Pumping Station.



Figure 25 View towards the Commonwealth Water Pumping Station and Sewerage Pumping Station (approximate location in orange arrow) from the study area looking east

6.5 Guidelines for preparing a statement of heritage impact—'Questions to be considered in a statement of heritage impact'

The NSW Department of Planning Housing and Infrastructure's *Guidelines for preparing a statement of heritage impact* of 2023 sets out considerations for specific types of works. Those questions applicable to the proposed development are 'Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)'. That group of considerations is set out in Table 6 below.

Table 6 Questions to be considered in a statement of heritage impact

Questions	Assessment
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	The early works and future development have the potential to impact the heritage significance of the SWSOOS primarily through changes to the setting, curtilage and contextual legibility, but not on the Alexndra Canal, the Commonwealth Water Pumping Station and Sewerage Pumping Station No 38, and Ruins of the former Botany Pumping Station. While no direct physical impacts are expected, alterations to landform, ground levels and surrounding development intensity may reduce the clarity of the views to the item from the public domain and open areas.
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	The increase in massing on the Cooks River may interrupt long-distance sightlines from the Alexndra Canal.

Questions	Assessment
	The views to the Alexndra Canal are mostly obscured from the study area, with the Airport Drive motorway bridge intersecting the Cooks River in between the site and the Canal. The long distance views will be altered from the canal, however, there are already existing high rise developments that are visible from the heritage item, however, these are not key views from the item in this direction. The bulk of the heritage item curtilage lies further to the north, away from the Cooks River. While no direct physical impacts are expected, alterations to landform, ground levels and surrounding development intensity may reduce the clarity of the views to the SWSOOS from the public domain and open areas.
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	The proposed works are not within a heritage conservation area.

7 Summary and recommendations

7.1 Summary of impacts to environmental heritage

This report has assessed the heritage impacts of the proposed development on the heritage significance of environmental heritage (heritage items listed on a statutory heritage list). Under the provisions of clause 5.10(5) of the Bayside LEP, the impacts of development on the heritage values of heritage items that are near the development must be assessed.

Increased development along Cooks River may affect long-distance sightlines and reduce the spatial openness when viewed from the Alexandra Canal. However, the views from the Canal are already interrupted by the interruption of the Airport Drive motorway bridge between the study area and the heritage item. While the skyline view will change, it will be consistent with high rise development that is already in the vicinity of the study area. The proposed development is unlikely to adversely impact the heritage values of the Alexandra Canal.

While no direct impact to fabric is anticipated, the works have potential to influence the heritage setting of the SWSOOS –through changes to curtilage, visual character and contextual legibility. Similarly, surrounding landscape change, service installation and future built mass may visually dominate the SWSOOS corridor, softening its utilitarian character and reducing clarity of its linear footprint. However, based on the current proposed scope, the overall heritage impact is expected to be minimal, and the location of Pemulwuy Park immediately adjacent to the SWSOOS, allows for a visual separation for most of the length of the heritage item. In relation to the SWSOOS, the proposal is unlikely to directly affect original sewer fabric. If measures are taken to conserve the immediate landscape around the SWSOOS then the proposed development is unlikely to adversely impact the heritage values of the SWSOOS.

The proposed works will not impact the heritage values of the Commonwealth Water Pumping Station, which is located approximately 1.4 kilometres from the site and lies outside the visual catchment and curtilage of the development area. Due to the large SWSOOS infrastructure and streets trees, the proposed works will not be visible from, nor have visually impact tot other heritage items listed above. Overall, impacts are expected to be primarily indirect and setting-based, with no physical impact.

7.2 Recommendations

To ensure the proposed works do not adversely impact the significance, setting, or visual integrity of nearby heritage items, two recommendations have been identified. These recommendations are intended to avoid, minimise, or manage potential impacts through appropriate design responses and landscape treatments. The recommendations outlined below aim to preserve the heritage values of the site and its surroundings while allowing for the sensitive integration of the proposed development within its context.

Recommendation 1 Heritage advice

Additional heritage advice should be sought in the preparation of any future detailed development applications, for phases of the proposed development that are immediately adjacent to the SWSOOS, to ensure heritage values of the SWSOOS are conserved and no physical impacts to heritage fabric are proposed.

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Appendices

Appendix 1 Architectural drawings - (Grimshaw Architects)

Kogarah Golf Club Redevelopment – Reference Schemes
13-19A Marsh Street, Arncliffe
Concept and Early Works SSDA (SSD-84467726)

Drawing List

Sheet Number	Sheet Name	Revision	Date
A00 1001	COVER SHEET	P01	05.12.2025
A00 1002	AREA SCHEDULE	P01	05.12.2025
A03 1001	GROUND	P10	05.12.2025
A03 1003	TYP LEVEL 01-05	P10	05.12.2025
A03 1004	TYP LEVEL 01M-05M MEZZANINE	P01	05.12.2025
A03 1005	ROOF	P02	05.12.2025
A03-SC2 1001	SC2 GROUND	P04	05.12.2025
A03-SC2 1003	SC2 TYP LEVEL 01-05	P04	05.12.2025
A03-SC2 1004	SC2 TYP LEVEL 01M-05M MEZZANINE	P01	05.12.2025
A03-SC2 1005	SC2 ROOF	P01	05.12.2025
A03-SC3 1001	SC3 GROUND	P04	05.12.2025
A03-SC3 1003	SC3 TYP LEVEL 01-05	P04	05.12.2025
A03-SC3 1004	SC3 TYP LEVEL 01M-05M MEZZANINE	P01	05.12.2025
A03-SC3 1005	SC3 ROOF	P01	05.12.2025
A03-SC4 1001	SC4 GROUND	P08	05.12.2025
A03-SC4 1003	SC4 LEVEL 01-05	P08	05.12.2025
A03-SC4 1004	SC4 TYP LEVEL 01M-05M MEZZANINE	P01	05.12.2025
A03-SC4 1005	SC4 ROOF	P02	05.12.2025
A06 1001	ELEVATIONS	P03	05.12.2025
A06 1002	ELEVATIONS	P01	05.12.2025
A06-SC2 1001	SC2 ELEVATIONS	P01	05.12.2025
A06-SC2 1002	SC2 ELEVATIONS	P01	05.12.2025
A06-SC3 1001	SC3 ELEVATIONS	P01	05.12.2025
A06-SC3 1002	SC3 ELEVATIONS	P01	05.12.2025
A06-SC4 1001	SC4 ELEVATIONS	P03	05.12.2025
A06-SC4 1002	SC4 ELEVATIONS	P01	05.12.2025
A07 1001	SECTIONS	P04	05.12.2025
A07-SC2 1001	SC2 SECTIONS	P01	05.12.2025
A07-SC3 1001	SC3 SECTIONS	P01	05.12.2025
A07-SC4 1001	SC4 SECTIONS	P05	05.12.2025
A21 2001	3D GROUND	P06	05.12.2025
A21 2002	3D TYPICAL	P06	05.12.2025
A21 2003	3D ROOF	P06	05.12.2025
A21-SC2 2001	SC2 3D GROUND	P03	05.12.2025
A21-SC2 2002	SC2 3D TYPICAL	P03	05.12.2025
A21-SC2 2003	SC2 3D ROOF	P03	05.12.2025
A21-SC3 2001	SC3 3D GROUND	P03	05.12.2025
A21-SC3 2002	SC3 3D TYPICAL	P03	05.12.2025
A21-SC3 2003	SC3 3D ROOF	P03	05.12.2025
A21-SC4 2001	SC4 3D GROUND	P06	05.12.2025
A21-SC4 2002	SC4 3D TYPICAL	P06	05.12.2025
A21-SC4 2003	SC4 3D ROOF	P06	05.12.2025
A21-SC4 2004	SC4 3D ROOF - N/E	P06	05.12.2025



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PROJECT NAME
KGCR

SSDA REFERENCE SCHEME

PROJECT NO.
23273

ADDRESS
13-19A Marsh Street, Arncliffe, NSW, Australia

REV	BY	DATE	DESCRIPTION
P01	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

DRAWING TITLE
COVER SHEET

SCALE **@A0**
STATUS **For Information**

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P01

DRAWING NO.
A00 1001

Reference Scheme 01 (SC1)
All Logistics

INDICATIVE GFA SUMMARY

Lot	Land Use	GFA (sqm)
31	Hotel / Serviced Apartments	1,670
	Commercial	1,260
	Food and Beverage, Shops, Artisan Food and Beverage	320
Total		**3,250**
100	Logistics	336,200
	Food and Beverage, Shops	1,950
	Hotel / Serviced Apartments	–
	Commercial	1,850
	Data Centres	–
Total		**340,000**

INDICATIVE PARKING SUMMARY

Land Use	
Logistics	1,032
Logistics Office	333
Commercial	39
Food and Beverage, Shops	57
Hotel / Serviced Apartments	16
Data Centre	–
Total	**1,477**

Reference Scheme 02 (SC2)
Hotel, Commercial and Logistics

INDICATIVE GFA SUMMARY

Lot	Land Use	GFA (sqm)
31	Hotel / Serviced Apartments	1,670
	Commercial	1,260
	Food and Beverage, Shops, Artisan Food and Beverage	320
Total		**3,250**
100	Logistics	293,000
	Food and Beverage, Shops	10,000
	Hotel / Serviced Apartments	20,000
	Commercial	17,000
	Data Centres	–
Total		**340,000**

INDICATIVE PARKING SUMMARY

Land Use	
Logistics	903
Logistics Office	276
Commercial	228
Food and Beverage, Shops	258
Hotel / Serviced Apartments	91
Data Centre	–
Total	**1,756**

Reference Scheme 03 (SC3)
Data Centre and Logistics

INDICATIVE GFA SUMMARY

Lot	Land Use	GFA (sqm)
31	Hotel / Serviced Apartments	1,670
	Commercial	1,260
	Food and Beverage, Shops, Artisan Food and Beverage	320
Total		**3,250**
100	Logistics	276,200
	Food and Beverage, Shops	1,850
	Hotel / Serviced Apartments	–
	Commercial	1,850
	Data Centres	25,400
Total		**305,300**

INDICATIVE PARKING SUMMARY

Land Use	
Logistics	842
Logistics Office	294
Commercial	39
Food and Beverage, Shops	54
Hotel / Serviced Apartments	16
Data Centre	20
Total	**1,265**

Reference Scheme 04 (SC4)
Hotel, Commercial, Data Centre and Logistics

INDICATIVE GFA SUMMARY

Lot	Land Use	GFA (sqm)
31	Hotel / Serviced Apartments	1,670
	Commercial	1,260
	Food and Beverage, Shops, Artisan Food and Beverage	320
Total		**3,250**
100	Logistics	231,600
	Food and Beverage, Shops	10,000
	Hotel / Serviced Apartments	20,000
	Commercial	17,000
	Data Centres	25,400
Total		**304,000**

INDICATIVE PARKING SUMMARY

Land Use	
Logistics	709
Logistics Office	238
Commercial	266
Food and Beverage, Shops	258
Hotel / Serviced Apartments	91
Data Centre	20
Total	**1,582**

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P01	**GRM**	**05.12.2025**	**For Test of Adequacy**

KEY PLAN

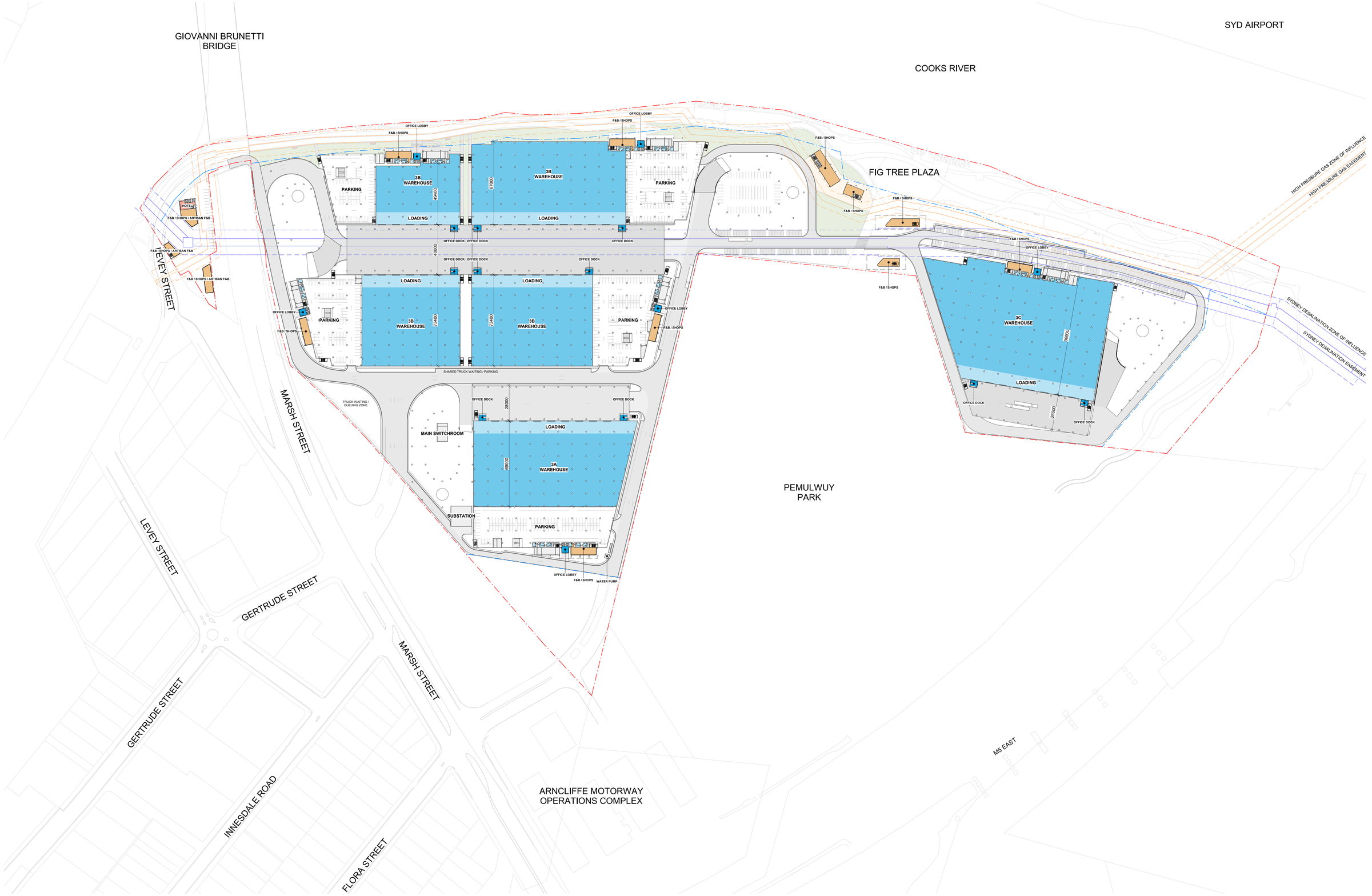
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AREA SCHEDULE

SCALE
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STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	**JH**	**MM**	**05.12.2025**	**P01**

DRAWING NO.
A00 1002



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CLIENT
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CONSULTANTS

PROJECT NAME
KGCR

SSDA REFERENCE SCHEME

PROJECT NO.
23273

ADDRESS
13-19A Marsh Street, Arncliffe, NSW, Australia

REV	BY	DATE	DESCRIPTION
P01	GRM	01.09.2025	For Information
P02	GRM	09.09.2025	For Information
P03	GRM	19.09.2025	For Information
P04	GRM	26.09.2025	For Information
P05	GRM	03.10.2025	For Information
P06	GRM	10.10.2025	For Information
P07	GRM	24.10.2025	For Information
P08	GRM	07.11.2025	For Information
P09	GRM	21.11.2025	For Information
P10	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

NORTH

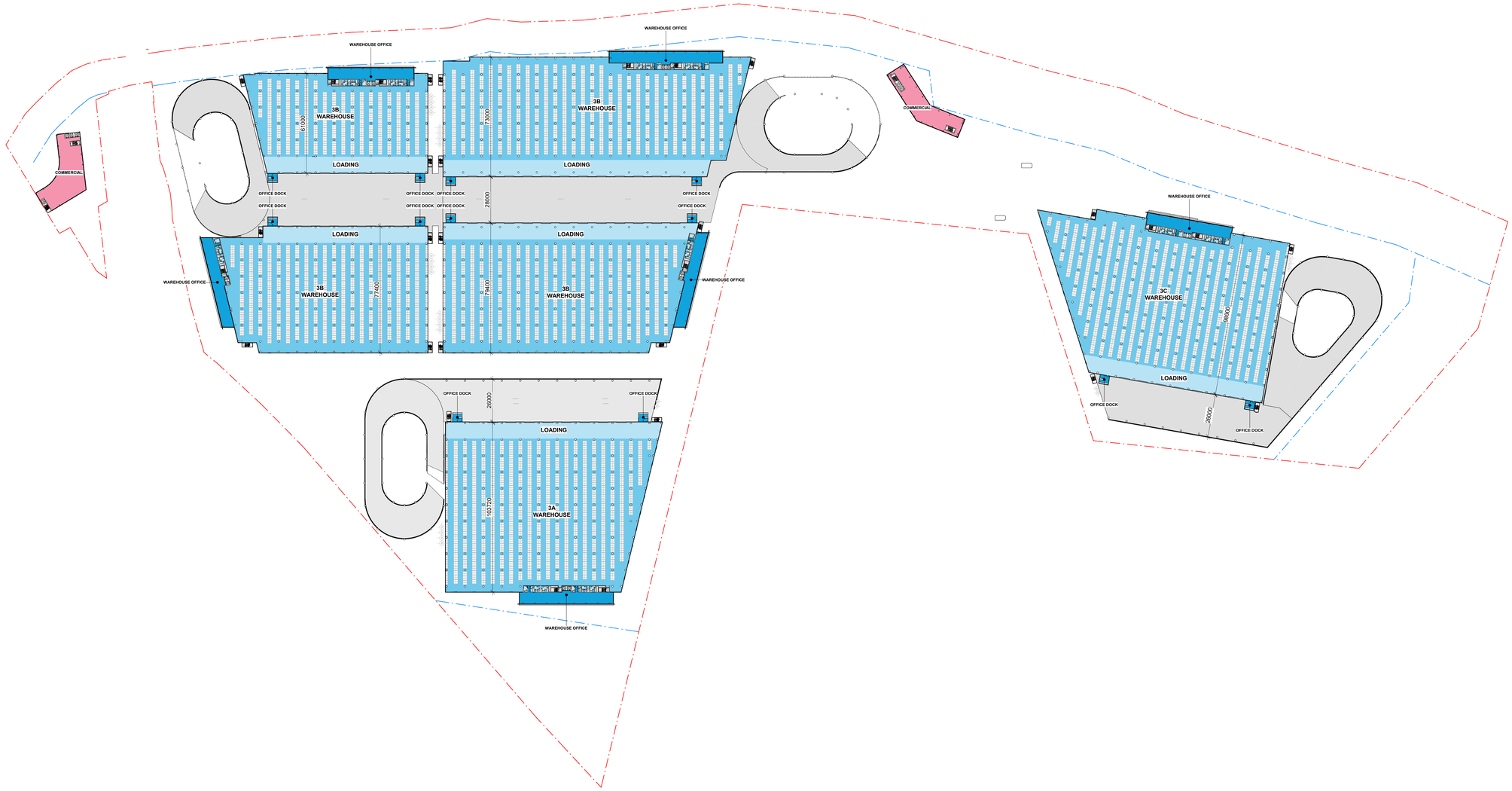
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GROUND

SCALE
1 : 1000 @A0

STATUS
For Information

DRW	CH	APPR	DRH DATE	REV
SL	JH	MM	05.12.2025	P10

DRAWING NO.
A03 1001



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P03	GRM	19.09.2025	For Information
P04	GRM	26.09.2025	For Information
P05	GRM	03.10.2025	For Information
P06	GRM	10.10.2025	For Information
P07	GRM	24.10.2025	For Information
P08	GRM	07.11.2025	For Information
P09	GRM	21.11.2025	For Information
P10	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

NORTH

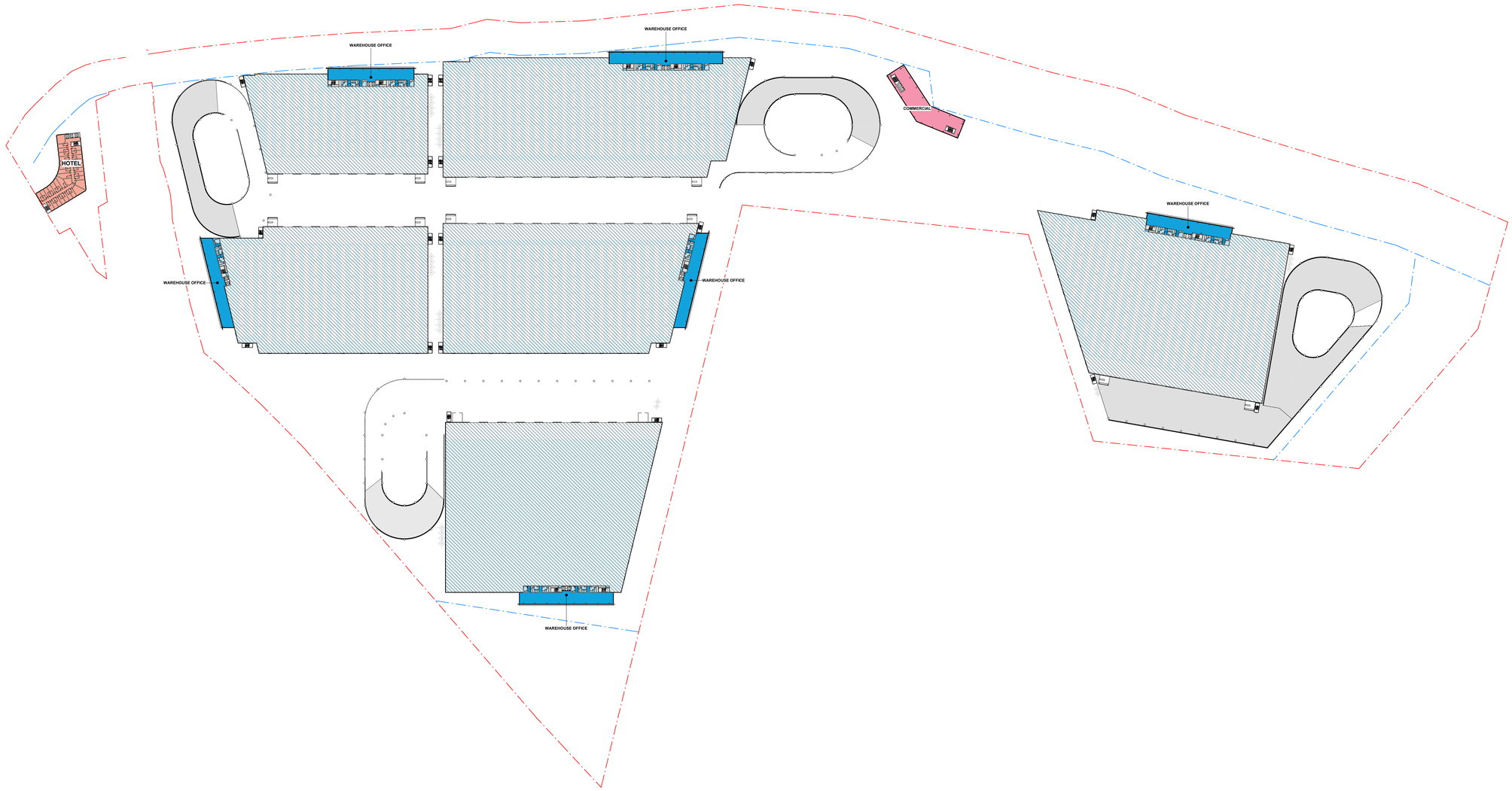
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TYP LEVEL 01-05

SCALE
1 : 1000 @A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
SL	JH	MM	05.12.2025	P10

DRAWING NO.
A03 1003



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PROJECT NO.
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ADDRESS
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REV	BY	DATE	DESCRIPTION
P01	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

NORTH

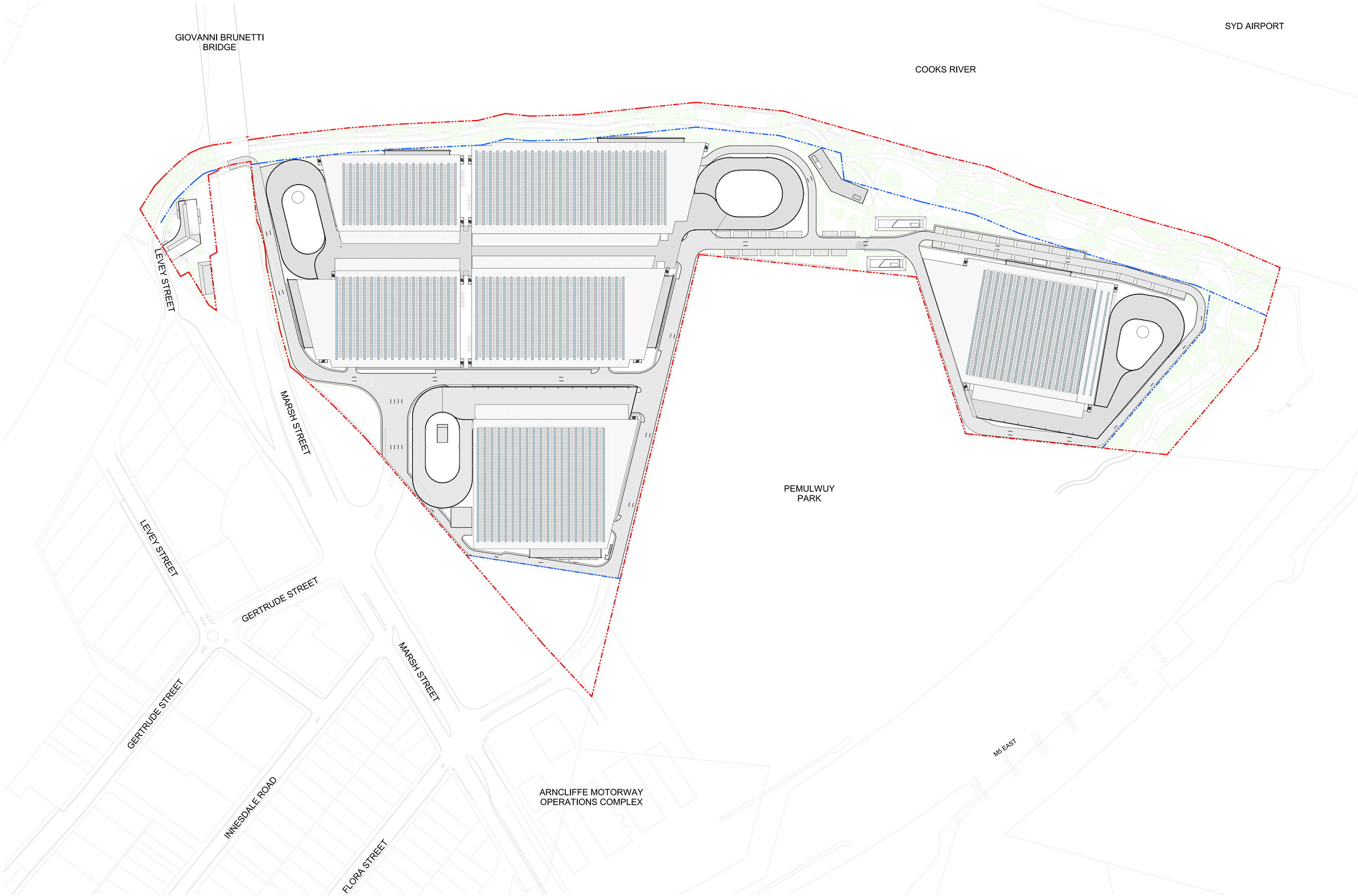
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SCALE
1 : 1000 @A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
AAA	AAA	AAA	05.12.2025	P01

DRAWING NO.
A03 1004



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REV	BY	DATE	DESCRIPTION
P01	GRM	24.10.2025	For Information
P02	GRM	06.12.2025	For Test of Adequacy

KEY PLAN

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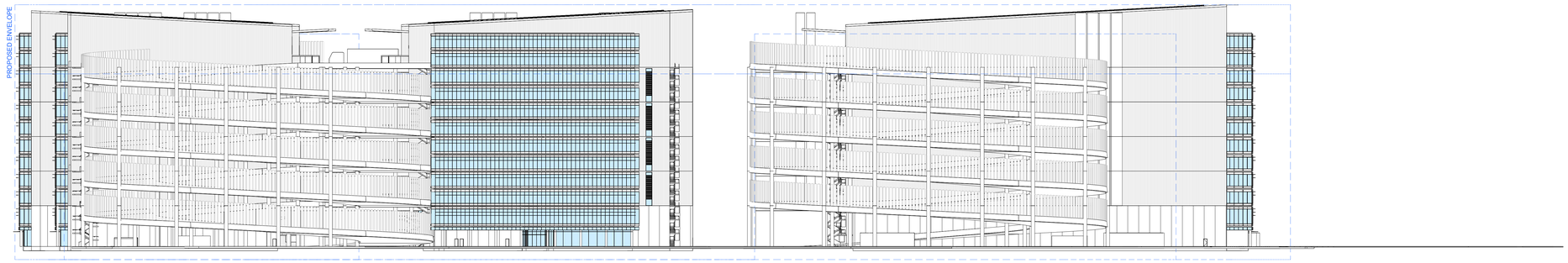
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SCALE
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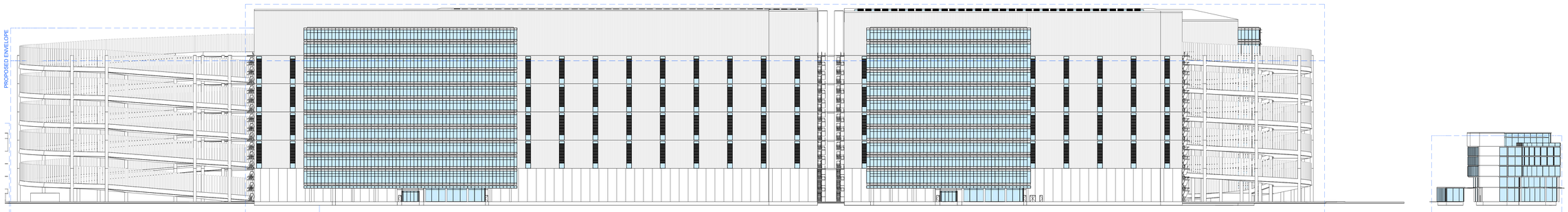
STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
AAA	AAA	AAA	05.12.2025	P02

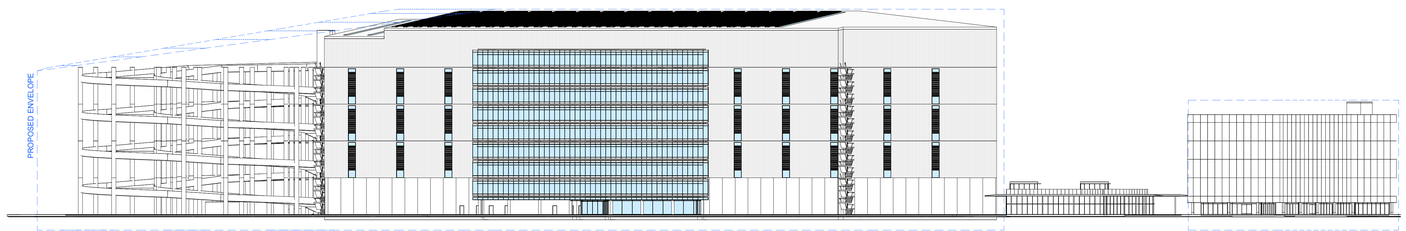
DRAWING NO.
A03 1005



1 NORTH (MARSH STREET) ELEVATION
1 : 500



2 EAST (FORESHORE) ELEVATION (1 OF 2)
1 : 500



3 EAST (FORESHORE) ELEVATION (2 OF 2)
1 : 500

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REV	BY	DATE	DESCRIPTION
P01	GRM	10.10.2025	For Information
P02	GRM	24.10.2025	For Information
P03	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

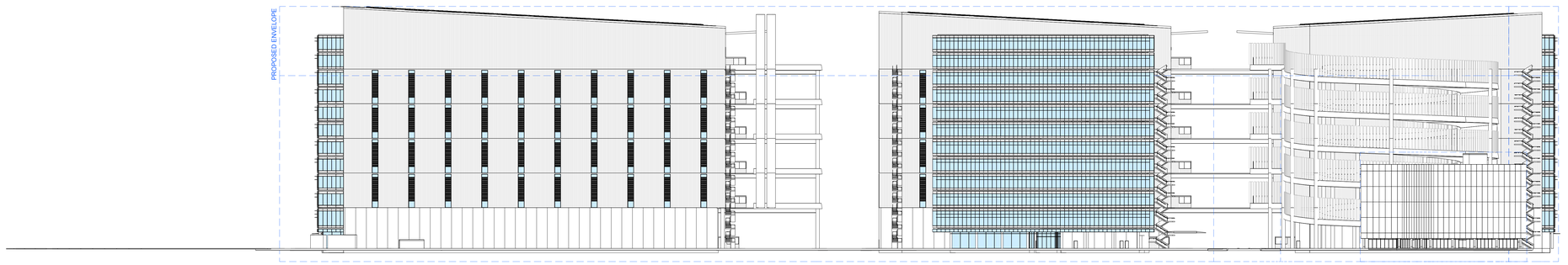
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SCALE
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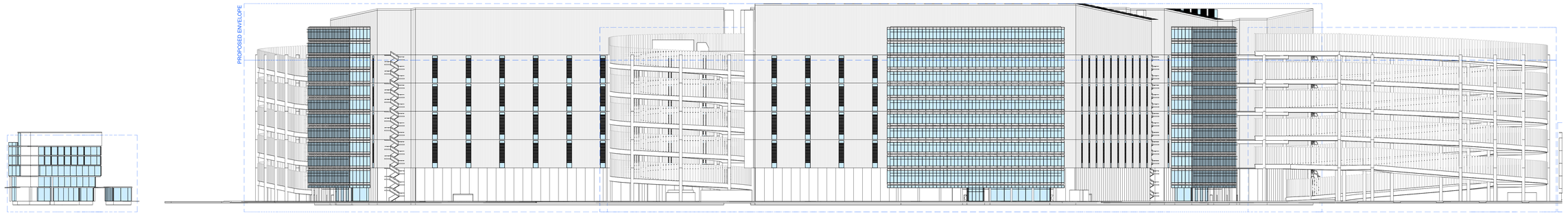
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DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P03

DRAWING NO.
A06 1001



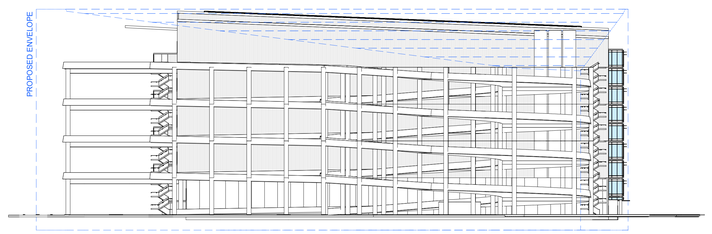
1 SOUTH (PEMULWUY PARK) ELEVATION
1 : 500



2 WEST (MARSH STREET) ELEVATION
1 : 500



3 WEST (PEMULWUY PARK) ELEVATION
1 : 500



4 SOUTH ELEVATION
1 : 500

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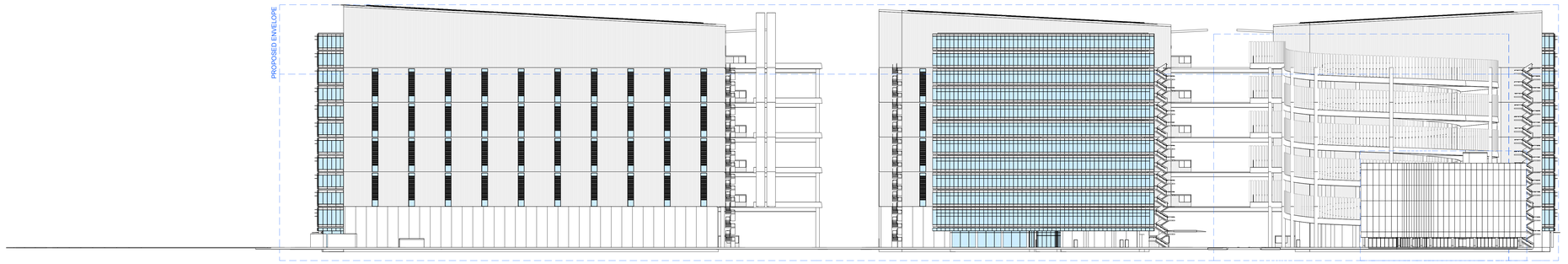
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ELEVATIONS

SCALE
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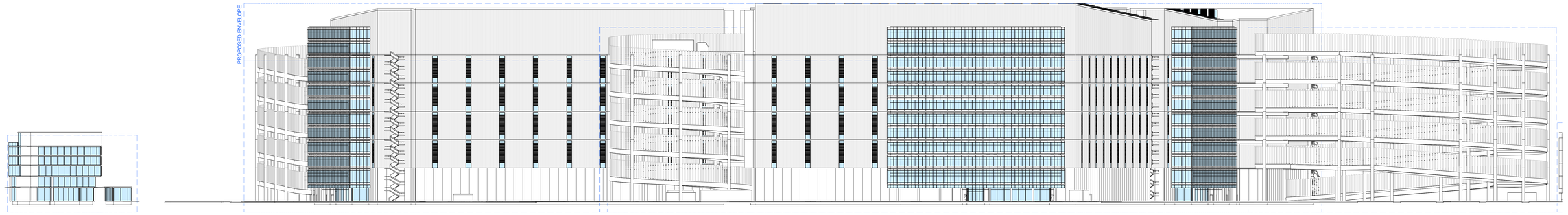
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For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P01

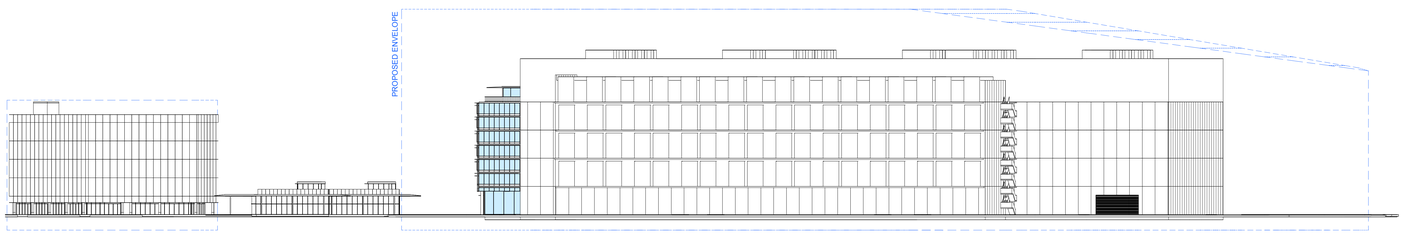
DRAWING NO.
A06 1002



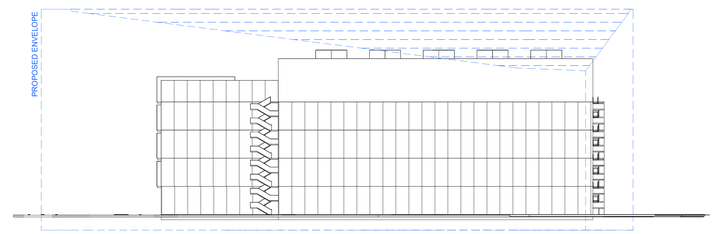
1 SOUTH (PEMULWUY PARK) ELEVATION
1 : 500



2 WEST (MARSH STREET) ELEVATION
1 : 500



3 WEST (PEMULWUY PARK) ELEVATION
1 : 500



4 SOUTH ELEVATION
1 : 500

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23273

ADDRESS
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REV	BY	DATE	DESCRIPTION
P01	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

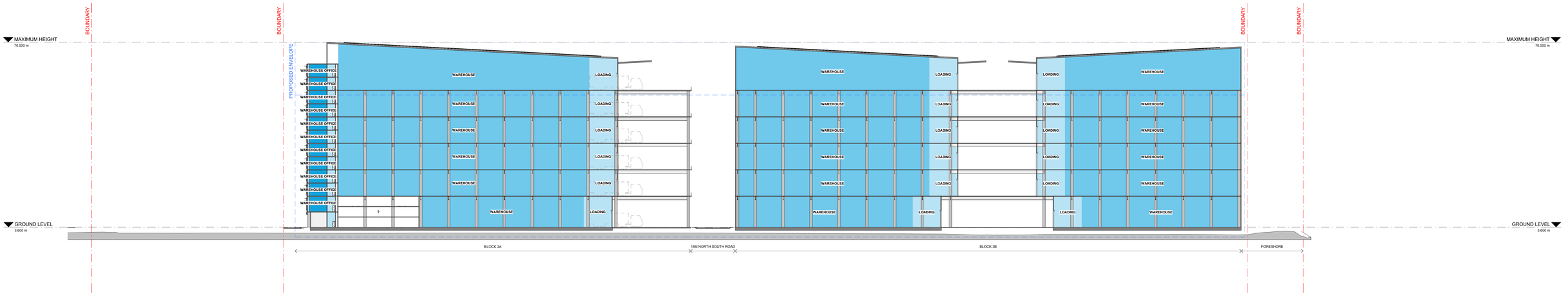
DRAWING TITLE
SC3 ELEVATIONS

SCALE
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STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P01

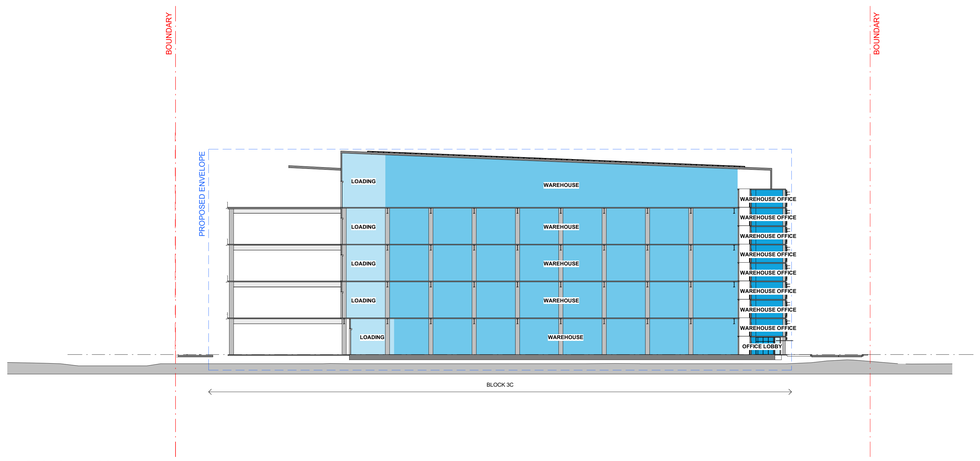
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A06-SC3 1002



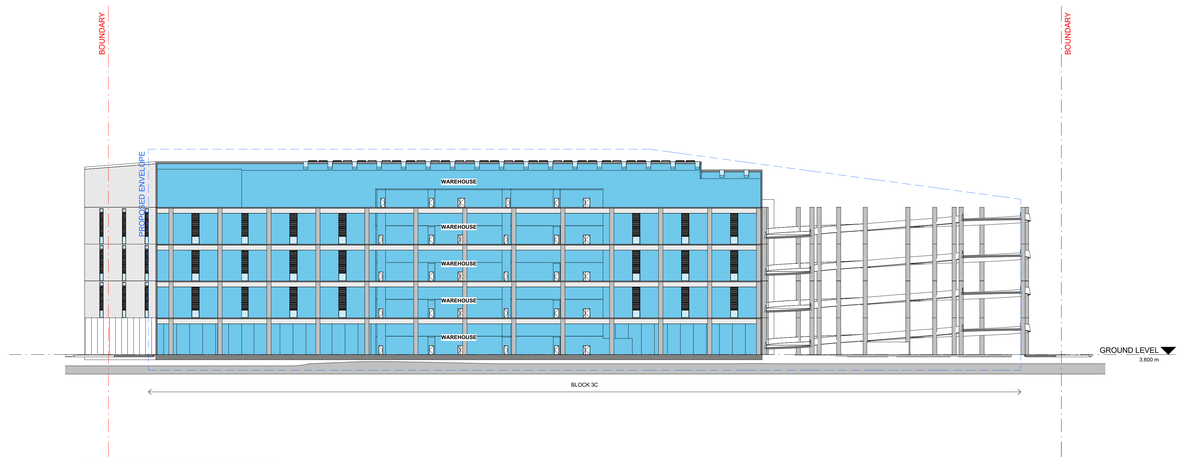
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1 : 500



2 LONGITUDINAL SECTION - BLOCK 3A + 3B
1 : 500



3 SECTION - BLOCK 3C
1 : 500



4 LONGITUDINAL SECTION - BLOCK 3C
1 : 500

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P02	GRM	10.10.2025	For Information
P03	GRM	24.10.2025	For Information
P04	GRM	05.12.2025	For Test of Adequacy

KEY PLAN

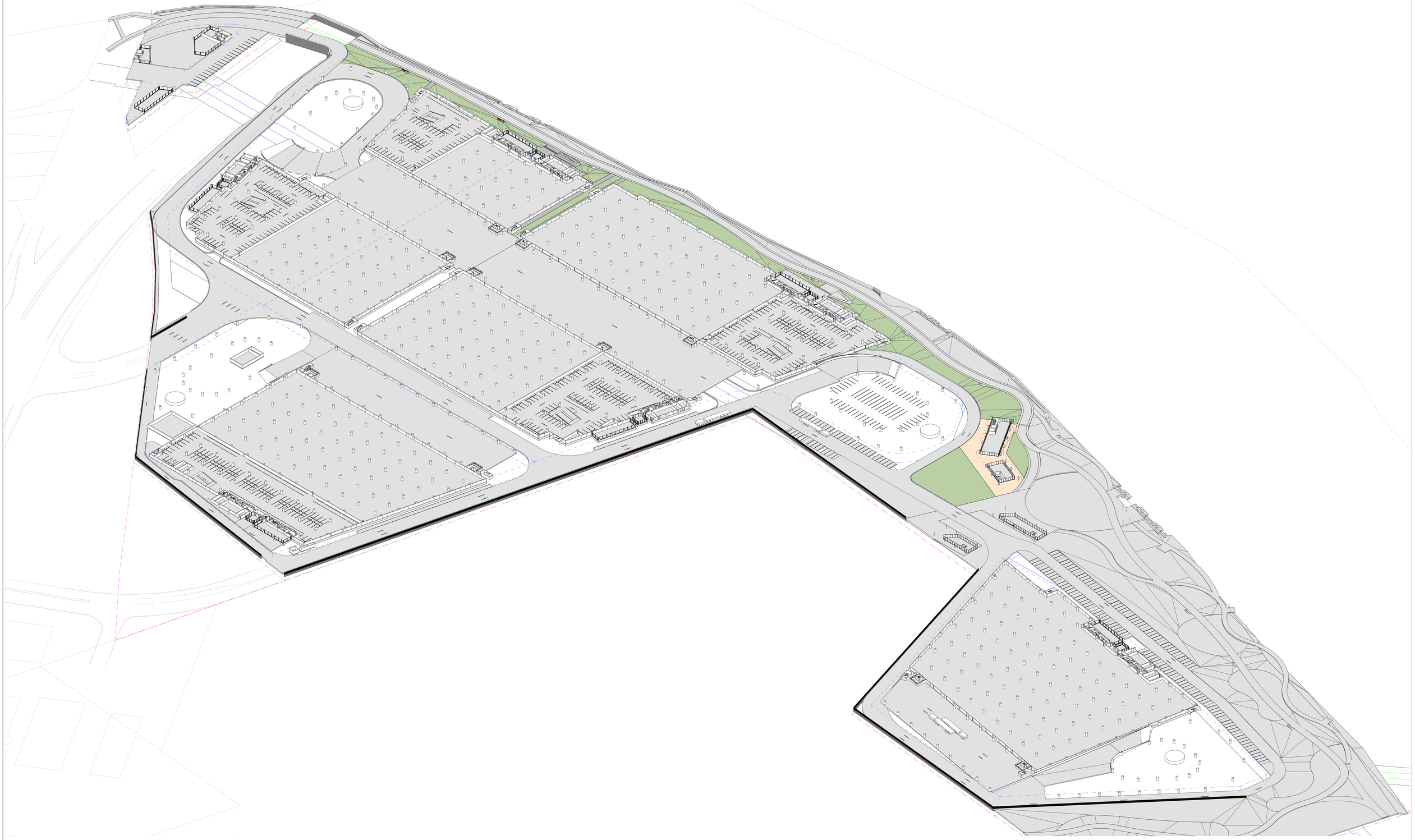
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SCALE
1 : 500 @A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P04

DRAWING NO.
A07 1001



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P06	GRM	05.12.2025	For Test of Adequacy

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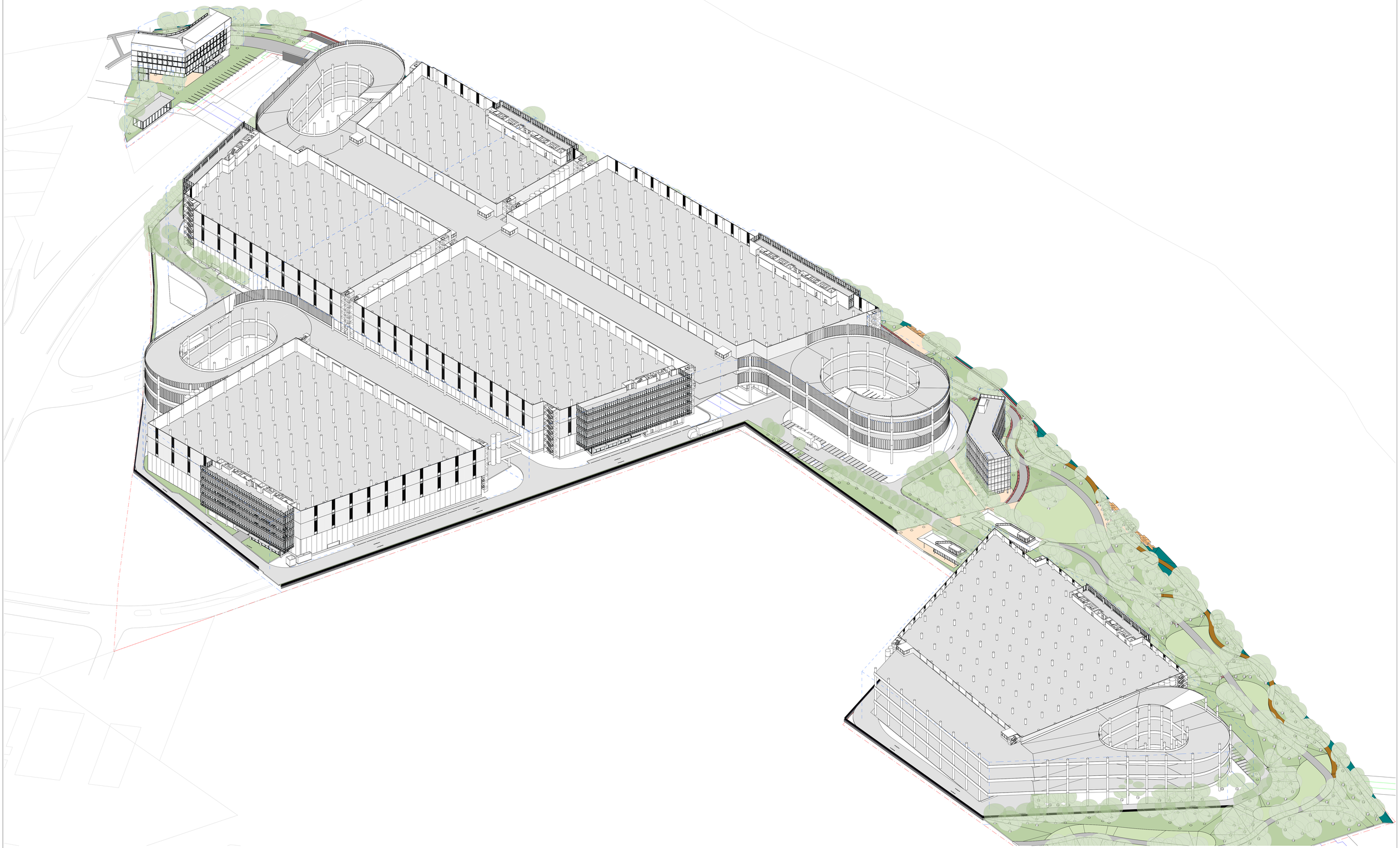
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3D GROUND

SCALE
@A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P06

DRAWING NO.
A21 2001



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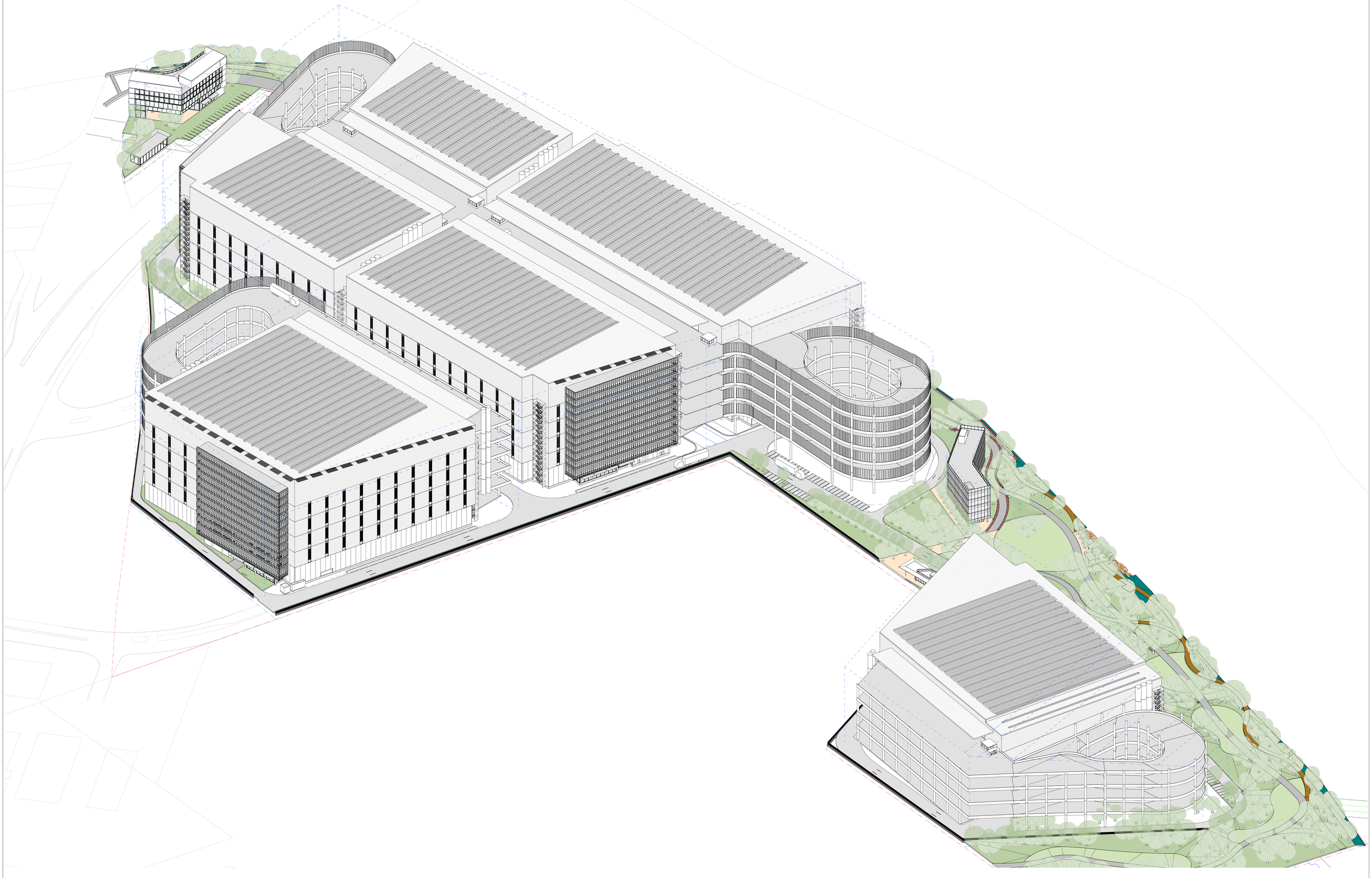
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3D TYPICAL

SCALE
@A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P06

DRAWING NO.
A21 2002



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KEY PLAN

DRAWING TITLE
3D ROOF

SCALE
@A0

STATUS
For Information

DRW	CH	APPR	DRW DATE	REV
GY	JH	MM	05.12.2025	P06

DRAWING NO.
A21 2003

Appendix 2 Heritage inventory sheets

Item Details

Name

Alexandra Canal

SHR/LEP/S170

s170

Address

Adjacent to Burrows Road BOGAN GATE NSW 2876

Local Govt Area

Sydney

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Transport - Water	Canal

All Addresses

Addresses

Records Retrieved: 3

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Adjacent to Burrows Road	//	Inner West	Unknown			Unknown	Alternate Address
	Adjacent to Burrows Road	//	Bayside	Unknown			Unknown	Alternate Address
	Adjacent to Burrows Road	BOGAN GATE/NSW/2876	Sydney	Unknown			Unknown	Primary Address

Boundary Description

Operational and heritage curtilage is 3 metres from the top edge of the Canal, as well as 3 metres below the Canal bed. Heritage impacts should be considered for any new construction within 10 metres of the Canal.

Significance

Statement Of Significance

Alexandra Canal is of high historic, aesthetic and technical/research significance. Historically, it is a rare example of 19th century navigational canal construction in Australia, being one of only two purpose built canals in the State, with one other known example in Victoria. It has the ability to demonstrate the NSW Governments initiative to create water transport as a means of developing an industrial complex in the Alexandria and Botany areas and exploiting the use of unemployed labour to achieve its scheme.

It played a seminal role in the changing pattern and evolution of the occupation and industrial uses of the local area and nearby suburbs, which included filling large areas of low lying land for development.

Aesthetically, intact original sections of the canal, comprising pitched dry packed ashlar sandstone, provides a textured and coloured finish which is aesthetically valuable in the cultural landscape. It is a major landmark and dramatic component of the industrial landscape of the area, particularly as viewed from the Ricketty Street Bridge and along Airport Drive.

Scientifically, the excavation of the canal provided a valuable contribution to the understanding of the changing sea-levels along the eastern seaboard and the antiquity of the aboriginal presence in the area. Intact original sections of the fascine dyke sandstone construction are rare examples of late 19th century coastal engineering works.

Criteria a)

Historical Significance

Alexandra Canal was built during the 1890s depression using unemplyed labour. It is one of two navigational canals built in NSW and is the only canal built to provide access for water transport for the delivery of cargo in NSW. The canal, the warehouses and factories around it, the bridges that cross it and the remains of the wharves are evidence of attempts by the government to encourage development in the area.

Criteria c)

Aesthetic/Technical Significance

Sections of the canal exhibit relatively intact sections of ashlar stonework which are excellent examples of late 19th century coastal engineering works that provide a pleasantly textured and coloured finish to the canal. The canal is a major visual landmark in the area and has strong landmark appeal, particularly as viewed from the Ricketty Street Bridge.

Criteria d)

Social/Cultural Significance

Item does not have any notable outstanding social values.

Criteria e)

Research Potential

The discovery of butchered Dugong bones, aboriginal axes and the remains of an ancient forest in this area, all of which were found beneath the then low water mark during the excavation of the canal, were the subject of an acedemic paper. This paper contributed to the scientific understanding of the changing sea-levels along the eastern seaboard and the antiquity of the aboriginal presence in the area. The Canal exemplifies and is rare tangible evidence of Government initiatives of canal tranportation and implementation of pre 20th century unemploymnent relief schemes.

Criteria f)

Rarity

Alexandra Canal is one of two extant navigational canals in NSW and one of the few built in Australia in the 19th and 20th century. It was the only purpose built canal constructed to provide navigational access in industrial areas in NSW.

Criteria g)

Representative

Alexandra Canal is a representative example of a late nineteenth century coastal navigational canal.

Integrity/Intactness

The upper reaches of the Canal are quite intact, with some localised failures of sandstone ashlar masonry. Lower reaches have been rebuilt in a variety of 20th century materials including concrete block, shotcrete over rubble and fabricon and range from good to poor condition.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

New South Wales Department of Public Works

Builder/Maker

New South Wales Department of Public Works

Physical Description **Updated**

Alexandra Canal is an adapted artificial waterway (formally known as Sheas Creek) which stretches 4.5 km from its southern point at Cooks River to the north near Huntley Street, Alexandria. Its banks are formed by pitching comprising sloping dry sandstone capped with a sandstone coping.

It extends from approximately 0.5 metres below low water mark to approximately 1.5 metres above high water mark. It is spanned by 4 bridges: Shell pipeline bridge, Sydenham to Botany Railway line, Canal Road Bridge and a small footbridge.

Physical Condition **Updated** 05/03/2000

Much of the fabric which belonged to the original section of the canal is in fair condition. Some sections of the walling appear to have been damaged or are missing. The fabric belonging to the Cooks River section of the canal is in poor condition.

Modifications And Dates

The south-western walling of the canal beyond the Shell bridge is rendered rubble walling. The south-eastern face is rendered rubble walling almost to the railway bridge. These alterations to original fabric reflect alterations to the course of the canal near its junction with the Cooks River during the three phases of airport expansion.

Further Comments

Canal transferred to Sydney Water from Department of Public Works in the late 1990s.

Current Use

Stormwater channel

Former Use

Navigational canal

Listings

Listings

Records Retrieved: 1

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Heritage Act - s.170 NSW State agency heritage register	Sydney Water Heritage Register		6/30/2002 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

Sheas Creek is a tributary of the Cooks River which begins in the once sandy hills of the present Surry Hills east of Redfern. Dredging commenced in 1887 to adapt Sheas Creek to a canal, with the intention of creating manufacturing and industrial opportunities in the area by offering shipping as a means of transporting cargo. The canal was intended to be the 'Birmingham of Australia' and was constructed under a unemployed work relief scheme.

The canal was originally lined with a fascine dyke as were sections of the Cooks River. The original canal started to the south-west of the existing Sydenham to Botany railway bridge and extended to the Canal Road Bridge. In 1894 the canal was to be extended to Buckland Street, Redfern, however only part of this section was ever constructed, the limit of the canal was to the south of Huntley Street, Alexandria.

During this period scientists were called in to record the finding of dugong bones displaying butchery marks and stone axes, which were the subject of an academic paper. As sections of the canal were completed, wharves were constructed along the canal to encourage its use.

The canal, as originally planned, was substantially completed in 1900. Major changes to the canal occurred when the airport was expanded over three phases from 1947 to 1970. These changes included altering the course of the canal near its junction with the Cooks River. The canal was never considered a success, its use limited by the shallow draught of the vessels that could use it, constant silting, tidal factors and the advent of commercial road transport in the 1930s. By the early 1940s the navigational use of the canal declined to such an extent that is was decided not to maintain the wharves and they were demolished.

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
4. Settlement	Utilities	Working
3. Economy	Transport	Unknown
2. Peopling	Aboriginal cultures and interactions with other cultures	Unknown

Recommended Management

Management Summary

Manage the place and its significant components in accordance with the Heritage Council State Owned Heritage Asset Management Guidelines and the Minimum Standards of Maintenance and Repair in the NSW Heritage Regulations.

Manage significant site elements in accordance with the Heritage Council endorsed Conservation Management Plan (CMP).

Involve heritage professionals as required under the terms of the CMP, or as otherwise determined necessary.

Review CMP every 5 years or in a major change of circumstances, whichever is sooner. Review of a CMP should only be undertaken following consultation with Asset Management Commercial Services . When commissioning a CMP review, do so in accordance with the Model Brief for CMPs available on ConnectNet.

Where no CMP is in place, or where works are outside the scope of the existing CMP, assess heritage impacts of proposed works in accordance with Sydney Water Environment Impact Assessment guidelines (e.g. undertake a Heritage Assessment and/or Statement of Heritage Impact as required, obtain Heritage Council approval as required).

Consult with the Heritage Manager, Sustainability, when major works are planned which affect items of State heritage significance.

Undertake archival and photographic recording before major changes, in accordance with Heritage Council guidelines. Lodge copies of the archival record with the Sydney Water Archives and the NSW Heritage Office.

Where the item is listed in a Local Environmental Plan Schedule of Heritage items, determine if works are exempt from approval under the LEP provisions. Where works are not exempt, obtain necessary approvals from the local council, in accordance with SWC EIA Guidelines.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 5

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Alexandra Canal Conservation Management Plan			2004		NSW Department of Commenrce, Heritage Design Services
Sydney Water Heritage Study			1996		Graham Brooks & Associates
Sydney Water Heritage Study			1996		Graham Brooks & Associates Pty Ltd
Sydney Water Heritage Study			1996		Graham Brooks and Associates Pty Ltd
Sydney Water Heritage Study			1996		Graham Brooks and Associates Pty Ltd

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
State Government	Sydney Water	4571712

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Item Details

Name

SWSOOS - Illawarra Sewer

SHR/LEP/S170

s170

Address

Eve Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Utilities - Sewerage	Other - Utilities - Sewerage

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Eve Street	ARNCLIFFE/NSW/2205	Bayside	Unknown			Unknown	Primary Address

Boundary Description

UBD Edition 3 - Map 294. The physical and operational curtilage is limited to the original fabric of the sewer, supporting and associated structures and the property owned by SWC that the sewer is located upon.

Significance

Statement Of Significance

The SWSOOS - Illawarra Sewer is significant to the local area as it provided a means of sewage removal from the southern suburbs of Sydney. It initially terminated at the Rockdale Sewage Farm. The Illawarra System was then connected to the main western carrier before it was finally replaced by the North Georges River Submain.

By virtue of its scale and form the sewer has some cultural landscape value along its length through the southern suburbs. The physical and operational curtilage is limited to the original fabric of the sewer, supporting and associated structures and the property owned by SWC that the sewer is located upon.

Criteria a)

Historical Significance

The Illawarra Sewer is significant to the local area as it provided a means of sewage removal from the southern suburbs of Sydney. It initially terminated at the Botany Sewage Farm. The Illawarra System was then connected to the SWSOOS before it was mainly replaced by the North Georges River Submain.

Criteria c)

Aesthetic/Technical Significance

The sewer is located below ground and in the main has little aesthetic significance except for the section of the sewer which is an aqueduct across Eve Street Wetlands.

Criteria d)

Social/Cultural Significance

The sewer greatly improved the public health and living standards of the local community and is likely to be held in some regard for that reason. It also forms part of the visual catchment of the the southern end of the Eve Street Wetlands.

Criteria f)

Rarity

The sewer was similar to a number of other sewers built at the turn of the century.

Criteria g)

Representative

Representative of other sewers built to service the southern suburbs of Sydney.

Integrity/Intactness

Substantially altered due to the poor condition of the material. Sections of the Illawarra Sewer are used in the North Georges River Submain which replaced the major section of the Illawarra Sewer.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Metropolitan Sewerage and Drainage Board

Builder/Maker

Metropolitan Sewerage and Drainage Board

Physical Description **Updated**

The Illawarra Sewer was constructed mainly of reinforced concrete with some sections of brick arch and some sections were rendered. Most of the Illawarra Sewer became disused from the mid 1960's due to the poor condition of the sewer. The disused sections of the sewer were blocked off and filled with sand. The deterioration of the sewer was caused by gases attacking the concrete and eating it back to the reinforcing causing instability. During the 1960's it was determined that groundwater had attacked the sewer. The resolution was to intercept and divert the flow to the North Georges River submain.

The sewer originally discharged into the Rockdale Sewage Farm.

Physical Condition **Updated** 09/07/2000

Generally fair to poor condition

Modifications And Dates

Further Comments

Current Use

Mostly disused

Former Use

Sewage disposal

Listings

Listings

			Records Retrieved: 1		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage Act - s.170 NSW State agency heritage register			1/1/1900 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

Construction of the SWSOOS - Illawarra Sewer was investigated by the NSW Joint Parliamentary Sub-Committee on the Public Works c. 1905. The SWSOOS - Illawarra Sewer was constructed in 1910 to provide a sewage system for the 'Illawarra" suburbs, consisting of Rockdale, Blakehurst, Kogarah and some sections of Hurstville. The path of the sewer was reliant on the contours of the area and winds its way from King Georges Rd to the Main Western Carrier merging chamber at the Cooks River. There are several braches to the Illawarra Sewer. The sewer originally terminated at the Rockdale Sewerage Farm, which did not close until 1916.

The North Georges River Submain was constructed between 1938 and 1966 based on increasing population growth of the south western suburbs of Sydney. The North Georges River Submain forms part of the SWSOOS system and effectively is the extension of SWSOOS No. 2. The SWSOOS - Illawarra sewer consisting of the Illawarra portion was replaced by the North Georges River submain (the effective extension of SWSOOS No.2). Only a limited fragments of the original Illawarra sewer remain functional.

Contract details for the construction of the system are contained mainly in Contracts 705, 818, 888, 757.

Historic Themes

Records Retrieved: 3

National Theme	State Theme	Local Theme
4. Settlement	Utilities	Unknown
3. Economy	Health	Unknown
3. Economy	Environment - cultural landscape	Unknown

Recommended Management

Management Summary

Manage the place and its significant components in accordance with the State Owned Heritage Asset Management Guidelines.

Where no Conservation Management Plan, Heritage Assessment or Statement of Heritage Impact is in place, or where works are outside the scope existing heritage documentation, assess heritage impacts of proposed works in accordance with Sydney Water Environment Impact Assessment procedures. Undertake a Heritage Assessment and/or Statement of Heritage Impact as required by EIA procedures.

Where the item is listed in a Local Environmental Plan Schedule of Heritage items, determine if works are exempt from approval under the LEP provisions. Where works are not exempt, obtain necessary approvals from the local council, in accordance with SWC EIA Guidelines.

Undertake archival and photographic recording before major changes, in accordance with Heritage Council guidelines. Lodge copies of the archival record with the Sydney Water Archives and the NSW Heritage Office.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
State Government	Sydney Water	4574207

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Item Details

Name

Commonwealth Water Pumping Station and Sewage Pumping Station No. 38

SHR/LEP/S170

LEP #I298

Address

General Holmes Drive (west of Engine Pond, within the boundary of Sydney (Kingsford Smith Airport) MASCOT NSW 2020

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Utilities - Sewerage	Sewage Pump House/Pumping Station

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	General Holmes Drive (west of Engine Pond, within the boundary of Sydney (Kingsford Smith Airport)	MASCOT/NSW/2020	Bayside	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

This Station was the first of an original group of low level Sewage Pumping Stations constructed to serve the SWOOS No.1 in 1916. It is a representative example of a simple, robust and well proportioned Federation Free Style industrial building, the architectural expressions of which can be found in the structural detailing of the facade, superb brickwork, and roof forms. In addition, the mechanical components housed within the building have potential industrial archaeological value. Its architectural detailing makes a strong contribution to the visual catchment of the airport precinct and Botany area. The Station is currently in use as a LLSPS.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
WATER BOARD	WATER BOARD

Physical Description **Updated**

SPS 38 is a conventional LLSPS with a circular concrete substructure housed within a single storey Federation Free Style industrial building. Adjacent to this is a 3-pump machinery well. Externally there is a slate gambrel roof with terracotta hip and ridge cappings, two timber louvered gambrel vents, projecting gable and exposed eaves with V-jointed T & G ponding boards. The masonry is well-burnt brown brick, timber framed double-hung windows with sandstone sills, brick arches and recent security grilles; entrance consisting of steel roller shutter door, recessed brick reveal and a rubbed sandstone lintel inscribed with the letters "MWS & DB 1915". Rainwater goods consist of fibre cement gutters, rainwater heads and downpipe. Internally the ceiling is lined with V-jointed T & G boarding with a large scotia cornice. There is a large ventilation grille centered on the ceiling; walls of painted brickwork and chequer plate flooring. SPS 38 is located adjacent to an inspection hall and substation which are of similar appearance. The buildings themselves stand alone in a grassed area adjacent to the old water pumping station. They can be prominently seen from General Holmes Drive and as a group have landmark value.

Physical Condition **Updated**

Modifications And Dates

This SPS is substantially intact. There is damage to the masonry around window security fittings, and the stone sills are severely weathered. The projecting rails which would have been fixed to the projecting gable are no loger in situ.

Further Comments

State Heritage Register listing boundary is the footprint of the three buildings only

Current Use

Sewage Pumping Station

Former Use

Sewage Pumping Station

Listings

Listings

Records Retrieved: 1

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	Bayside Local Environmental Plan 2021	I298	8/27/2021 12:00:00 AM	2013/133	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

SPS 38 was the first Station constructed to serve the newly installed SWOOS No.1, which superceded the Botany-Rockdale Sewage Farm (ceased 1911). This action was the product of a Parliamentary Inquiry held between 1905-1908, in which it was decided to divert the sewage of the southern, western and Illawarra suburbs from the Botany and Rockdale Sewage Farms to discharge into the ocean near Long Bay. A gravitiation scheme was decided upon, supplemented in places by the introduction of a slight gradient to aid in transportation. The construction of this ocean outfall sewer was carried out by the Public Works Department (PWD) and put into commission in 1919. SPS 38 was constructed to service the low lying areas of the Cooks River Estuary and Ascot Racecourse.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
4. Settlement	Utilities	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
City of Botany Bay Heritage Review			2018		E. & R. Conroy

Reference & Internet Links

References

Records Retrieved: 1

Type	Author	Year	Title	Link
Electronic	Office of Environment & Heritage		Sewage Pumping Station 38	http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051446

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	5063196

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Item Details

Name

Ruins of the former Botany Pumping Station

SHR/LEP/S170

LEP #I382

Address

Ross Smith Avenue MASCOT NSW 2020

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Complex / Group	Utilities - Sewerage	Sewage Pump House/Pumping Station

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Ross Smith Avenue	MASCOT/NSW/2020	Bayside	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

The ruins of the Botany Pumping Station are part of a highly significant cultural landscape that remains clearly legible in its historic context despite its ruinous state and the development of the airport to the north over part of its original setting. The Pumping Station formed the centrepiece of the Botany Waterworks, which was a unique engineering achievement that provided the mechanism by which the fresh water that percolated from the mouth of the Lachlan Swamps was pumped back to the city via reservoirs at Surry Hills and Paddington. Its operation facilitated the rapid expansion of Sydney's inner suburbs in the second half of the 19th century following the failure of the earlier water supplies of the tank Stream and Busby's Bore. The Waterworks is also historically significant for its association with early local government authorities in NSW, being established and operated by the Sydney Corporation, part of the newly-formed Sydney City Council, despite not being located within the City's boundaries.

The original buildings of the Waterworks are now in ruin, but the surviving footings and other fabric and the aesthetic qualities of its setting provide important and interpretable evidence. Its significance is enhanced by the survival of the series of dams and ponds that contained and supplied the water to the pumping system and which continue to provide evidence of the bountiful supply afforded by the underlying aquifer (refer to the separate listing sheet for the Botany Wetlands).

The Waterworks is also significant for its historical association the significant Colonial merchant and industrialist Simeon Lord. Lord had requested the grant of 600 acres of the Botany Wetlands, including the area on which the Waterworks was built, expressly in order to guarantee exclusive access to the water supply in perpetuity without interference by Government, the aim being documented in Lord's memorandum to Government Macquarie requesting the grant. This nexus was tested by his widow Mary Lord, son and heir George Lord, and tanner J.M. Darvall during the compulsory resumption of their land to build the waterworks and redirect the water for use by the town and inner suburbs of Sydney. They appealed successfully to the NSW Supreme Court in 1855-1856 for damages arising from the loss of what they saw as their historic entitlement to the water; and were awarded a total of £13,000 in addition to the land value, a decision that established legal precedent for future compensation cases.

The waterworks has had a significant impact on the course and pattern of the growth and development of the former Botany Bay area. The establishment of the Pumping House and other infrastructure was the catalyst for the development of the Botany town centre immediately to the east of the Engine Pond. The site was later adapted for re-use as a woolscour, an industry identified in the 1856 Supreme Court case as the best use of the land and representative of the character of industrial development in the area at the time. The chimney is also historically significant for its adaptive re-use to provide a ventilation shaft for the adjacent 1916 pumping station for the Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) No.1., the next major employer to occupy the site.
The ruins of the Waterworks also include the substantial base of the chimney and the lower part of its stack which remains an aesthetically distinctive and clearly visible element in the landscape of the eastern side of the airport and in views from General Holmes Drive. The ruin of the pumping house is similarly distinctive and, although limited to the footings, allows the original form and function to be interpreted on closer inspection, although access at present is limited by fencing. The mature trees are remnant of the original plantings; and the juvenile Canary Island Date Palms in the vicinity contribute to the aesthetic heritage values of the site as a landmark visible from the airport perimeter road, General Holmes Drive and unusually, at low altitude from commercial aircraft.

The surviving fabric of the Waterworks (including the footings and evidence of earlier structures piled or buried in the vicinity) represents a significant archaeological deposit that has the potential to be of considerable research value for the evidence that it may provide of mid-19th century industrial structures or of the later use as a woolscour. The chimney has the potential to also be of archaeological/research significance for the evidence of its adaptation as a ventilation stack for the Southern and Western Suburbs Ocean Outfall Sewer I. It is possible also that archaeological evidence may have survived of the 1825 flour mill that originally stood in the immediate vicinity.

Criteria a)

Historical Significance

The ruins of the Botany Pumping Station, with associated ponds and watercourse, is a highly significant cultural landscape. It provides important and interpretable evidence of Sydney's third, and most ambitious yet, successful attempt to provide a reliable water supply for the city and inner suburbs. The Waterworks provided the mechanism by which the fresh water that percolated from the mouth of the Lachlan Swamps was pumped back to the city via reservoirs at Surry Hills and Paddington. Its significance is enhanced by the survival of the series of dams and ponds that contained and supplied the water to the pumping system and which continue to provide evidence of the bountiful supply afforded by the underlying aquifer (refer to the separate listing sheet for the Botany Wetlands).
The Pumping Station is historically significant for the impact that it has had on the course and pattern of Sydney's growth and development. Its establishment facilitated the expansion of Sydney by finally ensuring a largely reliable water supply with capacity to service the needs of the growing city. The scheme helped to shape the form of this growth by requiring the alienation of much of the land between Botany and the city to protect the integrity of the wetlands; and then by becoming the focus for noxious industries that required access to unlimited supplies of fresh water for cleaning and rinsing their products.
The Pumping Station is historically significant for the impact that it has had on the course and pattern of the former Botany Bay LGA's growth and development. The resumption of the land for the development of the scheme removed the tight control over the surrounding area that had been maintained by the family of Simeon Lord, and the establishment of the waterworks infrastructure was the catalyst for the development of the Botany town centre immediately to the east of the Pumping Station' Engine Pond. The retention of the swamps and ponds that fed the reservoirs of the Pumping Station has provided extensive areas of open space as well as ensured that the areas of North Botany (Mascot), Rosebery and Eastlakes have remained clearly separated from Botany and Banksmeadow in particular. The eastern suburbs of Daceyville, Pagewood, Hillsdale and Matraville are linked through their role as the edge of the bowl of the aquifer.
The site of the Pumping Station and the associated wetlands are also historically significant for their earlier use by Simeon Lord as the site of his flour mill; and for the physical evidence of his earthworks which re-directed the main channel of the discharge to pass close by the rock outcrop on which Lord's mill was built. The pond later known as Engine Pond (after its role in the waterworks system) was established by Lord as part of the series of dams, weirs and ponds he established to control the surface flow of the aquifer.
The Pumping Station is also historically significant for its association with early local government authorities in NSW, being established and operated by the Sydney Corporation, part of the newly-formed Sydney City Council, although not located within the City's boundaries.
The chimney is also associated with the 1916 layer of use of the precinct for one of the four pumping stations for the Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) No.1, being adapted to provide a ventilation shaft for the sewer at that time.

Criteria b)

Historical Association
Significance

The site of the Pumping Station is historically significant for its association with Simeon Lord. Lord was an important Colonial merchant and industrialist who had requested the grant of 600 acres of the Botany Wetlands expressly in order to guarantee exclusive access to the water supply in perpetuity for his industries without interference by Government, this aim being documented in Lord's memorandum to Government Macquarie requesting the grant.
Lord built two mills (one fulling, one flour) and a woollen cloth manufacturing factory on the edges of these dams, with the flour mill built in 1825 on, or in very close proximity to, the same site as the Pumping Station, attracted by the stable rock sub-stratum in this area which was in contrast to the deep sand beds of most of the aquifer. Lord also formed a dam across the mouth of the stream leading from the aquifer to redirect the flow past the flour mill. This altered channel has survived as the south-western edge of the Engine Pond.
The Lord family remained closely associated with the wetlands, with their family home being located between the flour mill and the fulling mill/factory on the adjacent dam to the north. Simeon's assumed guarantee of access to land and water was to be tested by his widow Mary Lord, son and heir George Lord, and tanner J.M. Darvall who occupied part of Lord's land, during the compulsory resumption of most of the grant by the Sydney City Commissioners to allow the construction of the pumping house, reservoirs and other infrastructure for the waterworks system. The Lords and Darvall appealed successfully to the NSW Supreme Court for damages arising from the loss of this access to water; and were awarded a total of £13,000 in addition to the land value, which established legal precedent for future compensation cases.

Criteria c)

Aesthetic/Technical Significance

The ruin includes the substantial base of the chimney and the lower part of its stack which remains an aesthetically distinctive and clearly visible element in the landscape of the eastern side of the airport and in views from General Holmes Drive.
The ruin of the pumping house is similarly distinctive and, although limited to the footings, allows the original form and function to be interpreted.
The mature trees are remnant of the original plantings; and the juvenile Canary Island Date Palms in the vicinity contribute to the aesthetic heritage values of the site as a landmark.

Criteria e)

Research Potential

The surviving fabric of the Pumping Station represents a significant archaeological deposit and has the potential to be of considerable research value for the evidence that it provides of mid 19thth century industrial structures; the chimney also for the evidence of techniques and methods used as part of its adaptation for re-use as a ventilation stack for the Southern and Western Suburbs Ocean Outfall Sewer I and potentially also evidence of Simeon Lord's 1825 flour mill built in the immediate vicinity. It is possible that materials associated with both structures may be buried in the vicinity under the large mounds.

Physical evidence may also survive of the reconfiguration and earthworks associated with each of the three main phases of occupation, as well as the use as part of the site of the Swinbourne and Stephen Woolscouring Works.

Criteria f)

Rarity

The infrastructure associated with the Botany Pumping Station is unique. If evidence survives of the early Colonial flour mill it would be very rare.

Criteria g)

Representative

A representative example of a ruin.

Integrity/Intactness

Low. The footings are substantially intact and can still be interpreted. The setting has been altered but can still be interpreted.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Edward Bell (Sydney City Engineer, scheme)	William Randle (pumping engines); P.N. Russell and Co (pipes)

Physical Description	Updated

The Pumping Station is located at the south-western edge of the extensive tract of open space/parkland that overlie the extensive aquifer of the Botany Wetlands, which forms the lower half of the Lachlan Swamps. The waterworks provided the infrastructure to pump the fresh water discharged by this aquifer to reservoirs in Surry Hills (Crown Street) and Paddington via an 18" main (refer to the State Heritage Inventory Listing for the Botany Water Reserves for further information about the scheme).

The waterworks was constructed on a small area of sandstone which allowed secure footing for firstly Simeon Lord's flour mill and later the waterworks, and is adjacent to the western edge of the Engine Pond since it provided the final reservoir for the water prior to being pumped to the city. The original pumping house was one of a group of buildings that formed the waterworks complex. It was a substantial building set on a high (c2m above ground level) base accessed by a pair of external staircases at the eastern and western ends. Footings are brick with sandstone blockwork above featuring a rough faced dressed finish to the lower level and ashlar above. The original roof was gabled with slate cladding. Windows were narrow with round heads (twelve panes with an elliptical highlight window) and detailed by modulation of the façade. It housed three cantilevered beam pumping machines. The powerhouse was located to the south of the pumping house and was of the standard form for late 19th century powerhouses, being a simple rectangular building of dark red brick in English Bond with clerestory venting system. It housed a bank of six boilers.

The chimney was octagonal in plan on a square base with rendered brick chimney flue with iron strap reinforcing. The chimney included a lightning rod, used as a marker in the 1883 survey by the Water Board. The Waterworks also included a substantial two-storey residence for the site manager which was located to the north-east of the pumping station and a collection of smaller service buildings. The equipment was auctioned and the site closed 1893 following the final closure of the waterworks. The lower dams were then made available for lease to industry and the area of the former Waterworks, including the Manager's residence, was then adapted for use by Swinbourne and Stephens' Woolscouring Works.

1931 photographs show the roof of both the pumping and power house removed but the gables and chimney intact. The chimney was retained and adapted to provide ventilation to the 1916 Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS I). The gables had been removed and the chimney partly demolished in 1945, being considered a risk to airport operations. The Manager's residence was also demolished.

The surviving fabric associated with the waterworks includes the footings and base of the pumping house and the footing, base and lower part of the chimney stack. Traces of the power house also remain. Most of the ruin is fenced by a 2m high mesh fence with gate which limits access to the area.

The most visible part of the pumping house ruin measures approximately 17 x 20 metres and includes the lower wall of the structure below main floor level; the sub-floor structures including the footings of the cantilevered beam engines and abutments to approximately 2m. Above-ground evidence of the boiler house has been largely obscured by the large Moreton Bay fig, likely progeny of the 19th century planting. Immature Canary Island Date Palms (Phoenix canariensis) are also located in the vicinity and following the line of the wire fence between the ruin and the Sewage Pumping Station to the west.

Evidence of ground disturbance can be seen further to the north associated with the later lease of the land to Swinbourne and Stephens' woolscour. No above-ground evidence can be seen of the substantial residence associated with the pumping house and then the tannery/1916 SWSOOS (south Western Sydney Ocean Outfall Scheme) apart from (potentially) the pile of damaged dressed columns to the north-east of the main waterworks ruin. Debris from the demolitions may be located beneath the large grass-covered mounds in the vicinity.

One of the features of the infrastructure associated with water infrastructure in the 19th and early 20th centuries was the inclusion of landscaping in the form of plantings of feature trees. In the case of the waterworks, by 1869 this included Norfolk Island Pines (Araucaria heterophylla), Moreton Bay Fig Trees (Ficus macrophylla) and Port Jackson Fig Trees (Ficus rubiginosa). Given the period, important government institutional use and the choice of tree species there is strong circumstantial evidence for the involvement of Charles Moore - Director of the Royal Botanic Gardens (1848-1896) in advising on these plantings. The construction of the 1916 SWSOOS I was also associated with the planting of trees to beautify the sites, and featured the Canary Island Date Palm. These were likely supplied by Moore's successor at the Royal Botanical Gardens, Henry Maiden, who was noted for his love of palms and the provision of specimens for planting at public works projects in the early 20th century.

Further archaeological and documentary investigation may reveal whether any fabric associated with the earlier use of the site as a flour mill, including possibly earthworks or channels; and/or the later Swinbourne and Stephens Woolscour to the north (including the Waterworks' Managers Residence), has survived.

Physical Condition **Updated**

The buildings and structure have been demolished or substantially demolished. Condition comments are based on elements visible from the public domain. No detailed investigation of fabric was possible due to site fencing.

Modifications And Dates

Refer to Historical Notes.
Four main layers of use (Flour Mill, Pumping Station, Woolscour and adaptation of the chimney for use a ventilation shaft for the Southern and Western Suburbs Ocean Outfall Sewer no.1)

Further Comments

The Pumping Station was located on the western edge of Engine Pond and at the eastern edge of Kingsford Smith Airport. Although a ruin, part of the chimney has survived and gives the site a prominence in the local landscape, including in low aerial views such as are available when taking off or landing on the adjacent runways and from General Holmes Drive (for passengers). The visual curtilage of the site is therefore extensive; and the historical curtilage includes the full extent of the system of dams and ponds formed to provide the water supply for its operation (see the separate listing for the Botany Wetlands). The current fence around the surviving structures does not reflect the curtilage of the item (the original Waterworks precinct), which extended to include the Managers' Residence to the north-east.

Current Use

ruin

Former Use

Pumping Station, ventilation shaft (chimney); Woolscour, Flour Mill

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Local Environmental Plan - Former	Botany Local Environmental Plan 1995	176	2/25/2000 12:00:00 AM	29	1467
Local Environmental Plan	Bayside Local Environmental Plan 2021	I382	8/27/2021 12:00:00 AM	2013/133	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The Botany wetlands played a crucial role in the supply of fresh water to Sydney for a period spanning almost forty years (1850 to 1888). By the 1820s the Tank Stream, Sydney's main supply of fresh water, was deemed insufficient and heavily polluted. Government Mineral Surveyor, John Busby, identified the area known as the Lachlan Swamps (named after Governor Lachlan Macquarie who had reserved the parkland area in 1811) and the extensive natural aquifer that underlaid it as having the potential to provide an important reliable source of fresh water for Sydney Township.

A bore, known as Busby's Bore, was formed to extend from the northernmost end of the Lachlan Swamps near today's Lang Street entrance to Centennial Park to terminate at the racecourse (now Hyde Park) and replace the badly polluted Tank Stream as the town's main water supply. Construction commenced in 1827 and took ten years to complete, but the supply soon became polluted once again through poor maintenance, livestock and garbage dumping and a more robust solution was sought.

Thomas Moore, a well-known civil engineer, was asked to give evidence before a Commission on the question of Sydney's water supply. Moore described how he had set off for La Perouse in 1829 but had been unable to cross the significant stream at Botany. He again visited

the spot in 1833 and 1834 and was again unable to cross due to the body of water flowing through it. Word was received of this in Sydney and Governor Fitzroy appointed a Board in 1852 to consider the notion of a fresh water supply for Sydney out of Botany. The Board agreed that the Botany Swamps should be used to ensure a reliable fresh water supply for Sydney.

The Botany Swamps were part of a large ecosystem that drained through a collecting bed of marshes into Botany Bay. The catchment extended to parts of Waverley and Woollahra, the boundary being approximately Oxford Street, Cowper Street, Carrington Road Marrickville, and most of Randwick and Kensington, covering an area of nearly 4,300 acres.
The landscape was ideal for water purification, with several feet of loam and swamp vegetation sitting above 60 to 100 feet of drifting sand which acted as huge storage reservoir and filter bed combined. These beds absorbed rainfall immediately and consequently had little, if any, surface run off. The evaporation from wet sand is less than the evaporation from open water, and the scrub which covered most of the area ensured almost perfect water retention.

The Board's plan proposed the interception of the main stream which flowed into Botany about a mile and a half above Simeon Lord's dam (see Early land grants below), so in July 1855 the City of Sydney Commissioners began to acquire land in the Botany wetlands, mainly Lord's grant - of which they acquired 75 acres including his house, flour mill and mill dams. The land was not given up without a fight however, and Lord's widow and executor Mary Hyde won a landmark compensation court case because of it. This all-inclusive resumption is notable as the first of its kind ever made in Australia. It is interesting also to note that one of the Commissioners was Frederick Orme Darval, brother of William Darvall, who, with Castilla, was the only tenant of Lord's land at the time, operating a large tannery on the edge of the area that was resumed.

City Engineer Edward Bell designed new infrastructure for the Botany Scheme which included a sand-cast iron main to pipe water from the new engine house at the Botany Wetlands to the Crown St Reservoir. This was completed in 1859 and exists today as the oldest water main in New South Wales.

The scheme differed from earlier schemes in that it required the water to be pumped to the reservoir where it was then reticulated to consumers. There were originally three steam engines of 100 horse-power each to raise water through a 30-inch main to the Crown Street Reservoir. This was in an age before the telephone, therefore a unique system was put in place to notify the crew of the Botany Pumping Station that the Crown Street reservoir was full; a standpipe was erected near Victoria Barracks, visible by telescope from the pumping station at Botany. When it overflowed, it indicated the pumping was to be ceased.

Increased demand for water in the 1860s led to six additional dams being constructed between Lord's Mill Pond and the site of the present Gardeners Road. (Much of the current wetland layout corresponds to these historic additions.) The dams were constructed using piling of sheet timber facing filled with sand, forming a core of turfed bank. (Botany Wetlands NSW Heritage State Heritage Inventory Listing). The supply was extended to Glebe, Redfern, Darlington and Paddington - although ironically Botany itself was not serviced with reticulation until 1891.

The suburban extensions to the system put great strain on the Botany scheme. A severe drought in the 1860s cast doubts on the reliability of the aquifer and in 1867 a Royal Commission recommended the Upper Nepean scheme as the next main source of Sydney's water supply. Work did not stop at Botany however – improvements to the dam, pumps and reservoirs were made throughout the 1870s. Legislation was passed in 1880 that relieved the Sydney Municipal Council of the great task of control of the water supply and vested its management instead in the Metropolitan Water Board. The actual transfer occurred in 1888 and coincided with the conclusion of the Botany water scheme in favour of the Upper Nepean Water Scheme.

Having moved the water scheme to the Upper Nepean in 1888, by 1893 the Botany Engine House was not even being used for intermittent emergency use, so the machinery was finally decommissioned and sold at auction in 1896.

In its first year of operation the Botany Pumping Station pumped 326 million gallons into the city's mains. This figure grew to 1 600 million gallons over ten years. The surviving ruins of the Engine House, Boiler House and chimney date from the implementation of Botany water scheme, however the stone retaining walls for the Engine Pond and outlet probably date from the pond augmentation works carried out in the 1870s. (Botany Wetlands; NSW State Heritage Inventory) The extensions to the Kingsford Smith Airport in the 1990s made considerable changes to the wetland landscape, as did the 1988 construction of Southern Cross Drive through the middle of Engine Pond (as well as Wentworth Avenue and Foreshore Road to some extent also). Although significant changes have been made to the wetlands over the past century, its original form and purpose remain substantially intact and clearly interpretable to the informed eye due to the extensive ecological rehabilitation undertaken along its route and protection of its surviving curtilage form.

Background historical notes (extracted from City of Botany Bay: A Thematic History (2017) by Elizabeth Conroy. Please refer to this document, in particular Section 10.2 'The suburb of Botany', for more information.)

The Traditional Owners of Botany Bay
At the time of the arrival of the Europeans in 1770, the Australian continent was owned by over 400 different Aboriginal nations. For tens of thousands of years Aboriginal people had lived in the Sydney Basin, with cultural and archaeological evidence of occupation of the Botany Bay area for at least 5,000 years. The traditional owners of Botany Bay are understood to have been the Kameygal, also spelt Gameygal, people and further south, the Bidjigal people. The Botany Bay area also hosted two major language groups; the Dharug (or

more specifically, “Darug coastal”) to the north between Port Jackson (or even as far as Broken Bay) down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. The food supply and natural use of the land by Aboriginal people was also severely impacted by the demands of colonial settlement such as fencing and the rigorous cultivation that had begun to take place.

Early land grants
The first recorded grants of land to Europeans in the Botany Bay area was on 16 September 1809 to three ex-convicts; Edward Redmond (135 acres), Andrew Byrne (30 acres) and Mary Lewin (30 acres) (situated in the vicinity of today’s Sydney Kingsford Smith Airport). Tom White Melville Winder (1789-1853), was surveyed 700 acres in 1822, 417 acres of which were in the Botany District. The recipient of the largest and best-known grant in the Botany District was Simeon Lord (1770-1841). Lord was granted 600 acres in 1823 which encompassed the whole of the lower portion of the Lachlan watershed, and later made further purchases that brought his total land holding to over 735 acres. The other major land holder in the area was the Crown which held 4,195 acres of land in a reserve known as the ‘Church and School Estate’. It was intended to provide the Crown with money through the subdivision and sale of the land to fund the Anglican clergy and parochial schools, but by 1833 the scheme had been abolished. Much of the land in the Botany District was not released for sale until the late 19th century.

The development of Botany
The three major landholders, Lord, Winder and the Crown, in the formative early phase in the area’s history meant that most of the land was essentially bound up in a stronghold between two wealthy magnates and the Government who each depended on the swampy wetlands for their industries and profits and who had little interest in subdividing it for sale into residential and commercial lots. In effect this somewhat quarantined the early Botany District for most of the 19th century from the building booms and busts that were shaping the rest of Sydney at this time. Access to the lower part of the Botany District was difficult and the main option in the early years, apart from a network of informal tracks through the swamps, was to travel to Sydney by water around the coast. The first attempt to make a formal road to the area was made in 1813. Due to much of its land being held by either the Crown or by the Lord family, by the 1860s Botany’s relative isolation and still sparse settlement meant its roads, public transport and utilities were deemed to be ‘behind’ those of Sydney suburbs. Land sales and residential development were slow to take off in Botany, with traditional industries such as fishing and market gardening being the main activities for many years. This isolated quality was however advantageous to one particular industry, that of noxious trades. Tanneries, wool-scours and boiling-down works flocked to Botany after being pushed out of Sydney by the Noxious Trades Act of 1848. Botany was able to satisfy needs for flat, cheap land with the copious water supply and ready drainage that was demanded by these industries. The proportion of the suburb available for residential development increased significantly following the large-scale release of ‘Lord’s Estate’ from 1863, with most of the area covered by modest detached cottages over the next 50 years. Botany benefited particularly from the introduction of a tram service down Botany Road towards Banksmeadow in 1882. By 1888 the area was sufficiently populated and motivated to seek (and subsequently gained) incorporation as a Municipality. Large-scale industries continued to operate in the suburb throughout the first half of the 20th century. Noxious trades continued to operate along the edge of the wetlands until after World War Two, however these have now largely ceased and the main industrial activity today in Botany is associated with the freight-handling industry servicing both Kingsford Smith Airport and Port Botany.

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Utilities	Unknown
3. Economy	Technology	Unknown
3. Economy	Industry	Unknown
3. Economy	Environment - cultural landscape	Unknown

Recommended Management

Management Summary

Retain and protect the ruin and its setting.
Fence the pile of dressed columns (likely from the Manager's Residence)
Investigate and stabilise if required.
Remove any invasive roots or vegetation including from the mature ficus and seedlings.
Prepare a site-specific archaeological management plan including investigations of potential fabric associated with the former pumping station, the current SWSOOS 1 sewage pumping station and any evidence of the 1825 flour mill and/or Colonial-period earthworks potentially associated with Simeon Lord's use of the site. Include and implement an interpretation strategy.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
City of Botany Bay Heritage Review			2018		E. & R. Conroy
Botany Heritage Study			1996		Tropman and Tropman
Botany Heritage Study			1996		Tropman & Tropman

Reference & Internet Links

References

Records Retrieved: 12

Type	Author	Year	Title	Link
Written	Elizabeth Conroy	2017	City of Botany Bay: A Thematic History	
Written	Thorp, Wendy. McDonald, Brian. Burton, Craig. Brassil, Tony. Federal Airports Corporation (Australia) Sydney Water Board	1991	Botany Wetlands Heritage Study - a report prepared for the Federal Airports Corporation and the Sydney Water Board	
Written	Report of the Commission Appointed to Inquire into the Supply of Water to Sydney and Suburbs	1869	Sydney Water Commission Plan of the Lachlan Swamp from No.6 Dam to Botany	
Graphic	Edward Bell (City Engineer)	1856	Sydney Water Works - Plan and Section of Main Pipe	
Electronic	Office of Environment & Heritage		Botany Water Reserves	
Graphic	Sydney Water		Water Board Detail Sheets	
Written	Various		Historic Newspapers	
Graphic	Various		Historic subdivision plans	
Photograph	Land and Property NSW		Aerial Photographs 1943-2017	
Photograph	Sydney Water		Sydney Water Archives Records and photographs	
Written	N.J. Thorpe		The History of the Botany Water Supply (Sydney Water Board Journal)	
Electronic			Sydney Airport - Heritage	http://www.sydneyairport.com.au/corporate/community-environment-and-planning/environment/heritage.aspx

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	1210176

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Item Details

Name

House

SHR/LEP/S170

LEP #

Address

31 Kyle Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	Cottage

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
31	Kyle Street	ARNCLIFFE/NSW/2205	Bayside	Unknown	St George	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The house at 31 Kyle Street and originally known as "Hazeldene", is historically significant as one of the first houses to be built on the Innesdale Estate. The house has association with George W Beehag who was the son of James Beehag, market gardener and mayor of Rockdale 1872-1874.The building is a good representative example of a single storey Victorian house in Rockdale.

Criteria a)

Historical Significance

The house at 31 Kyle Street and originally known as "Hazeldene", is historically significant as one of the first houses to be built on the Innesdale Estate.

Criteria b)

Historical Association Significance

The house has association with George W Beehag who was the son of James Beehag, market gardener and mayor of Rockdale 1872-1874.

Criteria c)

Aesthetic/Technical Significance

The dwelling is aesthetically significant as a highly intact Victorian house.

Criteria d)

Social/Cultural Significance

The building does not meet this criterion.

Criteria e)

Research Potential

The building does not meet this criterion.

Criteria f)

Rarity

The building does not meet this criterion.

Criteria g)

Representative

The building is a good representative example of a single storey Victorian house in Rockdale.

Integrity/Intactness

the building is very intact.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

A single storey Victorian house with hipped roof and a veranda across the front elevation. The symmetrical façade has a central door and pairs of windows either side. The walls are rendered masonry with ashlar courses marked in the render and there is a string course moulding on the front façade. The veranda is supported by iron veranda posts and lace valence and bracket. The original roof has been replaced with concrete tiles to both the main roof and the veranda roof. There is a spear headed steel palisade fence and driveway gate at the front. The rear of the building has been altered.

Physical Condition **Updated** 05/28/2010

The dwelling is in reasonable condition.

Modifications And Dates

The 1899 water board plan and the 1943 aerial photo both show a rear wing and small rear veranda which have been either replaced or enclosed by a rear skillion that cover the whole rear wall.

Further Comments

Current Use

Dwelling

Former Use

Dwelling

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Bayside Local Environmental Plan 2021	I30	8/27/2021 12:00:00 AM		
Local Environmental Plan			8/25/2000 12:00:00 AM	109	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The subject property is part of land granted to sergeant William Packer (Rathbone, A Village Called Arncliffe, p 4-5). Packer, who had arrived in Australia with the NSW Corps on the Second Fleet in 1870, was granted 100 acres at Cooks River in 1806 (gazetted 1809) , which he named 'Spriggins Grove'. Between 1812 and 1815 Packer acquired a further three parcels of land along Wolli Creek adjoining Spriggins grove. These three parcels had been granted in c1809 as three separate grants to George Fieldhouse, Mary Taylor and John Wilshire; Packer named these Hyde Park, St James' Park and Kensington Gardens. By 1815 Packer's combined holdings in this area a large portion of present-day Arncliffe, bounded by the present Marsh Street, Cook's River, Wolli Creek and area to the north of Arncliffe Railway Station. Packer died 1816, leaving landholdings to eldest son, noted furniture maker William James Packer. William James Packer sold the land in 1823 to John Laurie who, in 1829, sold it to Robert Campbell (junior). Following Campbell's death in 1851, the land passed to his executors, one of whom was William Charles Wentworth (Rathbone, A Village Called Arncliffe, p 39). In 1869 John McInnes, a prominent land developer born in Scotland, purchased from Campbell's trustees the whole of Packer's original 100-acre grant which by this time adjoined the Tempe Estate. In 1885, a portion of his land encompassing the subject property was subdivided as the Innesdale Heights Estate. The land was later subdivided as part of the Innesdale Estate in 1885, although the subject block wasn't sold until after 1888, when auctioneers Hardie & Gorman ran a 'clearance sale' of the unsold allotments of the estate. Although the subject house was probably extant by the early 1890s, it is unclear from available records for whom the house was built and by whom it was occupied in its early years. The house is shown on the Arncliffe water board plan of 1899 (MWS&DB, Arncliffe, Sheet 13, 1899). The house's name was Hazeldene. In 1900 the house was occupied by Charles Spackman; by 1909 the occupant was John Derben; by 1915 the occupant was George W Beehag and his wife Edith (nee Chappelow), who continued to call the house Hazeldene (Sands Directory). George W Beehag was the son of James Beehag, market gardener and mayor of Rockdale 1872-1874, and his wife Maria (nee Hamilton) (NSW Register of Births, Deaths and Marriages). By 1917 George Beehag's son James Walter, a solicitor, was in residence with his wife Ladas and family. The family of James Walter Beehag lived at Hazeldene (also called Hazeldine) until at least 1933 (the year that publication of the Sands directory ceased).

Historic Themes

Records Retrieved: 2

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Towns, suburbs and villages	On the Urban Fringe - Worker housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Rockdale Heritage Inventory Review			2010		Louise Thom
Rockdale Heritage Study			1998		Terry Kass and Meredith Walker
Rockdale Heritage Study			1998		Terry Kass & Meredith Walker
Rockdale Heritage Study			1991		Walker, Meredith and Terry Kass
Rockdale Heritage Study			1991		Meredith Walker and Terry Kass
Rockdale Heritage Study			1990		Meredith Walker & Terry Kass

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	2330051

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Item Details

Name

Former Hospital For Women

SHR/LEP/S170

LEP #

Address

112 West Botany Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown



Item Type	Group/Collection	Category
Built	Health Services	Hospital

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
112	West Botany Street	ARNCLIFFE/NSW/2205	Bayside	Unknown	St George	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The house, once named "Maryville", is historically significant as part of the development of the settlement of West Botany which began to consolidate at the end of the nineteenth century. It is a single storey Victorian dwelling, the only remaining from a group of similar Victorian dwellings fronting West Botany street, contributing to the history and character of the street, and representative of its former use as a place associated with women's health and its association with Nurse Pryor.

Criteria a)

Historical Significance

The house, once named "Maryville", is historically significant as part of the development of the settlement of West Botany which began to consolidate at the end of the nineteenth century.

Criteria b)

Historical Association Significance

The house is associated with Priscilla Gough (Nurse Gough, and later Nurse Pryor) who was well known as a nurse in the local area, providing maternal care and birthing assistance.

Criteria c)

Aesthetic/Technical Significance

The dwelling has aesthetic significance contributing to the character of West Botany Street.

Criteria d)

Social/Cultural Significance

Does not meet this criterion.

Criteria e)

Research Potential

Does not meet this criterion.

Criteria f)

Rarity

Does not meet this criterion.

Criteria g)

Representative

The building is representative of Victorian houses in Rockdale.

Integrity/Intactness

The building is relatively intact, but missing details.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

A single storey Victorian Italianate house which has been converted to use as a women's hospital. It has a hipped roof with a projecting faceted bay window on one side defining a front veranda. Three part window with semi-circular tops to veranda. Construction possibly sandstone with render finish. Roof clad with corrugated iron. Decorative cast iron decoration missing.

Physical Condition **Updated** 05/28/2010

The building is in fair condition.

Modifications And Dates

The building has been extended and altered at the rear.
DA-1988/71: WOMEN'S MENTAL HEALTH THERAPY

Further Comments

Current Use

Dwelling

Former Use

Hospital for women

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Bayside Local Environmental Plan 2021	I51	8/27/2021 12:00:00 AM		
Local Environmental Plan			8/25/2000 12:00:00 AM	109	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The land on which this house is built was first bought at public auction by Alexander Broadie Spark in 1840. The date of construction of the subject house is unclear. By 1895 it was likely occupied by George and Priscilla Gough, who were listed on the east side of Rocky Point Road (former name of this section of West Botany Street) in the 1895 edition of the Sands Directory and who are known to have occupied the house by the 20th century. George Australia Gough had married Priscilla Williams in St Peters in 1886 (NSW Register of Births, Deaths and Marriages). In 1913, Priscilla Gough, a nurse, divorced her husband on the grounds of desertion, claiming that since he left her in 1900 she had had to support herself by nursing ('Divorce Court', SMH, 4 April 1913). Priscilla Gough, along with another tenant, Edward Williams (possibly a relation), was the listed occupant of the subject house in 1909, which she named Maryville (Sands Directory). From the early 1900s and possibly earlier, Priscilla Gough (Nurse Gough, and later Nurse Pryor) had run a small private hospital at the house, which was referred to variously in newspaper advertisements as Maryville, Maryville Hospital, or Nurse Gough's, and which provided, it seems, birthing assistance and maternal and infant care. In 1913, the same year as her divorce, Priscilla Gough married the newly-widowed James Thomas Pryor in Rockdale (NSW Register of Births, Deaths and Marriages). The couple remained at Priscilla's house, which she continued to use for nursing. They also appear to have raised fowl for sale, as throughout the 1920s the occupants of 112 West Botany Street advertised for the sale of various breeds of 'pullets and cockerels' (e.g. 'Advertisements', SMH, 9 August 1919; 'Advertising', SMH, 30 June 1928). James Pryor died in 1929. Priscilla Pryor remained at the house which she continued to use for nursing purposes. Upon her own death, in 1938, her funeral was fairly widely attended, particularly by members of ANZAC regiments, as her sons, Ernest and George, had fought in WWI ('Deaths', SMH, 14 February 1938).

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 2

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Rockdale Heritage Inventory Review			2010		Louise Thom
Heritage Advisory Council			1992		R. Rathbone

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	2330068

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Item Details

Name

Paired house

SHR/LEP/S170

LEP #

Address

21 Duncan Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	Cottage

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
21	Duncan Street	ARNCLIFFE/NSW/2205	Bayside	Unknown	St George	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

One of a pair of stone two storey houses rare in Rockdale, and representative of the early residential development of the West Botany area. The paired house is aesthetically significant as a landmark house in Duncan Street and surrounding areas and retains the original aesthetic qualities of 19th century Duncan Street and Arncliffe. The building represents early development of the 1885 Innesdale Heights Estate subdivision.

Criteria a)

Historical Significance

The pair of dwellings is historically significant representing early residential development in the village of West Botany. The building represents early development of the 1885 Innesdale Heights Estate subdivision.

Criteria b)

Historical Association Significance

Does not meet this criterion.

Criteria c)

Aesthetic/Technical Significance

The dwelling is aesthetically significant as a landmark house in Duncan St. and surrounding areas. The paired house retains the original aesthetic qualities of 19th century Duncan Street and Arncliffe.

Criteria d)

Social/Cultural Significance

Does not meet this criterion.

Criteria e)

Research Potential

Does not meet this criterion.

Criteria f)

Rarity

Does not meet this criterion.

Criteria g)

Representative

Dwelling is a good representative example of stone houses in Rockdale built in the late 19th century.

Integrity/Intactness

Dwelling and its associated pair is in excellent condition.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

One of a pair of two storey sandstone terrace houses. The walls are constructed of stonework which is smooth faced ashlar to the front of the dwellings with stone quoins and window and door trim, and the side of the house is random sandstone. The party wall between the properties has been removed on the upstairs veranda but is intact below. The two properties share a single transverse gable roof, a front veranda and a rear double storey skillion. The rear wings are single storey and matching in plan. The pair of buildings appear to have a similar plan form to the 1899 diagram.

Physical Condition **Updated** 05/28/2010

The two dwellings are in good condition.

Modifications And Dates

Rooms were added to the roof space circa 1980 with matching non-traditional style dormer windows to Duncan St. The timber balcony balustrade was removed and replaced with cast aluminium in 2005.

Further Comments

Current Use

Dwelling

Former Use

Dwelling

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Bayside Local Environmental Plan 2021	I7	8/27/2021 12:00:00 AM		
Local Environmental Plan			8/25/2000 12:00:00 AM	109	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The subject property is part of land granted to sergeant William Packer. (Rathbone, A Village Called Arncliffe, pp 4-5). Packer, who had arrived in Australia with the NSW Corps on the Second Fleet in 1870, was granted 100 acres at Cooks River in 1806 (gazetted 1809) , which he named 'Spriggins Grove'. Between 1812 and 1815 Packer acquired a further three parcels of land along Wolli Creek adjoining Spriggins grove. These three parcels had been granted in c1809 as three separate grants to George Fieldhouse, Mary Taylor and John Wilshire; Packer named these Hyde Park, St James' Park and Kensington Gardens. By 1815 Packer's combined holdings in this area a large portion of present-day Arncliffe, bounded by the present Marsh Street, Cook's River, Wolli Creek and area to the north of Arncliffe Railway Station. Packer died 1816, leaving landholdings to eldest son, noted furniture maker William James Packer. William James Packer sold the land in 1823 to John Laurie who, in 1829, sold it to Robert Campbell (junior). Following Campbell's death in 1851, the land passed to his executors, one of whom was William Charles Wentworth (Rathbone, A Village Called Arncliffe, p 39). In 1869 John McInnes, a prominent land developer born in Scotland, purchased from Campbell's trustees the whole of Packer's original 100-acre grant which by this time adjoined the Tempe Estate. In 1885, a portion of his land encompassing the subject property was subdivided as the Innesdale Heights Estate subdivision. Sands Directory records, although somewhat inconclusive, suggest that the house was built around 1890, as one of a pair with No. 23. The early occupancy of Somerset is also unclear, as the houses were not numbered and the Sands Directory records of occupants for Duncan Street appear jumbled and unreliable. The house appears on a Water Board plan of 1899 (Arncliffe Sheet 12) ; this is the earliest known plan of the building. From 1907 until around 1920, the house was occupied by the Buttell family, who later also occupied No. 23 next door. William Buttell, first listed at the subject house in 1907, appears to have named the house Somerset. By 1911 Mrs Mary Buttell, undoubtedly a relation, lived at the house; by 1915 Thomas Buttell was living next door at Kent, No. 23. Thomas Buttell had left Duncan Street by 1920 but Mary Buttell remained at the subject house for a couple more years (Sands Directory). In 1932 the occupant was Amos Corner. In 1951, Nos 21 and 23 Duncan Street were sold. The advertisement described the semi-detached dwellings as each having '3 bedrooms, lounge, kitchen and bathroom/laundry. ('Advertising', SMH, 21 February 1951). By 1952 Mrs Gladys Farrell, wife of WWI veteran Oscar John Farrell, was in residence ('Funerals', SMH, 13 May 1952).

Historic Themes

Records Retrieved: 2

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Towns, suburbs and villages	On the Urban Fringe - Worker housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Rockdale Heritage Inventory Review			2010		Louise Thom
Rockdale Heritage Study			1998		Terry Kass and Meredith Walker
Rockdale Heritage Study			1998		Terry Kass & Meredith Walker
Rockdale Heritage Study			1991		Walker, Meredith and Terry Kass
Rockdale Heritage Study			1991		Meredith Walker and Terry Kass
Rockdale Heritage Study			1990		Meredith Walker & Terry Kass

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	2330065

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Item Details

Name

Stone Cottage

SHR/LEP/S170

LEP #

Address

25 Duncan Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	Cottage

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
25	Duncan Street	ARNCLIFFE/NSW/2205	Bayside	Unknown	St George	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

This dwelling is significant as a largely intact Victorian sandstone cottage with decorated bargeboards and detailed window mouldings, which is rare in the Rockdale area. The dwelling has the potential to give evidence of early building materials and methods. This dwelling is a good representative example of an intact Victorian sandstone cottage in the Rockdale area.

Criteria a)

Historical Significance

This dwelling is historically significant as part of an 1885 subdivision as part of the Innesdale Estate and as part of a rugged hill known as " The Rocks"

Criteria b)

Historical Association Significance

Does not meet this criterion.

Criteria c)

Aesthetic/Technical Significance

This dwelling is aesthetically significant as a largely intact Victorian sandstone cottage, with decorated timber barge boards and detailed timber window mouldings.

Criteria d)

Social/Cultural Significance

Does not meet this criterion.

Criteria e)

Research Potential

This stone dwelling is significant because it has the potential to yield evidence of early building materials and methods in the Rockdale area.

Criteria f)

Rarity

Does not meet this criterion.

Criteria g)

Representative

This dwelling is a representative example of a Victorian sandstone cottage with intact high quality decorative timber works in the Rockdale area.

Integrity/Intactness

The dwelling is reasonably intact in its street presentation.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

Small single storey Victorian stone cottage with a front facing gable roof and a front veranda. The front façade is ashlar sandstone with a circular window in the gable above the veranda roof. The veranda has iron lace valence and brackets with cast iron columns. The front door is located on the left with a single window on its right. The side walls are random rough faced sandstone. Along the side of the house is a driveway.

Physical Condition **Updated** 05/26/2010

The house is in good condition.

Modifications And Dates

The original front window has been replaced with an aluminium window.
BA-1991/426 : ADDITION TO DWELLING SINGLE STOREY CLASS I
BA-1994/706: ADDITION TO DWELLING TWO STOREY CLASS 1

Further Comments

Current Use

Dwelling

Former Use

Dwelling

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Bayside Local Environmental Plan 2021	I9	8/27/2021 12:00:00 AM		
Local Environmental Plan			8/25/2000 12:00:00 AM	109	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance **Updated**

The subject property is part of land granted to sergeant William Packer. (Rathbone, A Village Called Arncliffe, pp 4-5). Packer, who had arrived in Australia with the NSW Corps on the Second Fleet in 1870, was granted 100 acres at Cooks River in 1806 (gazetted 1809) , which he named 'Spriggins Grove'. Between 1812 and 1815 Packer acquired a further three parcels of land along Wolli Creek adjoining Spriggins grove. These three parcels had been granted in c1809 as three separate grants to George Fieldhouse, Mary Taylor and John Wilshire; Packer named these Hyde Park, St James' Park and Kensington Gardens. By 1815 Packer's combined holdings in this area a large portion of present-day Arncliffe, bounded by the present Marsh Street, Cook's River, Wolli Creek and area to the north of Arncliffe Railway Station. Packer died 1816, leaving landholdings to eldest son, noted furniture maker William James Packer. William James Packer sold the land in 1823 to John Laurie who, in 1829, sold it to Robert Campbell (junior). Following Campbell's death in 1851, the land passed to his executors, one of whom was William Charles Wentworth (Rathbone, A Village Called Arncliffe, p 39). In 1869 John McInnes, a prominent land developer born in Scotland, purchased from Campbell's trustees the whole of Packer's original 100-acre grant which by this time adjoined the Tempe Estate. In 1885, a portion of his land encompassing the subject property was subdivided as the Innesdale Heights Estate subdivision. Sands Directory records, although somewhat inconclusive, suggest that the house was built around 1890. The early occupancy of Melrose is also unclear, as the houses were not numbered and the Sands Directory records of occupants for Duncan Street appear jumbled and unreliable. The house appears on a Water Board plan of 1899 (Arncliffe Sheet 12) ; this is the earliest known plan of the building. From c1910 until at least 1937, the house was occupied by draper and clothier John Riddell (Sands Directory; NSW Register of Births, Deaths & Marriages; 'Legal Notices', SMH, 26 September 1900; 'Return Thanks', SMH, 30 January 1937). Riddell (c1869-1941) had married Mary Ann Bryant in Lithgow in 1890; the couple had several children in Lithgow and in Redfern before moving to the Rockdale area. The Riddells lived at 23 Duncan Street next door for several years before moving to Melrose. The Riddells appear to have named the house Melrose, as the name first appears in the Sands Directory in 1910, during their occupancy. Mary Ann Riddell died at the place in 1937, and John Riddell died in Rockdale in 1941, although it is not known whether he still lived at the subject house.

Historic Themes

Records Retrieved: 2

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Towns, suburbs and villages	On the Urban Fringe - Worker housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Rockdale Heritage Inventory Review			2010		Louise Thom
Rockdale Heritage Study			1998		Terry Kass and Meredith Walker
Rockdale Heritage Study			1998		Terry Kass & Meredith Walker
Rockdale Heritage Study			1991		Walker, Meredith and Terry Kass
Rockdale Heritage Study			1991		Meredith Walker and Terry Kass
Rockdale Heritage Study			1990		Meredith Walker & Terry Kass

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Bayside Council	2330022

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Item Details

Name

House

SHR/LEP/S170

LEP #

Address

73 West Botany Street ARNCLIFFE NSW 2205

Local Govt Area

Bayside

Local Aboriginal Land Council

Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	Cottage

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
73	West Botany Street	ARNCLIFFE/NSW/2205	Bayside	Unknown	St George	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

This highly intact building at 73 West Botany Street has aesthetic value due to its integrity as a Victorian house. Its location in the context of other Victorian houses in Kyle Street add to its value both aesthetically and historically. The house is historically significant as one of the remaining houses which formed the village of West Botany.

Criteria a)

Historical Significance

The house once known as "The Grange" is historically significant as one of the remaining house of the Innesdale Estate Arncliffe which formed the village of West Botany.

Criteria b)

Historical Association Significance

The house is associated with W E Grainger postmaster of Arncliffe for 20 years and later alderman and mayor of Ashfield.

Criteria c)

Aesthetic/Technical Significance

This highly intact building at 73 West Botany Street has aesthetic value due to its integrity as a Victorian house. Its location in the context of other Victorian houses in Kyle Street add to its value both aesthetically and historically.

Criteria d)

Social/Cultural Significance

Does not meet this criterion.

Criteria e)

Research Potential

Does not meet this criterion.

Criteria f)

Rarity

Does not meet this criterion.

Criteria g)

Representative

The dwelling is an excellent representative of Victorian dwellings in Rockdale.

Integrity/Intactness

The dwelling is highly intact.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

A fine single storey Victorian Italianate dwelling with a transverse gable roof and a gable projecting at the front defining a small front veranda. The main roof is slate and the bull nosed veranda roof is corrugated metal painted in a stripe pattern. The original cast iron veranda posts and decorative lace valence and brackets are still extant along with the tessellated tiles on the veranda floor. The original chimneys and their original detailing are intact as are the original windows. A decorative faceted bay window with a parapet roof projects from the front facing gable. The building is constructed of rendered masonry with vermiculated quoins both on the main house and on the bay window. The bay window is more elaborate than is common in this area: the label moulds have Corinthian detailing; the cornice moulding is supported on florets; within the frieze are panels of embedded pilasters and topping the parapet is a small decorative pediment. An ornate timber barge board finishes the gable end above.
The building is highly intact even at the rear .

Physical Condition **Updated** 05/28/2010

The dwelling is in excellent condition.

Modifications And Dates

Further Comments

Current Use

Dwelling

Former Use

Dwelling

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Heritage study					
Local Environmental Plan	Bayside Local Environmental Plan 2021	I50	8/27/2021 12:00:00 AM		
Local Environmental Plan			8/25/2000 12:00:00 AM	109	

Procedures/Exemptions

Records Retrieved: 0

Section of Act	**Description**	**Title**	**Comments**	**Action Date**	**Outcome**
No Results Found					

History

Historical Notes or Provenance **Updated**

The subject property is part of land granted to sergeant William Packer. (Rathbone, A Village Called Arncliffe, pp 4-5). Packer, who had arrived in Australia with the NSW Corps on the Second Fleet in 1870, was granted 100 acres at Cooks River in 1806 (gazetted 1809) , which he named 'Spriggins Grove'. Between 1812 and 1815 Packer acquired a further three parcels of land along Wolli Creek adjoining Spriggins grove. These three parcels had been granted in c1809 as three separate grants to George Fieldhouse, Mary Taylor and John Wilshire; Packer named these Hyde Park, St James' Park and Kensington Gardens. By 1815 Packer's combined holdings in this area a large portion of present-day Arncliffe, bounded by the present Marsh Street, Cook's River, Wolli Creek and area to the north of Arncliffe Railway Station. Packer died 1816, leaving landholdings to eldest son, noted furniture maker William James Packer. William James Packer sold the land in 1823 to John Laurie who, in 1829, sold it to Robert Campbell (junior). Following Campbell's death in 1851, the land passed to his executors, one of whom was William Charles Wentworth (Rathbone, A Village Called Arncliffe, p 39). In 1869 John McInnes, a prominent land developer born in Scotland, purchased from Campbell's trustees the whole of Packer's original 100-acre grant which by this time adjoined the Tempe Estate. In 1885 a parcel of land containing the subject property was subdivided and auctioned as the Innesdale Estate Arncliffe. The subject block was sold as Lot 25 Section 3 of the subdivision. The house appears to have been built by 1895 and may have been occupied by surgeon Edward Parkes in that year (Sands Directory). The occupant in 1898 was W E Grainger and his wife Alice May. W E Grainger was postmaster of Arncliffe for 20 years and later alderman and mayor of Ashfield, where he died in 1930 ('Mr W E Grainger', 25 April 1939). Alice May Grainger was credited with being 'largely responsible for raising funds for building St David's, Arncliffe' ('Mrs W E Grainger', SMH, 3 February 1932). The Grainger's, although the do not appear to have lived at the subject house for long, may be responsible for the name 'The Grange', which was in use by 1899, as shown by a water board plan (MWS&DB plan, Arncliffe, Sheet 12, 1899). In 1900, Frederick A Button was at The Grange, followed by builder W C Marshall from at least 1906 until c1917. From c1919 Edward Bolger was the occupant, followed by Walter Berry or Perry in the mid-to-late 1920s and possibly later (Sands Directory). By 1946 the occupant was Rev. Thomas McColl, a former Baptist Minister who ministered in Queensland in the 1920s, and his wife Jane Middleton McColl (nee) 'Deaths', SMH 22 August 1946).

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Rockdale Heritage Inventory Review			2010		Louise Thom
Rockdale Heritage Study			1998		Terry Kass and Meredith Walker
Rockdale Heritage Study			1998		Terry Kass & Meredith Walker
Rockdale Heritage Study			1991		Walker, Meredith and Terry Kass
Rockdale Heritage Study			1991		Meredith Walker and Terry Kass
Rockdale Heritage Study			1990		Meredith Walker & Terry Kass

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID

Local Government Bayside Council 2330057

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