




Heritage Impact Statement

UnitingCare Planning Proposal

15-17 Marion Street, Leichhardt

Submitted to Leichhardt Municipal Council
On Behalf of UnitingCare

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
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CERTIFICATION

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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1. Introduction

1.1 Background

City Plan Heritage (CPH) has been engaged by UnitingCare to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal (PP) submission to the Inner West Council for a change in the building envelope of 15-17 Marion Street, Leichhardt.

15-17 Marion Street is not identified as a heritage item but is located within the Whaleyborough Heritage Conservation Area (HCA) (C13) as identified under Schedule 5 of the Leichhardt Local Environment Plan (LEP) 2013. The site is also located in proximity to the Excelsior Subdivision HCA (C10) and a number of heritage items including but not limited to the following:

- All Souls Church including interiors, 124A Norton Street, item no. I680;
- All Souls Church Rectory including interiors, 126 Norton Street, item no. I681;
- Corner shop and residence including interiors, 124 Norton Street, item no. I679;
- Former Presbyterian Church including interiors, 2 Marion Street, item no. I666.
- Leichhardt Town Hall including interiors, 107 Norton Street, item no. I677;
- Semi-detached house including interiors, 6 Marion Street, item no. I667;
- Semi-detached house including interiors, 8 Marion Street, item no. I668.

In accordance with relevant controls regarding heritage on the Leichhardt LEP 2013 and the Leichhardt Development Control Plan (DCP) 2013, this HIS assesses the heritage significance of the subject site and the likely impacts of the proposed rezoning on the established heritage significance of the site, the heritage conservation area and heritage items located in close proximity.

It is understood that extensive consultation has occurred between UnitingCare and the Inner West Council regarding the potential future development of the subject site and the Marion and Wetherill Street sites. Public consultation sessions were held by Council along with the preparation of draft building envelopes prepared by AJC in consultation with Council. Subsequently, a paper was submitted at a Council meeting in mid-2015, endorsing the draft building envelopes and inviting UnitingCare to prepare Planning Proposals (PP) for the three sites. A Memorandum of Understanding (MoU) was also produced, detailing the potential outcomes for each site and the benefits that could be created for the public.

1.2 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013. The subject PP has been assessed in relation to the relevant controls and provisions contained within the Leichhardt LEP 2013 and the Leichhardt DCP 2013.

1.3 Site Location

The subject site is located on the northern side of Marion Street, towards which the principal elevation of the existing building is oriented. For a more detailed description of the site and its context, see Section 2- Site Context and Description.



Figure 1: Aerial view of the subject site, outlined in red. (Source: Six Maps 2015)

1.4 Limitations

- CPH was not involved in the design process;
- A detailed archaeological assessment including an assessment of Aboriginal cultural heritage values does not form part of the scope of this HIS;
- During the site inspection, limited internal photographs were taken in order to protect the privacy of residents, as the site was still in operation as a care facility. This has not restricted the following assessment and is deemed sufficient for the purposes of this report.

1.5 Author Identification

The following report has been prepared by Brittany Freeland (Heritage Consultant) and reviewed by Amanda Reynolds (Senior Heritage Consultant). Kerime Danis (Director - Heritage) has also reviewed and endorsed its content.

2. Site Context and Description

2.1 Site Context

The subject site is located in the inner western suburb of Leichhardt, which is approximately 7km southwest of the Sydney Central Business District (CBD). It is a mixed residential and commercial suburb situated within the local government area of Inner West Council.

The subject site is located on a rectangular shaped block that is bound to the north by Marlborough Street, to the east by Norton Street, to the south by Marion Street and to the west by Cromwell Street (Figure 2). To the south east of the subject site is the Former Presbyterian Church, including interiors (I666) and a Corner shop and residence, including interiors (I679), to the east All Saints Anglican Church (I680), All Saints Rectory (I681), Leichhardt Town Hall (I677) and the Leichhardt Post Office (I678). Directly south of the subject site, outside of the HCA, is a pair of semi-detached houses, including interiors (I667 and I668) (Figure 3).

As detailed in Section 1.1, the subject site is not identified as a heritage item but is located within the Whaleyborough Heritage Conservation Area as defined under the Leichhardt LEP 2012.

The Whaleyborough Estate HCA is described in the Leichhardt DCP 2012 as follows:¹

The Whaleyborough Conservation Area lies to the west of Norton Street between Marion, Elswick and Allen Streets. Land slopes gently downhill to the west of the Norton Street ridge.

A spacious low-rise residential area with wide streets and nature strips and the sense of garden space at the back of each building. A mixture of free-standing houses and terraces.

A mixture of single-storey and two-storey development.

Parapeted two storey commercial buildings and pubs along Norton Street.

A considerable collection of ecclesiastical buildings.

A range in the age of the buildings dating from 1880s–1930s. Most buildings belong to the nineteenth century.

Brick is by far the most dominant building material, and is used in a variety of surfaces — as plastered brick through the 1880s, as face brick with plaster decoration during the early 1900s and as dark blue face brick into the 1930s.

Unglazed terracotta tiles form the predominant roof cladding. There are also some slate roofs and the occasional iron roof.

Suspended awnings along Norton Street.

Sandstone kerbs and gutters remain for considerable sections of all streets.

There are some original iron palisade fences.

Crepe myrtle plantings in Carlisle Street.

The images on the following pages (Figures 2 to 5) provide an overview of the site's context.

¹ Leichhardt Development Control Plan 2012, Conservation Area 3 - Whaleyborough Estate, <http://www.leichhardt.nsw.gov.au/Planning---Development/Planning-Controls--DCPs--LEPs--VPAs-/Heritage/Conservation-Area-3-Whaleyborough-Estate>



Figure 2: Cadastral map showing the location of the subject site, outlined in red. (Source: SIX Maps 2016)

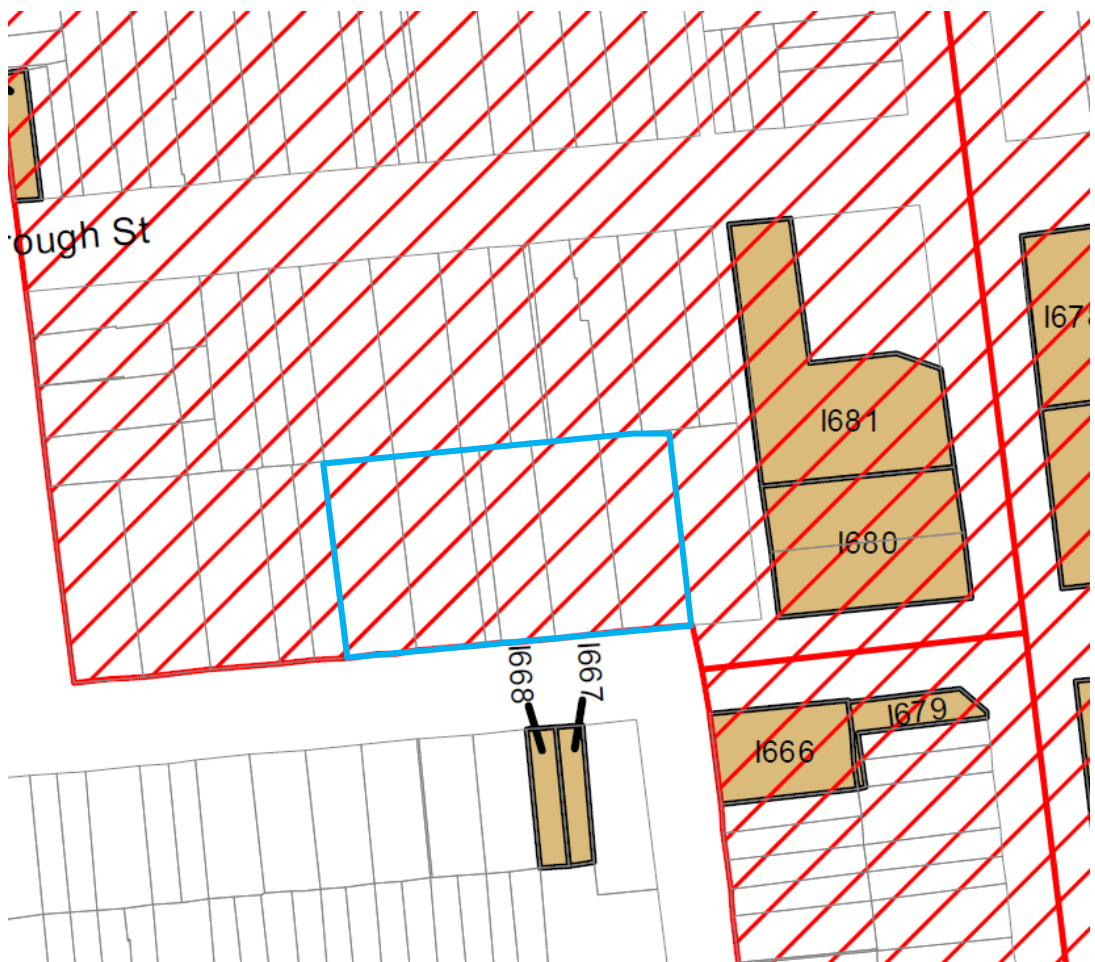


Figure 3: LLEP 2012 Heritage Map 005 showing the location of the subject site, outlined in blue. (Source: LLEP 2012, Heritage Map 005)



Figure 4: View looking east along Marion Street and view of the heritage listed Town Hall building (item no. I677).



Figure 5: View of heritage listed properties located directly across the road from the subject site (no. I667 and I668) and the heritage listed All Souls Church (item no. I680).

2.2 Site Description

The subject site is occupied by an aged care facility, specifically designed for elderly people suffering from mental illness. Known as Annesley House, the site comprises of several built elements developed at various periods dating from 1961 onwards.

The existing main building is oriented to the south, with the principal elevation located on Marion Street. This is where main pedestrian access can be gained along with the main entrance to the facility and administrative area.

The real property description for the site as a whole is Lot B DP 377714, Lot 22 Sec 1 DP 328, Lot 21 Sec 1 DP 328, Lot 25 Sec 1 DP 328, Lot 24 Sec 1 DP 328 and Lot A DP 377714.

The subject site is rectangular in shape with the aged care facility occupying the entire allotment (3,227 sqm), with parking located at the north western and north eastern corners. The building is irregular in shape and includes a central courtyard area. The main building is slightly set back from Marion Street incorporating some minor landscape elements along the forecourt. The section of the building located at the south western corner includes underground parking, accessible from Marion Street. This section of the aged care facility is also believed to be part of the corset factory that was once present on the site (see Section 3.4). This structure has been constructed from cream coloured bricks, is geometric in form and includes two recesses and a number of vertically proportioned windows. The various sections of the building are similar in appearance and include a smaller cube like structure in a similar cream coloured brick, in front of which is a single storey structure where the facility's main sitting room is located and main access to the facility is provided. Towards the far eastern side of the site is another interconnected structure, geometric in form with a skillion roof that slopes down towards Marion Street. All these structures are internally connected by a series of hallways and covered walkways.

Internally the layout of the facility is disjointed, however, it caters for up to 86 residents at one time. There is also a single lift, however, the majority of the upper levels of the facility are predominately accessible by a series of stairs located in various areas throughout the facility.

The following images (Figures 6 to 9) provide an overview of the site's current configuration and physical condition.



Figure 6: Exterior views of the Marion Street façade showing the various structures that make up the facility.



Figure 7: Detailed views of the Marion Street façade showing forecourt landscaping and the main entrance.



Figure 8: Views of northern elevations of various buildings.



Figure 9: View from the north western carpark looking towards the facility and an internal view of a corridor in the facility.



Figure 10: Internal and external views of the garage, accessible from Marion Street.

3. History

3.1 Indigenous Occupation

The land that is now known as Leichhardt was originally occupied by the Cadigal and Wangal people of the Eora Nation.

The 'Eora people' was the name given to the coastal Aboriginal people around Sydney. The word Eora simply means 'here' or 'from this place'. Local Aboriginal people used the word to describe to the British where they came from and so the word was then used to define the Aboriginal people themselves. The name Eora is proudly used today by the descendants of those very same people. Central Sydney is therefore often referred to as 'Eora Country'.²

3.2 Brief History of Leichhardt and the Locality³

Between 1794 and 1821 a number of land grants, varying in size between 16 to 270 acres, were issued within the area known today as the suburb of Leichhardt. In particular, brothers Captain John Piper and Ensign Hugh Piper were issued with a number of grants and established the two largest estates in the area. The estates were respectively named "Piperston" and "Macquarie Gift", referencing their good fortune in acquiring the grants, thanks to Governor Macquarie (Figure 11). In 1812 Hugh Piper returned to England and subsequently handed over power of attorney for his 270 acre grant to his brother John.

John Piper experienced financial difficulty and was forced to sell the majority of his "Piperston" estate to four purchasers; James Foster, Abraham Hearn, Prosper de Mestre and David Ramsey.

The origin of the name 'Leichhardt' derives from the renaming of John Piper's original "Piperston" estate by merchant Walter Beams when the only remaining portion of Piper's land was purchased in 1842. 'Leichhardt' was named in honour of Walter Beam's close friend and renowned Prussian naturalist Ludwig Leichhardt.⁴

After acquiring a portion of John Piper's estate, James Forster began construction of "Elswick House" in 1832. After experiencing financial difficulty, Forster was unable to complete construction of "Elswick House" and sold the estate to his employer, James Norton. At the

² Anita Heiss and Melodie- Jane Gibson, *Barani, Sydney's Aboriginal History*, accessed July 2014 from <<http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>>

³ The following brief history of Leichhardt has been compiled from various sources including Pollen, Frances, *The Book of Sydney Suburbs*, Angus and Robertson, 1996, the State Heritage inventory form for Leichhardt Methodist Church, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940730>, and the Leichhardt Municipal Council website, <http://www.leichhardt.nsw.gov.au/Library/Local-History/Our-Suburbs/Leichhardt>

⁴ Ibid. P 20

time the estate included a number of structures including a coach house, convict barracks, kitchen, servant's quarters and stables surrounding the main two storey stone house.

Norton was a well-known man in the colony, having set up a successful legal practice in Sydney as well as being an early colonial politician. Norton died in 1862 and is noted as having lived in the house up until his death. The Norton Estate was subdivided between 1867 and 1874, including the original mansion "Elswick House" which was acquired by James Norton's son, James Norton Junior. Subdivision of the estate also resulted in the creation of Elswick and Norton Streets, along with Allen and Marion Streets which were named after his son and second wife.

Leichhardt's incorporation as a council saw an upsurge of development in the 1870s. The installation of tramways on Norton Street in 1887 contributed to the commercial strip continue to develop. Many of the properties from this era are still visible today (Figure 12).⁵



Figure 11: Undated Parish map showing Hugh Piper and John Piper's original land grants. (Source: HLRV, map no. 140729)



Figure 12: Photograph of the Leichhardt Town Hall from c.1888. (Source: courtesy of Leichhardt Municipal Library)

⁵ Ibid. P 49

3.3 History of the Subject Site

As detailed in Section 3.2, Marion Street was established (along with Allen Street) following the subdivision of James Norton's estate between 1867 and 1874. The subject site therefore is located on land that was once part of John Piper's original grant. Marion Street was named after Norton's second wife and was one of the first roads to be concreted in 1928, along with Norton Street.⁶

The following plan (Figure 13) illustrates the subdivision of some of Norton's estate, identified as the Elswick Estate, for sale by Mort & Co. The street layout in this plan varies from the current street layout/subdivision with a number of today's streets not identified, including Marlborough and Carlisle Streets, indicating their formation occurred at a later date. This plan also pre-dates the establishment of the All Souls Anglican Church building at 107 Norton Street, which was built in 1884. The subject sites were sold as part of Section 4 of the Elswick Estate.

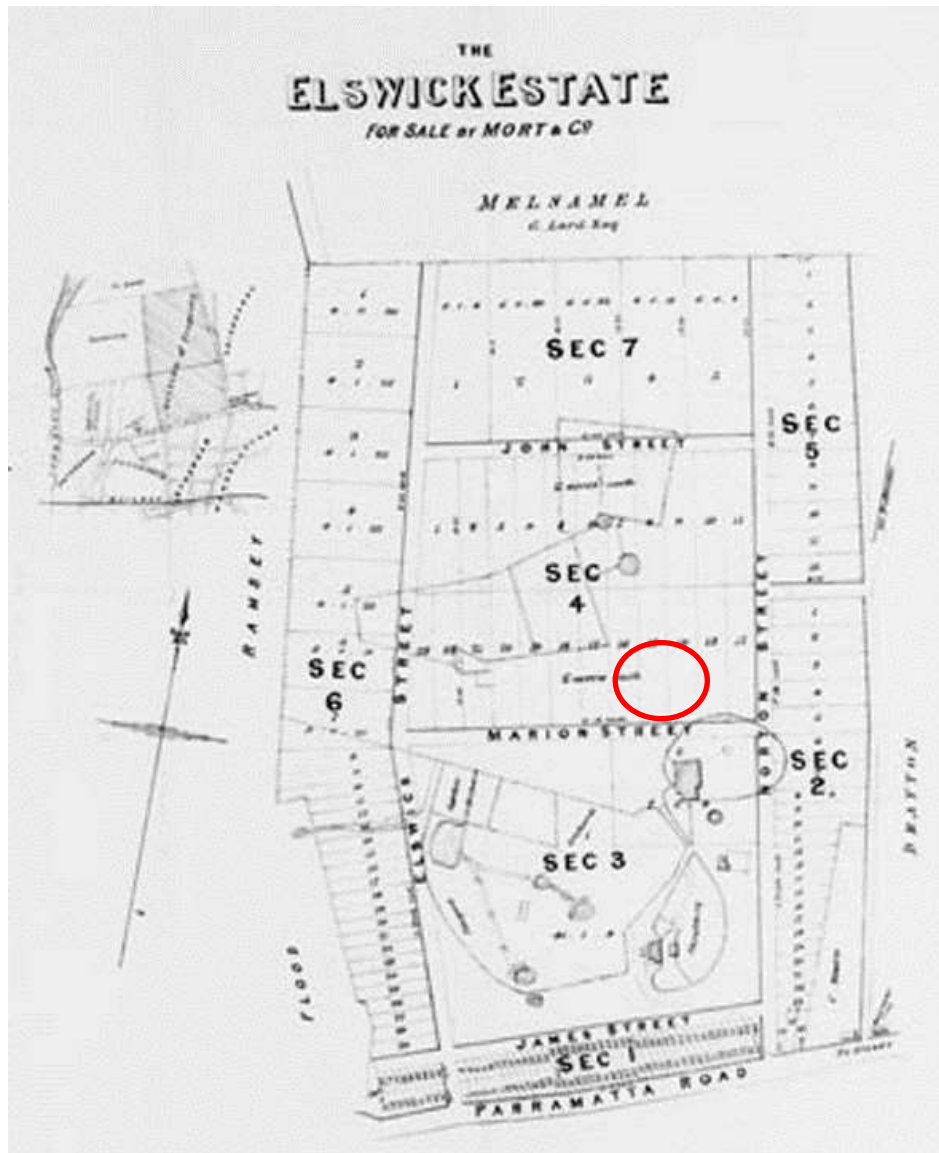


Figure 13: Early undated subdivision plan for the "Elswick Estate" (Norton's Estate). The approximate location of the subject sites is indicated in red. (Source: courtesy of Leichhardt Municipal Library)

⁶ Leichhardt Municipal Council website, Leichhardt History, <http://www.leichhardt.nsw.gov.au/Library/Local-History/Our-Suburbs/Leichhardt>

The Sands Directories between 1880 and 1933 show a handful of occupants on the northern side of Marion Street, located on the block between Norton Street and Cromwell Street, which includes the subject site. These occupants were predominately residential, however, a few businesses had established themselves along Marion Street including coach builder Joseph Hubert, van proprietor John Bell and plumbers Langshaw and Lambert, all of which were located at 15-17 Marion Street.

It should be noted that street numbering for Marion Street does not appear in the Sands Directories until 1893, however, the directories suggest that the subject site has been occupied since at least 1885.

The following table illustrates the various occupants located at 15-17 Marion Street between the years of 1885 and 1933.

Year	15 Marion Street	17 Marion Street
1885	John Kent 'Selsey'	Joseph Hubert, coach builder
1886	John Kent 'Selsey'	Joseph Hubert, coach builder
1888	John Kent 'Selsey'	Joseph Hubert, coach builder
1889	John Kent 'Selsey'	Joseph Hubert, coach builder
1893	John Kent 'Selsey'	Adam R Wilson, MA
1894	John Kent 'Selsey'	Adam R Wilson, MA
1898	Adolph Schnider	Henry Lock
1899	Adolph Schnider	Henry Lock
1901	Mrs C Schnider	CW Callaway
1902	David Ramsay	Frank Volk
1903	No listing	John McVicar, Charles McVicar
1904	Rev PJ Stephen	George Nugent
1905	Rev PJ Stephen	Charles Brown
1906	David Webb	Charles Brown
1907	David Webb	Charles Brown
1909	David Webb	Charles Brown
1910	David Webb	Charles Brown
1912	Charles Brown	George A Spencer
1913	Charles Brown	George A Spencer
1914	Charles Brown	George A Spencer
1915	Charles Brown	George A Spencer
1916	Charles Brown	George A Spencer
1918	Charles Brown	George A Spencer
1920	Charles Brown	George A Spencer
1923	John Bell	Mrs Jenet Devine
1924	John Bell	Mrs Jenet Devine
1925	John Bell, van proprietor Langshaw and Lambert plumbers	William T Harrington, JP
1926	John Bell, van proprietor	William T Harrington, JP

	Langshaw and Lambert plumbers	
1928	John Bell, van proprietor Langshaw and Lambert plumbers	William T Harrington, JP
1930	John Bell, proprietor Wilson's Motor, motor engineer	William T Harrington, JP
1931	John Bell, proprietor, Wilson's Motor, motor engineer	William T Harrington, JP
1932-33	SJ Carman, motor engineer	William T Harrington, JP

Considering the subject site's proximity to the All Soul's Anglican Church and in light of the Sands Directory listings for the subject site, it is no surprise that the site was associated with the church, particularly no. 15 which at one point was occupied by Methodist Reverend Patrick John Stephen between 1904 and 1905. The Australian Dictionary of Biography (ADB) entry for Rev Stephen, along with his obituary (Figure 14), provides insight into his life influence in Australia:⁷

Patrick John Stephen (1864-1938), Methodist minister, was born on 2 February 1864 at Peterhead, Aberdeenshire, Scotland, son of Peter Stephen, shipmaster, and his wife Margaret, née Hay. He was educated at a Scottish national school and Harley College, London. As a youth he took part in a mission at Aberdeen and became interested in social questions and the welfare of the working class.

Arriving in Sydney in 1886, Stephen was accepted for the Wesleyan Methodist ministry. After a year's training he was appointed to the Homebush circuit. While serving at Balmain (1888-93), he married Amy Mary Blackmore on 20 March 1890 at Leichhardt; they were to remain childless. In the same year he founded the Balmain mission: he used outdoor services and brass bands to attract an audience and revived the flagging Methodist class meeting system, employing it as the training ground for new converts. An emotional fundamentalist preacher and a good platform speaker, he rapidly transformed a failing cause into one which had difficulty in housing the congregation which flocked to his services in the neutral ground of Balmain Town Hall. He successfully undertook similar work at Leichhardt in 1903-07, having served on the Parramatta (1894-96), Wesley Church (1897-99) and West Maitland (1900-02) circuits.

*Stephen presided over the Christian Endeavour Union in 1896 and later the Evangelical Council of New South Wales; he was active in the temperance and Protestant defence movements. He published several pamphlets, including *The Morals and Manners of Cardinal Moran* in 1904. Stephen's interest in social issues had led him to support the striking Lucknow goldminers in 1897. He was a strong advocate of trade unionism and argued that strikes would remain the best way of resolving industrial disputes until the state introduced an adequate arbitration system.*

A voracious reader, Stephen had a sound knowledge of theological questions. He was a capable teacher at Leigh College, and at the Sydney Central Methodist Mission from 1908 to 1914: there he spent four years under W.G. Taylor and two as superintendent; he left in 1915 only because of ill health. While serving at Lindfield (1916-19), he was president of the united Australasian Methodist Conference in 1917.

⁷ Wright, Don, "Stephen, Patrick John (1864-1938)", Australian Dictionary of Biography, Volume 12, MUP, 1990, <http://adb.anu.edu.au/biography/stephen-patrick-john-8640>

After short terms at Manly, Annandale and Cronulla, in 1924 Stephen was appointed to his last circuit, Ashfield; he became a supernumerary in 1927. In the 1920s he chaired the Leigh College committee and in 1927 was chairman of the New South Wales Council of Churches.

Survived by his wife, he died of hypertensive cerebrovascular disease at Ashfield hospital on 22 July 1938 and was buried in Rookwood cemetery. While Stephen was noted for his sympathy for young people, he did his greatest work at the Balmain and Leichhardt missions. The 'whimsical, mystic, Celtic strain' in his nature, his passion for social reform, his fiery manner and his solidity of character enabled him to reach out to members of the industrial working class.

OBITUARY.

REV. P. J. STEPHEN.

The funeral of the Rev. Patrick John Stephen took place on Saturday afternoon in the old portion of the Methodist Cemetery at Rookwood. A service in the Ashfield Methodist Church, which was largely attended, was conducted by the President of the Methodist Conference, the Rev. R. H. Campbell, who was assisted by the Revs. H. E. Andrews, Dr. C. J. Prescott, and R. J. Williams.

The service at the graveside was conducted by the Revs. R. H. Campbell, C. A. S. Woodhouse, and P. L. Black, secretary of the Methodist Conference.

The chief mourner was Mrs. Stephen.

Among those present were the Revs. H. W. Woodhouse, S. Bostock Jones, T. W. Furner, P. H. Rayward, F. W. Hynes, W. H. Jones, Joseph Walker, W. C. Francis, C. L. Connor, Thomas Parker, William Evans, Wallace Deane, A. Morris Yates, James Watson, L. E. Bennett (master of Wesley College), James Green, George K. Holland (Leichhardt Methodist Mission), J. H. Somerville, J. E. Metcalfe, A. E. Walker, R. Piper, J. C. Hill, H. C. Foreman (principal of Methodist Ladies' College, Burwood), John Calvert, T. M. Taylor, A. Graham, F. R. Swynnay.

The Presbyterian Church was represented by the Rev. R. J. H. McGowan, moderator of Sydney Presbytery, and the Rev. G. Trevor Hughes.

Ashfield Methodist Church was represented by Messrs. J. B. Nance and E. G. Wing, circuit stewards, Messrs. L. V. Haigh, L. Triggle, A. Browne, H. G. Bruce, A. V. Churchill, church stewards, J. Walker, F. Cull.

Others present included Messrs. Albert Lane, M.P., C. J. Ehlennore, Under-Secretary, Department of Labour and Industry, L. W. Trevenar (Loyal Orange Institution), W. H. Bussell, P. M. Slade, R. E. Medcalf, V. S. Medcalf, W. H. Green, F. W. Davis (Leigh College council), M. Gullie, Dr. B. Stephen, A. Daley, P. J. Downer, G. B. Philip, J. S. Hawthorne, and John Shorter.

Figure 14: Obituary for Rev. Patrick John Stephen. (Source: Sydney Morning Herald, 26 July 1938, p.7)



Figure 15 Photograph of John Kent who resided at no.15 Marion Street between 1884 and 1897. (Source: Philanthropy and Philanthropists in Australian Colonial History, <https://phinaucohi.wordpress.com/2015/08/19/john-kent-1843-1916/>)

Between 1884 and 1897, no.15 Marion Street was occupied by John Kent (1843-1916) (Figure 15), his wife Helen and her two daughters, Elizabeth and Catherine. Kent was from Berkshire, England and at the aged of 17 began training in accountancy and commerce under the supervision of a private commercial tutor.⁸ After gaining experience in England, Kent moved to Australia in 1863 and shortly after started working with silk merchants Francis Giles & Co. Kent was involved in several businesses, having set up his own apple orchard at Barber's Creek in 1892, from which he exported to England. He also set up his own business as an accountant in 1888 and the firm eventually became Kent, Brierley and Sully Public Accountants. He was also manager of the Strand Arcade, manager of the Strand Lighting Company and auditor for Leichhardt Municipal Council.⁹

The City Section Map for Leichhardt from 1893 (Figure 16) shows the two residences that once occupied the subject site. These have since been demolished, however, it is unclear when this occurred. The following 1943 aerial (Figure 17) indicates the presence of some structures on the subject sites, however, there does not appear to be any evidence of the two residences seen in the City Section Map of Leichhardt from 1893.

⁸ Cooper, Paul F, "John Kent (1843-1916), Accountant and YMCA supporter", Philanthropy and Philanthropist in Australian Colonial History, 19 August 2015, available at <https://phinaucohi.wordpress.com/2015/08/19/john-kent-1843-1916/>

⁹ Cooper, Paul F, "" John Kent (1843-1916), Accountant and YMCA supporter", Philanthropy and Philanthropist in Australian Colonial History, 19 August 2015, available at <https://phinaucohi.wordpress.com/2015/08/19/john-kent-1843-1916/>

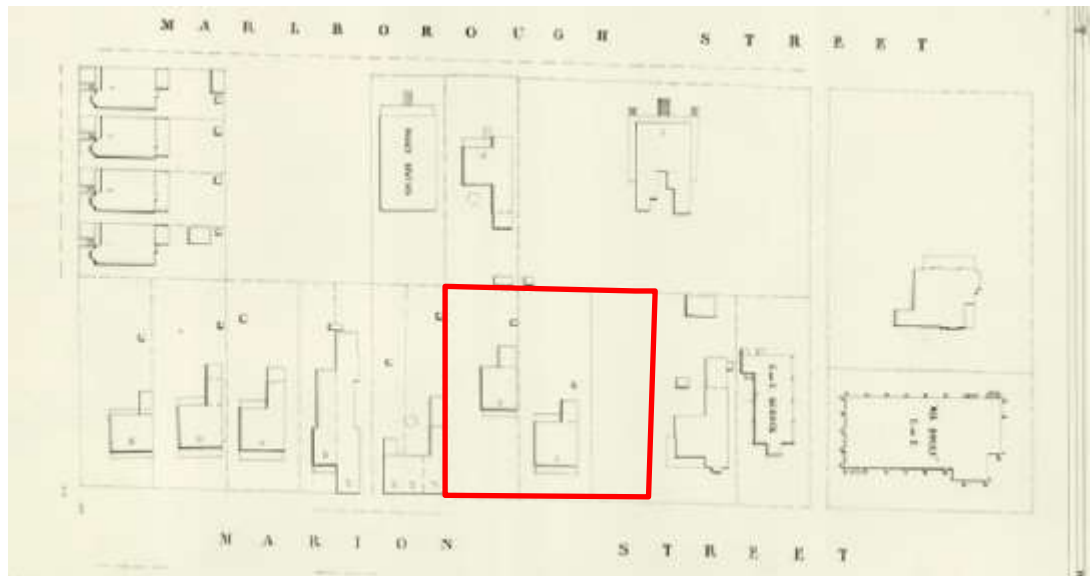


Figure 16: Excerpt from the Leichhardt City Sections Map of Leichhardt from 1893 showing the presence of two structures at 15-17 Marion Street, most likely the residences of John Kent ('Selsey') and Adam R Wilson who were identified in the Sands Directory of 1893 as residing at 15-17 Marion Street. (Source: State Library of NSW, City of Sydney Section Leichhardt, Surveyor-General's Office 1893, Call no. Z/ M Ser 4 811.17/1)

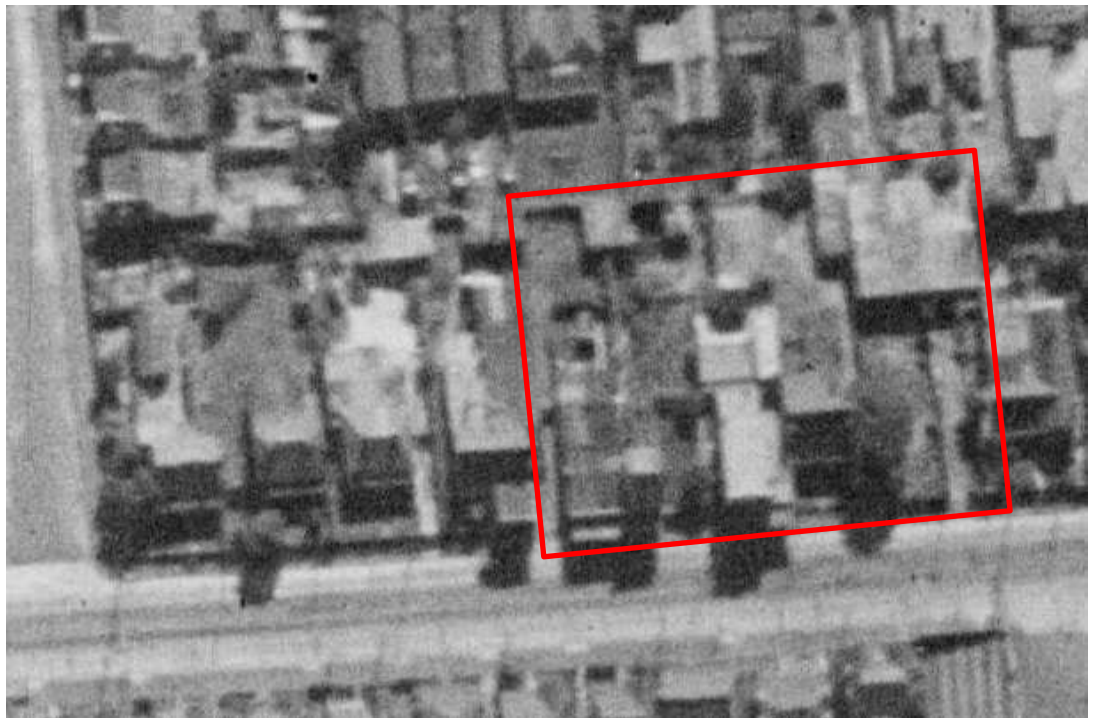


Figure 17: 1943 aerial view of the subject site, outlined in red. (Source: Six Maps 2015)

The building currently located on the subject sites, known as Annesley House, was constructed during the 1960s. In documentation presented by UnitingCare during the consultation stage of this project, the existing facility was identified as a refurbished factory.¹⁰ Historical research to date has not indicated the presence of a factory on the subject site prior to construction of the existing buildings, however, when referring to the subject site in her book *Walking the Line*, Dorothy McIntyre states the following:¹¹

When the Church bought this property it was a corset factory and there was no money to develop it, but with a small overdraft the building was converted into a hostel. Included in this purchase was a cottage which, many years ago was the residence of the Methodist minister in Leichhardt. Norman Martin was a great benefactor to the development of this hostel. The Governor of NSW Sir Eric Woodward opened Annesley House on 28th October 1961. Several updates to the building and new sections were built over the years.

Leichhardt Local Studies have been consulted and no information regarding the presence of a factory on the site has been found. During the site inspection conducted by CPH, it was evident that, should a former factory have been converted for use as Annesley House, there is no definitive, visible evidence remaining.

Throughout the building there are a number of commemorative plaques that reflect the various developments periods of the sites (Figures 18 to 20).



Figure 18: Plaques located in the main foyer of Annesley House commemorating the opening of the facility in October 1961 and later the addition of thirty units in 1975.

¹⁰ UnitingCare Council Leichhardt Municipal Council Presentation, 25 March 2015, <http://www.leichhardt.nsw.gov.au/Planning---Development/Major-Developments-and-Planning-Projects/UnitingCare-Project>

¹¹ McIntyre, Dorothy, *Walking the Line*, Leichhardt, 2005, p.p.48-49



Figure 19: Commemorative plaque for the opening of Goodwill House on 28th September 1957.



Figure 20: Commemorative plaque regarding the Norman Martin Wing, built in 1961.

4. Assessment of Significance

4.1 Assessment of Criteria

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the NSW Heritage Manual.

a) *an item is important in the course, or pattern, of the local area's cultural or natural history*

The subject site is associated with the early development of Leichhardt, in particular Marion Street as part of the subdivision of James Norton's estate. The site is also indicative of the early commercial and residential growth of Leichhardt during the late 19th and early 20th centuries as well as the need for the provision of aged care facilities within the area during the 1960s.

b) *an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history*

The subject site has some associations with the All Souls Church also located in Marion Street.

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

The subject building is a typical example of a 1960s aged care facility and does not have any architectural characteristics of note. The subject site is considered to be an uncharacteristic element within the streetscape of Marion Street and the Whaleyborough Estate HCA.

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

The subject site is associated with UnitingCare, having continuously served as an aged care facility for people suffering from mental illness from 1961 to the present.

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

The subject site has some potential to yield information that will contribute to an understanding of the local area's cultural or natural history. There is potential that archaeological remains of the former factory at the western end of the subject site or the two houses may remain.

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

The subject site does not feature any known uncommon, rare or endangered aspects of the area's cultural or natural history.

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

- ***cultural or natural places; or***
- ***cultural or natural environments***

The subject site is indicative of the growth of Leichhardt during the late 19th and early 20th centuries and the subsequent need during the 1960s for aged care facilities within the area.

4.2 Statement of Significance

The subject site is associated with the early development of Leichhardt and is indicative of the early commercial and residential growth of the suburb during the late 19th century and early 20th century. The site is also indicative of the growing need during the 1960s for the provision of aged care facilities in the area.

The building is considered to be an uncharacteristic that does not fit comfortably within the streetscape of Marion Street and the Whaleyborough HCA generally.

The subject site is not considered of sufficient significance to warrant individual listing as a heritage item in the Leichhardt LEP 2012.

4.3 Statement of Significance for the Whaleyborough Estate HCA

The following Statement of Significance for the Whaleyborough Estate HCA has been extract from the LDCP 2012:¹²

One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is significant for its surviving development from the 1880s and 1890s, which gives it its particular identity. All allotments appear to have been taken up and built upon probably by the late 1930s.

Through its wide roads, its important mixture of cottages, terraces and shops, mostly dating from the 1880s–1890s, and the form and materials of its construction this area provides an interesting built example of late nineteenth century economics where pressures for denser and cheaper accommodation have overlaid the original spacious suburban intentions.

With the adjoining Excelsior Estate subdivision to the south, its roads, lanes and subdivision pattern defined the layout of central Leichhardt.

It demonstrates through its range of external finishes (first plaster, then brown face brick and blue-face brick) the increasing sophistication in brick making from the 1880s.

¹² Leichhardt Development Control Plan 2012, Conservation Area 3 - Whaleyborough Estate, <http://www.leichhardt.nsw.gov.au/Planning---Development/Planning-Controls--DCPs--LEPs--VPAs-/Heritage/Conservation-Area-3-Whaleyborough-Estate>

5. The Proposal

The proposal is for a change in the proscribed building envelope for the subject site. This is to facilitate the future development of the site, which will require the demolition of the existing building. As such, a concept plan has also been created to illustrate the possibilities for the proposed new building envelopes. The proposal includes the following:

Ground Floor:

- Schematic floor plan includes 19 bedrooms, internal garden area, lounge/ dining room, sacred space, reception, front of house and back of house areas, multipurpose room, meeting room and chaplain's room, admin office, village shop/coffee shop, two toilets and a carpark entrance.

First Floor:

- Schematic floor plan includes 38 bedrooms, garden area, two separate lounge and dining areas, front of house and back of house areas, staircase and void over the garden below.

Second and Third Floors:

- Schematic floor plan the same as the first floor.

Fourth Floor:

- Schematic floor plan includes a kitchen garden, covered outdoor recreation area, two voids over the internal garden areas located on the ground floor, community area, meeting area, kitchen, front of house area and WC which is further set back at all elevations.

Preliminary drawings have been designed by Young Metcalf Architects to visualise the proposed change in the site's building envelope (accounting for 133 accommodation rooms). The following drawings (dated 2 June 2016) were consulted during production of this report:

- Level 1 Schematic Floor Plan, SK01, revision A;
- Level 2, Schematic Floor Plan, SK02, revision A;
- Level 3 + 4, Schematic Floor Plan, SK03, revision A;
- Level 5, Schematic Floor Plan, SK04, revision A.

For further information, reference should be made to the submitted drawings.

6. Heritage Impact Assessment

The controls contained within the Leichhardt LEP 2012 and the Leichhardt DCP 2012 pertain predominately to physical works only and do not concern building envelopes specifically. Therefore, only a general discussion of the likely impacts of the proposed new building envelopes and concept design has been provided at this stage. A detailed assessment of any future works will be undertaken at the DA stage to assist the Inner West Council in its assessment of the physical works.

As detailed in Section 1.1, 15-17 Marion Street is not identified as a heritage item but is located within the Whaleyborough Heritage Conservation Area (HCA) (C13). The site is located in proximity to the Excelsior Subdivision HCA (C10) and a number of heritage items. In developing the proposed new building envelope and schematic design for 15-17 Marion Street, the architects have taken the heritage context of the site into consideration and have created a compatible design that is considered, in principle, to positively contribute to the area. However, it should be noted that no physical works are proposed at this stage.

The proposed new building envelope is deemed acceptable from a heritage perspective. This will allow for a larger scale development, however, the proposed setbacks will allow for an appropriate distance from the street and surrounding buildings so that any future development has an appropriate curtilage around it. The gradual increase in the setbacks as

the building increases in height also ensures any future development is reduced in bulk, providing articulation.

Historical research to date has not indicated there is any significant remnant fabric relating to the corset factory that was reportedly present on the site. The existing building is not considered of significance, but rather, is considered to detract from the HCA and heritage items located in proximity. The proposed new building envelope is also similar in height to the existing building envelope. Redevelopment of the site would not only enable an improvement in facilities, it would also enable the development of a more sympathetic design that takes into account the heritage context of the site. The proposed setbacks allow for generous landscaping around any future development.

7. Conclusion and Recommendations

In conclusion, it is considered by City Plan Heritage that the proposal which includes the redefining of the buildings envelopes at 15-17 Marion Street and a proposed concept scheme, will have no adverse impact on the significance of the heritage items located in proximity and the HCA. The proposed new building envelope seeks to enable the future development of the site while also ensuring the heritage context of the site is retained. The site has been carefully considered and designed so as not to impact on the site's heritage context. The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval with the following recommendations:

- An archival recording should be conducted to record the Annesley House should demolition be proposed in the future;
- Any new development should include heritage interpretation that explores the history of the site as a former corset factory (*as reported*) and as an aged care facility since the 1960s;
- A separate Heritage Impact Statement will be required for any future proposed development of the site.

CITY PLAN HERITAGE

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