

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940051

Study Number

Item Name: **Flats**Location: **86 Johnston Street, Annandale [Leichhardt]**

Address: 86 Johnston Street

DUAP Region: Sydney South

Suburb / Nearest Town: Annandale 2038

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: Flat

Owner:

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses:

Assessed Significance: Local

Endorsed Significance: Local

Statement of Significance: The original late Victorian two storey building at No. 86 Johnston Street has local historic significance as part of the history of the area and the front additions have some association with Peter Melocco of the Melocco Brothers as he was involved in the conversion of the original house to flats. The original building has been severely compromised by later additions at the front and rear of the property and has become sandwiched between the two additions. The front of the building has had further alterations and appears out of character in the streetscape with its bulky appearance.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Historical Notes or Provenance: The site is part of 290 acres which was originally granted in 1799 to Major, later Colonel, George Johnston, a marine officer of the First Fleet. His son Captain Robert Johnston later leased portions and oversaw the first subdivisions, known as North Annandale Estate from 1874. In 1877 John Young, a prominent building contractor in the late 19th century and Mayor of Leichhardt (1879-80 and 1884-86), consolidated 280 acres and transferred it to the Sydney Freehold Land, Building and Investment Company Ltd which he formed in 1878 and which proceeded to subdivide and sell residential allotments over the next 30 years.

Peter Melocco was born in Italy and was the eldest of the three Melocco brothers. He arrived in Sydney on 6 May 1908 from the United States where he had been working in the family business. Soon after he arrived Peter started his own business of plaster, marble,

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940051

Study Number

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

mosaic and terrazzo work. His brothers, Anthony and Galliano joined him a few years later in Sydney and Tony joined the business. Peter was the designer, Tony the skilled tradesman. Tony was responsible for executing work using the ancient Italian craft of scagliola which he introduced to Australia. Galliano joined the company in 1926 as an engineer. They bought the property at 1 Booth Street, Annandale in 1919 where they set up their factory. In 1952 a new office and showroom was completed on Wigram Road. 1 Booth Street remained in the Melocco family until 1984 and was returned to them in 2000. The legacy of the Melocco brothers is substantial.

Around 1920 Peter Melocco purchased land at 84 and 86 Johnston Street, Annandale. He built his house around 1921 and later converted No. 86 into five flats for his relatives.

The Water Board Plans of Leichhardt in 1889 (Sheet 15) show vacant land at Nos. 84 and 86 Johnston Street indicating the buildings were built later.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Original two storey late Victorian house has had extensive alterations and additions to be converted into five flats. The original house was set back from the street. The later additions include a two storey inter-war front addition with a flat metal roof and a rear three storey addition with a gable ended low pitched metal roof. The centre original part of the building has a gable ended high pitched concrete tiled roof with two rendered chimneys.

The front façade of the building has painted rendered brick walls with two sets of glass double doors on the ground floor with two sets of tall double hung windows above. The roof over is flat metal with a wide eaves overhang. Entry to the flats is on the southern side of the building in the original section.

Rendered brick piers are on either side of the concrete driveway located on the southern side of the building leading to the rear. A small front garden contains a high hedge and some lawn.

Physical Condition: Good condition.

Modification Dates: 1995 - attic conversion.
2000 - construction of two first floor balconies at rear of existing building.
2001- rear addition.

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940051

Study Number

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Recommended Management: The original building has been severely compromised by later additions and has lost most of its significance. It would be preferable to remove it from the heritage item list. It is located in the local conservation area and any new replacement building should take into account the streetscape quality of surrounding buildings.

Management:

Further Comments: Some paintwork is peeling off front facade.

- Criteria a)** The original building has local significance as a building constructed during the later subdivisions of Johnston Street.
- Criteria b)** The site is associated with the Johnstons and John Young, who was involved in the creation of Johnston Street.
No.86 Johnston Street, Annandale is associated with Peter Melocco who purchased the original house and later converted it into a block of flats. Peter Melocco and his brothers were known for their showroom and factory at 1 Booth Street, Annandale where they produced plaster, marble, mosaic and terrazzo products. Together with his brother Tony they introduced the Italian craft of scagliola to Australia.

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness: Low

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt On The Margins Of The City	1997

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	102		DP	1000701
	Lot	1-7		SP	60153

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940051
Study Number

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

GEAC Record Correct: Yes

Current Heritage Number:

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 22/11/2012

Status: Basic

Leichhardt Heritage Inventory

SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: Street elevation of No. 86 Johnston St, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 161.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: Front elevation of No. 86 Johnston Street, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 154.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: Rear of No. 86 Johnston St, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 156.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

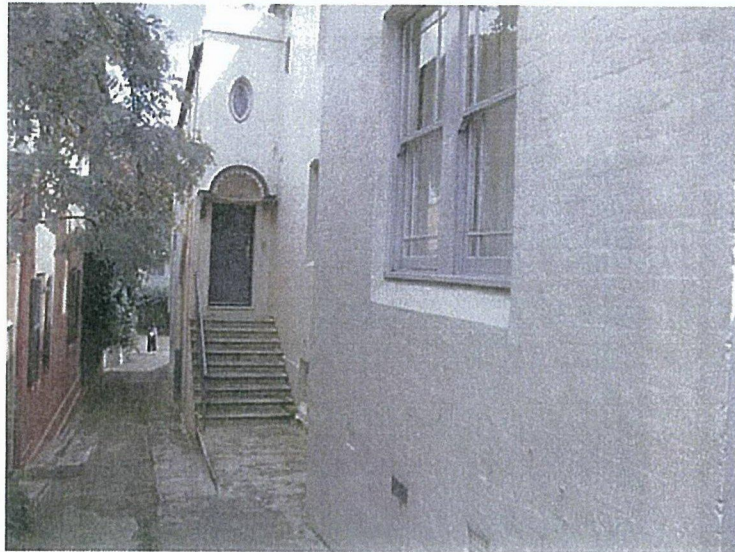
SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: Entry to No. 86 Johnston St, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 158.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: North Elevation of No. 86 Johnston St, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 159.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940051

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **86 Johnston Street, Annandale [Leichhardt]**

Image:



Caption: Detail of front elevation of 86 Johnston St, Annandale

Copyright: LMC

Image by: LMC

Image Date: 11:02:10 PM

Image Number:

Image Path:

Image File: Annandale - Johnston Street 86, 23 Feb 10 160.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 22/11/2012

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940087

Study Number

Item Name: **House**

Location: **39 Trafalgar Street, Annandale [Leichhardt]**

Address: 39 Trafalgar Street

DUAP Region: Sydney South

Suburb / Nearest Town: Annandale 2038

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Former Names: Associated with Edwinville (No. 41 Trafalgar Street)

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance: **Local**

Statement of Significance: No. 39 Trafalgar Street, whilst associated with the neighbouring building, "Edwinville", No. 41 Trafalgar Street, is a modest brick veneer cottage of no particular aesthetic, social or technological significance.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Historical Notes or Provenance: The site is part of 290 acres which was originally granted in 1799 to Major, later Colonel, George Johnston, a marine officer of the First Fleet. His son Captain Robert Johnston later leased portions and oversaw the first subdivisions, known as North Annandale Estate from 1874. In 1877 John Young, a prominent building contractor in the late 19th century and Mayor of Leichhardt (1879-80 and 1884-86), consolidated 280 acres and transferred it to the Sydney Freehold Land, Building and Investment Company Ltd which he formed in 1878 and which proceeded to subdivide and sell residential allotments over the next 30 years. Annandale was to be a "model township". Young created the 100ft wide boulevard along the main ridge, Johnston Street, which was intended to be the finest street in the Colony and encouraged the symmetrical street grid pattern. Annandale Street was designed as a wide 80 ft street whilst Trafalgar, Nelson and Young Streets and the four cross streets, Collins, Booth, Piper and Rose Streets were designed with a 66 ft width. The site was part of a larger allotment purchased by Alexander Sherriff, a sculptor from Scotland, in 1886. A Sydney Water plan dated 1889 and revised in the early 1890s shows the larger site, occupied by a single house "Edwinville" which was constructed during this

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940087

Study Number

Item Name: **House**

Location: **39 Trafalgar Street, Annandale [Leichhardt]**

period. The house is sited close to the northern site boundary (now No. 41 Trafalgar Street) with only a small detached outbuilding located on the subject site. Members of the Sherriff family, including Alexander's sons David, a stone mason, and Ed a stone carver who worked on prominent public buildings in Sydney and it is assumed constructed "Edwinville", continued to occupy No. 41 until 1973 when "Edwinville" was sold. In 1964, the vacant block of land, now known as No. 39 was given to Richard Sherriff, David's grandson, on the occasion of his marriage and existing house was constructed on the site from this time. Council records indicate c. 1966.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing)

(none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Modest single storey red brick veneer house with hipped roof clad in terracotta tiles. The front façade features a projecting hipped roof bay with feature timber window on solid brick base and timber framed corner windows with retractable canvas awnings over. A small entry porch with simple flat roof supported on a metal post is located in the south western corner of the building. The building is setback from the street frontage which features a modern steel palisade fence and gate with lawn and garden beds located between. A concrete strip driveway extends parallel to the south western site boundary to the entry porch.

Physical Condition: The building is in good condition and well maintained.

Modification Dates: 1975: Bedroom - rear (BA/ 1975/13738).
1977: Awning (BA/1977/15417).

Recommended Management:

Listing on LEP heritage schedule is not warranted or recommended due to the building's limited cultural significance. The site and building is associated with the Sherriff family and No. 41 Trafalgar Street, "Edwinville". However, the existing building is of limited aesthetic significance and of little architectural merit as typical example of dwelling constructed in c. 1966 that incorporates standard materials and details. The building makes no particular contribution to the streetscape or area and is dominated by the adjacent multi-storey and historic built context.

Management:

Further Comments: The building dates from a later period and its red brick façade, form and style and single storey scale is in contrast to the surrounding built context. A TV antennae and air conditioning unit are fixed to the front façade.

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940087

Study Number

Item Name: **House**

Location: **39 Trafalgar Street, Annandale [Leichhardt]**

Criteria a) The building is an example of a modest dwelling constructed in a later phase of development in the post-war period in c. 1966.

Criteria b) The site and building are associated with the Skerriff family.

Criteria c) The building is a representative example of a modest post-war dwelling that retains typical characteristics and fabric from this period. The building is of no great architectural merit and is dominated by the adjacent built development.

Criteria d)

Criteria e)

Criteria f)

Criteria g) The building is a representative example of a modest single storey Post-war dwelling that retains typical form and fabric from this period.

Integrity / Intactness: High

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997
	Natalie Smith	Edwinville 39-41 Trafalgar Street, Annandale NSW	1997
	Sydney Water	Leichhardt Sheet 1	1889

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	1		DP	1098781

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

National Trust of Australia Register

GEAC Record Correct: Yes

Current Heritage Number:

DA Information:

Custom Field Four:

Leichhardt Heritage Inventory

Full Report

Date: 12/12/2012

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940087
Study Number

Item Name: **House**

Location: **39 Trafalgar Street, Annandale [Leichhardt]**

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 22/03/2010 Date Updated: 28/11/2012 Status: Basic

Leichhardt Heritage Inventory

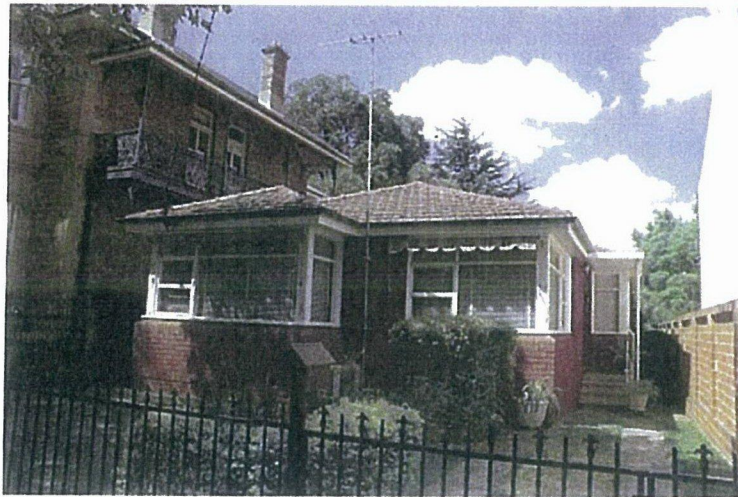
SHI Number
1940087

Leichhardt Heritage Inventory

Item Name: **House**

Location: **39 Trafalgar Street, Annandale [Leichhardt]**

Image:



Caption:

Copyright: LMC

Image by: LMC

Image Date: 15/03/2010

Image Number:

Image Path:

Image File: Annandale - Trafalgar Street 39, 034.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 28/11/2012

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940151

Study Number

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Address: 2 Broderick Street

DUAP Region: Sydney South

Suburb / Nearest Town: Balmain 2041

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Vacant land

Assessed Significance:

Endorsed Significance:

Statement of Significance: The site may be of some historical significance due to its association with No. 4 Broderick Street, however, the building is of relative recent construction and is of no particular style, historical or aesthetic character and does not warrant heritage listing in its own right.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items

Historical Notes
or Provenance:

Themes:

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: The building is a recent modern glass and steel clad two storey house located in the middle rear section of a large irregularly shaped site which has been recently subdivided. High steel gates are located on the street boundary.

The façade viewed from the water consists of three glass wall storeys with a lower level

Leichhardt Heritage Inventory

Date: 14/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940151

Study Number

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

timber boat ramp on the water's edge.

Physical Condition: Good condition.

Modification Dates: 2010 - Section 96 application to modify D/1998/200 which approved new subdivision at No. 2 Broderick Street; Proposed new residence upon No.2 Broderick and proposed refurbishment of existing cottage upon No.4 Broderick Street.

Recommended Management: It is recommended that No. 2 Broderick Street be removed from the LEP listing.

Management:

Further Comments:

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	1		DP	1031094

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

GEAC Record Correct: Yes

Leichhardt Heritage Inventory

Date: 14/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940151

Study Number

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Current Heritage Number:

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 14/06/2011

Status: Basic

Leichhardt Heritage Inventory

Date: 14/12/2012

Full Report

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

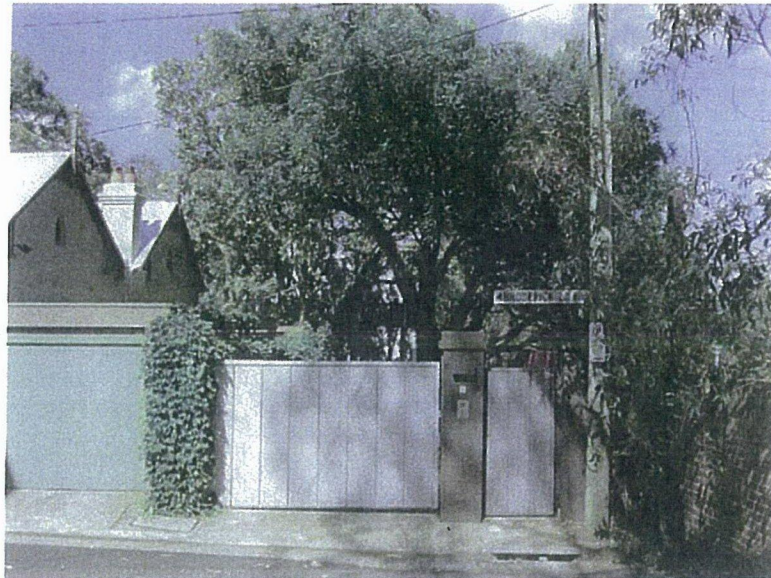
SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption:

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: Balmain - Broderick 2-8, 067.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

Date: 12/12/20

Images Report

Page 1

Leichhardt Heritage Inventory

SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption: 2 Broderick Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 13/12/2010

Image Number:

Image Path:

Image File: Balmain - Broderick 2-8, 083.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption: 2 Broderick Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 13/12/2010

Image Number:

Image Path:

Image File: Balmain - Broderick 2-8, 091.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

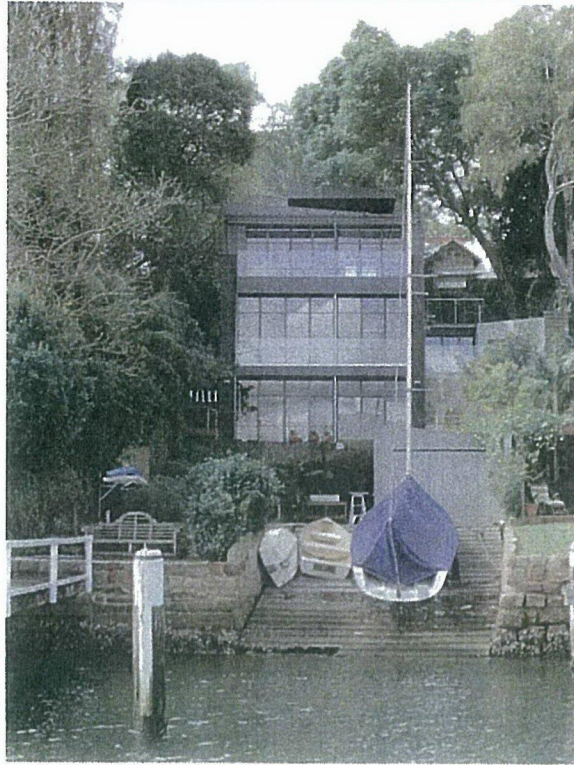
SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption: 2 Broderick Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 5/04/2011

Image Number:

Image Path:

Image File: (From Water) Balmain - Broderick St,2, 141.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption: 2 Broderick Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 5/04/2011

Image Number:

Image Path:

Image File: (From Water) Balmain - Broderick St,2,146.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

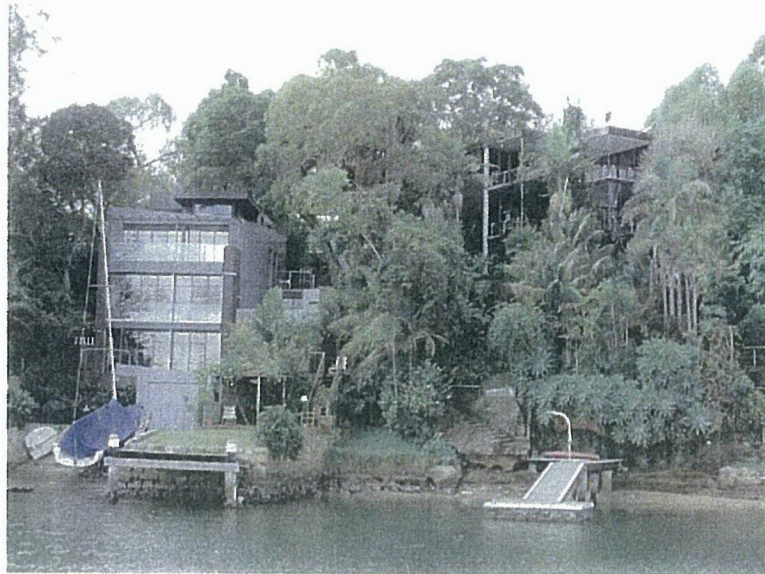
SHI Number
1940151

Leichhardt Heritage Inventory

Item Name: **House**

Location: **2 Broderick Street, Balmain [Leichhardt]**

Image:



Caption: 2 Broderick Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 4/05/2011

Image Number:

Image Path:

Image File: (From Water) Balmain - Broderick St,2,151.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 14/06/2011

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940279

Study Number

Item Name: **House**

Location: **95 Mort Street, Balmain [Leichhardt]**

Address: 95 Mort Street

DUAP Region: Sydney South

Suburb / Nearest Town: Balmain 2041

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance:

Endorsed Significance:

Statement of Significance: No. 95 Mort Street is a two storey timber framed structure initially constructed in the early decades of the 20th century. The building is of limited cultural significance and has undergone extensive modifications and enlargement which have impacted on the building's character and overall does not warrant heritage listing.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Historical Notes or Provenance: Surgeon William Balmain was granted 550 acres and most of the area now encompassing Balmain in 1800. In 1801 the entire grant was transferred to fellow surgeon John Gilchrist. Gilchrist never actually lived in NSW and advertised the land for sale in 1823. However, the sale was not a success. He gave power of attorney to his Sydney-based agent and merchant, Frank Parbury, who commissioned Surveyor John Armstrong to subdivide part of the land. In 1836 22, 2-4 acres lots mostly about Balmain East were auctioned for sale by Parbury on behalf of the absentee landowner, Gilchrist. One of the first persons to acquire an interest in the Balmain estate was George Cooper, Comptroller of Customs, who initially purchased 23 acres of the choicest land fronting the deep water of Waterview Bay. The land generally extended between Campbell and Mort Streets.

By 1840 Cooper had acquired 30 acres around the Bay. He also purchased Waterview House and associated 10 acre estate to the east of his initial purchase. However, his changing situation forced him to sell the 23 acres in 1840. Cooper later fell victim to the

Leichhardt Heritage Inventory

Date: 14/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940279
Study Number

Item Name: **House**

Location: **95 Mort Street, Balmain [Leichhardt]**

crash of the early 1840s and in 1842 was declared bankrupt. The Waterview Estate was subsequently divided into modest building allotments with very narrow streets (leaving as much land for development) leading down to the bay with its slipway and wharves.

The 23 acres was subdivided into 4 large sections. The subject site is part of 7 acres of the land purchased by P Hayes in April 1840 and it would appear subsequently subdivided and developed.

A Sydney Water plan dated c. 1887 and amended in the 1890s (Balmain Sheet No. 14) shows a dwelling on the site, constructed close to the street frontage. It would appear that this structure was demolished and replaced with a single storey timber framed structure with street facing gable and front façade. The existing house and fence would suggest c. 1930s. Since that time the house has been extensively modified and enlarged with second storey additions constructed in 1980.

Themes:

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Two storey timber framed detached house on brick base with gable roof clad in terracotta tiles. The ground floor is clad in compressed fibrous cement sheeting with large second floor addition clad in hardiplank. The building also has brick infill to the enclosed former verandah and aluminium framed sliding windows. The building is setback from the street frontage with low brick fence and garden between.

Physical Condition: Appears in good condition. Various additions and alterations are evident in the building fabric and form.

Modification Dates: 1980: 1st floor additon (18765).

Recommended Management: It is recommended that this property be removed from the LEP listing.

Management:

Further Comments: The building and front fence appears to date from the early decades of the 20th century, however, the house has undergone extensive modifications and enlargement which have impacted on its earlier character.

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Leichhardt Heritage Inventory

Date: 14/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940279

Study Number

Item Name: **House**

Location: **95 Mort Street, Balmain [Leichhardt]**

Criteria g)

Integrity / Intactness: Low

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997
	Peter Reynolds	Historical Journal No. 22	2002

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	1		DP	772283

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan			

GEAC Record Correct: Yes

Current Heritage Number:

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 22/03/2010	Date Updated: 20/06/2011	Status: Basic
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Leichhardt Heritage Inventory

Full Report

Date: 14/12/2012

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning

Leichhardt Heritage Inventory

SHI Number
1940279

Leichhardt Heritage Inventory

Item Name: **House**

Location: **95 Mort Street, Balmain [Leichhardt]**

Image:



Caption: House

Copyright:

Image by:

Image Date: 1/11/2010

Image Number:

Image Path:

Image File: Balmain - Mort Street 95, 094.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number

1940279

Leichhardt Heritage Inventory

Item Name: **House**

Location: **95 Mort Street, Balmain [Leichhardt]**

Image:



Caption: House

Copyright:

Image by:

Image Date: 1/11/2010

Image Number:

Image Path:

Image File: Balmain - Mort Street 95, 095.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 20/06/2011

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940316
Study Number

Item Name: **Semi-detached house**

Location: **71A and 71B Reynolds Street, Balmain [Leichhardt]**

Address: 71A and 71B Reynolds Street
Suburb / Nearest Town: Balmain 2041
Local Govt Area: Leichhardt
State: NSW
Other/Former Names: 71A
Area/Group/Complex:
Aboriginal Area:
Curtilage/Boundary:
Item Type: Built
Owner:
Admin Codes:
Current Use: Residential
Former Uses: Residential
DUAP Region: Sydney South
Historic region: Sydney
Parish:
County: Cumberland
Group ID:
Group: Residential buildings Category: Semi-Detached House
Code 2:
Code 3:

Assessed Significance:

Statement of Significance: No. 71 A and B Reynolds Street is a two storey rendered brick structure constructed in 1997. It replaces a Victorian semi-detached cottage. The building is of limited cultural significance and is not sympathetic in design and character with the surrounding buildings and overall does not warrant heritage listing.

Historical Notes or Provenance: Surgeon William Balmain was granted 550 acres and most of the area now encompassing Balmain in 1800. In 1801 the entire grant was transferred to fellow surgeon John Gilchrist. Gilchrist never actually lived in NSW and advertised the land for sale in 1823. However, the sale was not a success. He gave power of attorney to his Sydney-based agent and merchant, Frank Parbury, who commissioned Surveyor John Armstrong to subdivide part of the land. In 1836 22, 2-4 acres lots mostly about Balmain East were auctioned for sale by Parbury on behalf of the absentee landowner, Gilchrist. The early subdivision was, however, suspended in 1841 due to difficulties associated with Gilchrist's will, but was resumed in 1852 when Surveyor Langley divided it into 46 later 47 sections. Langley used existing routes such as Darling Street and other tracks such as Beattie and Mullens Streets, which followed the local topography and contours, to delineate the parcels. The sections were purchased over the next 30 years by wealthy investors, local speculators and builders.

The site is located in Lot 10 of the 1852 subdivision. A Sydney Water plan dating from the late 1880s (Balmain Sheet 48) and revised in the early 1890s shows that the site remained vacant to this time. The sites to the west, along Smith Street and to the south along Rumsay and Batty Streets had been subdivided into residential allotments with detached houses, semis and terraces constructed by this time.

Endorsed Significance:

Leichhardt Heritage Inventory

Date: 30/10/2013

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940316
Study Number

Item Name: **Semi-detached house**

Location: **71A and 71B Reynolds Street, Balmain [Leichhardt]**

It is assumed that the semi was constructed some time between the 1890s and early 1900s. The buildings may have been constructed as employee housing and associated with the former Unilever industrial complex located to the east of the site.

Council records indicate that the existing building was demolished and a new pair of semi-detached dwellings built in 1997.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	Growth of Balmain

Designer:

Maker / Builder:

Year Started: Year Completed: 1997 Circa: Yes

Physical Description: Two storey plus basement garage rendered brick modern design semi detached houses with gable ended roof clad in corrugated iron. The basement street level contains two single garages with a wide central tiled staircase leading up to a recessed entry with two doors and a modern pediment style roof over.

The front façade has rendered brick cladding, two central modern doors and a set of timber framed double hung windows with sliding doors on either side. There is a balcony area in front of each side partly covered with rendered brick balustrade surrounds.

The first floor level consists of two dormer type windows projecting partly over the balcony below.

The building is setback from the street with high rendered brick boundary piers and tiled steps leading up to the front verandah. The garage doors are recessed under the balcony above.

There is a rear boundary laneway that gives access to the Smith Street properties behind.

Physical Condition: Very Good.

Modification Dates: 1997 - Demolition and construction of two new dwellings (DA/1996/842)

Recommended Management: It is recommended that this property be removed from the LEP listing.

Management:

Further Comments: As 71. Heritage listing questioned in 2008. Based on former cottages which have now been demolished.

Leichhardt Heritage Inventory

Date: 30/10/2013

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940316

Study Number

Item Name: **Semi-detached house**

Location: **71A and 71B Reynolds Street, Balmain [Leichhardt]**

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	870 932

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

GEAC Record Correct: Yes

Current Heritage Number:

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 22/03/2010

Date Updated: 28/06/2011

Status: Basic

Leichhardt Heritage Inventory

Date: 30/10/2013

Full Report

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

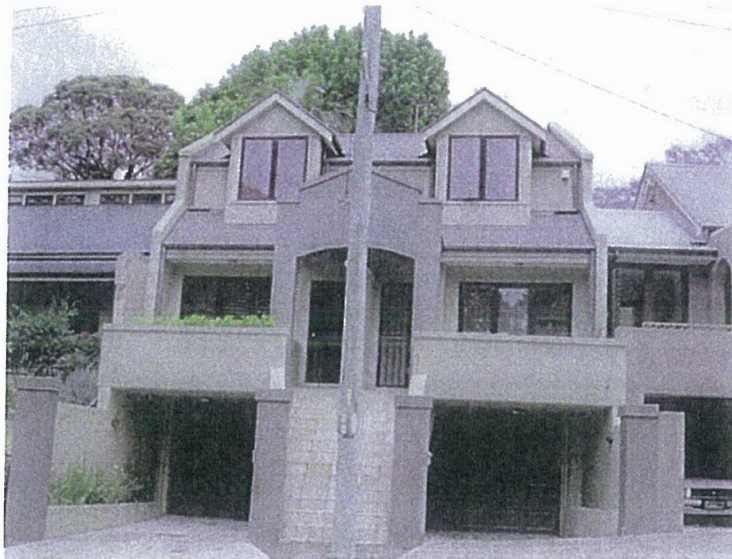
SHI Number
1940316

Leichhardt Heritage Inventory

Item Name: **Semi-detached house**

Location: **71A and 71B Reynolds Street, Balmain [Leichhardt]**

Image:



Caption: 71A and B Reynolds Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 9/11/2010

Image Number:

Image Path:

Image File: Balmain - Reynolds Street 71A-B, 024.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 28/06/2011

Status: Basic

Leichhardt Heritage Inventory

SHI Number
1940316

Leichhardt Heritage Inventory

Item Name: **Semi-detached house**

Location: **71A and 71B Reynolds Street, Balmain [Leichhardt]**

Image:

Caption:

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File:

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940458

Study Number

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Address: 4 Gilchrist Place

DUAP Region: Sydney South

Suburb / Nearest Town: Balmain East 2041

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Formal Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: **Local**

Endorsed Significance: **Local**

Statement of Significance: No. 4 Gilchrist Avenue is part of the 20th century development of the area constructed in the early 1980s. The building is of no particular architectural style and incorporates standard construction materials and techniques. The building is not visible from the street and makes no visual contribution to the streetscape or area in general and overall does not warrant listing on the LEP heritage schedule.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Historical Notes or Provenance: Surgeon William Balmain was granted 550 acres and most of the area now encompassing Balmain in 1800. In 1801 the entire grant was transferred to fellow surgeon John Gilchrist. Gilchrist never actually lived in NSW and advertised the land for sale in 1823. However, the sale was not a success. He gave power of attorney to his Sydney-based agent and merchant, Frank Parbury, who commissioned Surveyor John Armstrong to subdivide part of the land. In 1836 22, 2-4 acres lots were auctioned for sale by Parbury on behalf of the absentee landowner, Gilchrist.

The site is part of Lot 19 purchased by George Cooper, Sydney Comptroller of Customs, who also purchased Lots 22 and 23 to the west, a total of eight and half acres. The Cooper land did not achieve any real density until the late 1970s and early 1980s due to the early industrialisation of the area. Industries developed on the waterfront and spread in a "wasteful" manner and in a manner far less dense than residential development. In the 20th century two main philosophies are expressed on Cooper's land. On the Slipway

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940458

Study Number

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

site houses try to retain the uniformity of the terraces style know to early Balmain. The site, however, is part of the Canefields subdivision of the 1960s. The Canefields became a test case in the struggle of local residents versus developers. In the early 1970s massive schemes for development of the foreshore land were put before the planning authorities. Some of the schemes showed merit but the planning codes allowed individual 8 storey blocks of units on the waterfront. A nation-wide slump followed and caused a slowing down of development. The residents opposed these developments and helped bring changes to the planning laws. Development did come at the end of the 70s and a foreshore building line was established. A strip of land along the waterfront was left for the public. A new road (Gilchrist Road) was formed through the Canefields subdivision for private cars and service vehicle requirements. It extended from Duke Place and cut across the old floating dock site. The Gilchrist Place lots were individual detached house lots which led to individualistic and different designs of low density. It is in this context that No. 4 Gilchrist Avenue was constructed in the early 1980s.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started: 1980

Year Completed:

Circa: Yes

Physical Description: Two storey modern bagged brick dwelling with pitched roof sections clad in concrete tiles. The building comprises of several sections which step across and reflect the irregular shaped site. The building has modern timber framed windows, timber and aluminium doors. A double garage is located at the northern end of the house with open terrace with steel balustrade over. A steep concrete driveway extends up from Gilchrist Avenue to access the site. The building is not visible from the street and faces an open garden area and access shared with the neighbour to the west.

Physical Condition: The building appears in good condition.

Modification Dates: 1980: 2 storey dwelling (DA/1411/1980).
1990: Extension to existing dwelling, plus boundary adjustment between 4 and 6-8 Gilchrist (DA/423/1990, BA/1991/231).
2000: Whole of property (BC/319/2000).

Recommended Management: Listing on LEP heritage schedule is not warranted or recommended due to the building's limited cultural significance. The site is part of a subdivision of the 1960s, the existing building is of limited aesthetic significance and of little architectural merit as typical example of dwelling constructed in that early 1980s that incorporates standard materials and details. The building makes no particular contribution to the streetscape or area.

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940458
Study Number

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Management:

Further Comments: The access driveway is shared with No. 8. The site appears to have been erroneously included in the LEP listing. The heritage Inventory for 4 Gilchrist Place actually has a photo and refers to No. 9 Duke Place (located to the immediate east).

Criteria a) Part of 1960 Canefield subdivision of part of the former Cooper estate.

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997
	Peter Reynolds	Leichhardt Historical Journal No. 13	1984

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	115		DP	810997

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

GEAC Record Correct: Yes

Current Heritage Number: Included in the heritage Inventory as B89-B, however, the photograph and description actually refers to No. 9 Duke Place.

DA Information:

Custom Field Four:

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940458

Study Number

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 22/03/2010

Date Updated: 26/08/2011

Status: Basic

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 4

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

SHI Number
1940458

Leichhardt Heritage Inventory

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Image:



Caption: House

Copyright:

Image by:

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Gilchrist Place 4, 074.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940458

Leichhardt Heritage Inventory

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Image:



Caption: House

Copyright:

Image by:

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Gilchrist PI 4, 072.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940458

Leichhardt Heritage Inventory

Item Name: **House**

Location: **4 Gilchrist Place, Balmain East [Leichhardt]**

Image:



Caption: House

Copyright:

Image by:

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Gilchrist Place 4, 073.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 26/08/2011

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number
1940503
Study Number

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Address: 24A Pearson Street
Suburb / Nearest Town: Balmain East 2041
Local Govt Area: Leichhardt
State: NSW
DUAP Region: Sydney South
Historic region: Sydney
Parish:
County: Cumberland

Other/Former Names: Formerly known as Rothsay, Units 1-11

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: Block of Flats

Owner: Multiple Owners

Admin Codes:

Code 2:

Code 3:

Current Use:

Former Uses:

Assessed Significance: **Local**

Endorsed Significance: **Local**

Statement of Significance: The site may be of some historical significance due to its association with No. 24 Pearson Street, however, the building is of relative recent construction and is of no particular style, historical or aesthetic character and does not warrant heritage listing in its own right.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Council's Library Service has identified photos and/or subdivision plans relating to this item which may be viewed online through the council website at <http://www.leichhardt.nsw.gov.au/> Select Library & Local History to get to the Library online catalogue and keyword search the street name for results.

Historical Notes or Provenance: Surgeon William Balmain was granted 550 acres and most of the area now encompassing Balmain in 1800. In 1801 the entire grant was transferred to fellow surgeon John Gilchrist. Gilchrist never actually lived in NSW and advertised the land for sale in 1823. However, the sale was not a success. He gave power of attorney to his Sydney-based agent and merchant, Frank Parbury, who commissioned Surveyor John Armstrong to subdivide part of the land. In 1836 22, 2-4 acres lots were auctioned for sale by Parbury on behalf of the absentee landowner, Gilchrist. Lot 3 of the subdivision was purchased by George Weston of Horsley. Weston was Lieutenant of the East India Company Bengal Army who settled at Horsley in the early 1830s after inheriting the land from his father-in-law George Johnston of Annandale. Weston

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940503

Study Number

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

became a prosperous farmer and as an investment purchased the two and half acres at Balmain at the 1836 auction. Weston continued to prosper at Horsley and made no attempt to profit from his land, but allowed good friend James Pearson, who owned the lot to the north, to use the land as he saw fit. Weston died in 1856 and the Balmain land passed to his wife and eldest surviving son. However, as he died intestate many years passed before the land could be sold. It was not until 1861 that Lot 3, (the area now bounded by Pearson, Johnston and William Streets) was subdivided.

Weston's land was subdivided into 12 lots with Lot 1 located on the corner of Pearson and Johnston Street and the largest lot, Lot 12 at the waterfront. The original site of (24 Pearson Street) was part of Lot 1 and Lot 2, 3, 4 and 5. Lot 1 was purchased by J.S. Mitchell, Esquire, in 1861. Lot 2 was purchased by Geoorge Octavius Etheridge, a Sydney warehouseman and commission agent in 1870. It is assumed that 'Rothesay' was constructed around 1870-72 in the "Carpenter Gothic" style. Etheridge mortgaged heavily to pay for the construction of the house but failed to meet his creditors. The house was sold by the creditors in 1874 to Thomas Fitzgerald, a Sydney wine man. Fitzgerald called the house 'Eric Villa' and improved the surrounding grounds to make the most of the waterfront views. He remained in the house until 1907 when the property was bought by John Fenwick and son , Andrew , in 1909. He renamed the house 'Rothesay'.

A Sydney Water plan (Sheet No. 21) dating from the c. 1880s and revised in the 1890s shows No. 24 Pearson Street constructed close to the street frontage with an open verandah wrapping around the rear part of the building. The house is located in the middle of Lots 1,2,3,4 and 5. Lots 1-3 were bought by Henry Perdriau in 1882 whose sons later disposed of the lots and they passed through several hands until it was aquired by developers in the early 1970s.. It is assumed that (part 2) lots 3-5 were bought by Fitzgerald in the mid 1870s from J. Bennett who aquired the land in 1874.

It is assumed that the land of No. 24 Pearson Street (originally lot 3) was eventually bought by developers in the Early 1970s property boom. The present flats were built during the 1970s boom.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing)

(none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: The building is a two storied rendered flat building with flat roof and lower ground carpark. There is a driveway on the western side of the building and a low rendered brick fence along the street boundary.

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940503

Study Number

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Physical Condition: Good condition.

Modification Dates: Appears to have been built in the 1970s.

Recommended Management: It is recommended that;
No. 24 A Pearson Street be removed from the LEP listing.

Management:

Further Comments: The building is a modern building constructed of modern materials. It has a driveway separating it from No. 24.

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997
	Peter Reynolds	Leichhardt Historical journal No. 11	1982

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	101		DP	872400

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

GEAC Record Correct: Yes

Leichhardt Heritage Inventory

Full Report

Date: 13/12/2012

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940503

Study Number

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Current Heritage Number:

DA Information: See printed sheet in file

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 22/03/2010

Date Updated: 30/11/2011

Status: Basic

Leichhardt Heritage Inventory

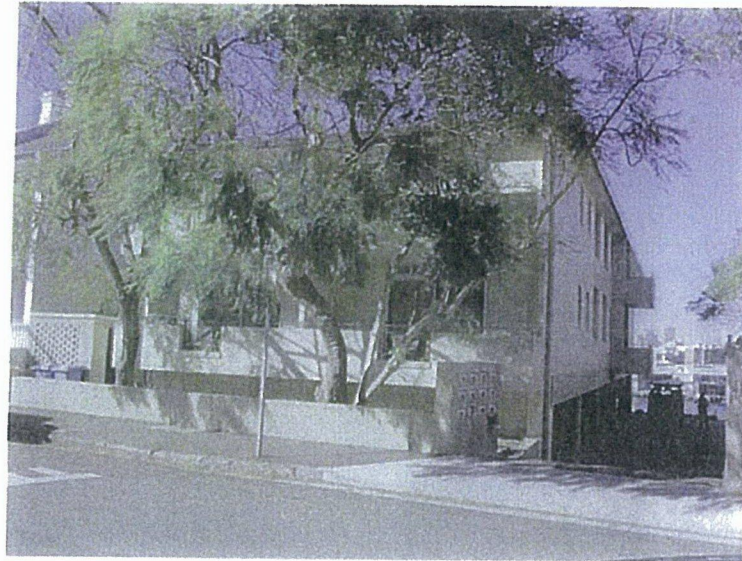
SHI Number
1940503

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Image:



Caption: 24A Pearson Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Pearson St 24A, 001.jpg .

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940503

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Image:



Caption: 24A Pearson Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Pearson St 24A, 2010 002.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

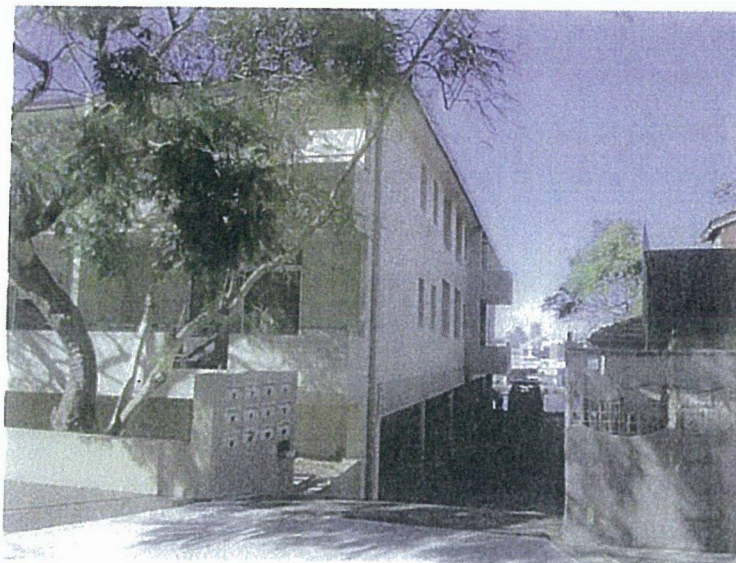
SHI Number
1940503

Leichhardt Heritage Inventory

Item Name: **Flats**

Location: **24A Pearson Street, Balmain East [Leichhardt]**

Image:



Caption: 24A Pearson Street, Balmain

Copyright: LMC

Image by: LMC

Image Date: 17/08/2010

Image Number:

Image Path:

Image File: Balmain East - Pearson St 24A, 004.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 30/11/2011

Status: Basic

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

Address: 160-180 Balmain Road
Suburb / Nearest Town: Leichhardt 2040
Local Govt Area: Leichhardt
State: NSW
DUAP Region: Sydney South
Historic region: Sydney
Parish:
County: Cumberland

Other/Former Names:

Area/Group/Complex: Part of former Tram and Bus Depot

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Landscape Group: Landscape - Cultural Category: Other - Landscape - C

Owner: State Government

Admin Codes: Code 2: Code 3:

Current Use: Playing field and oval

Former Uses: Workshop area and stables

Assessed Significance: **State**

Endorsed Significance: **State**

Statement of Significance: The open playing field at Nos. 160-180 Balmain Road is associated with the former Tram and Bus Depot that occupied the land between Balmain Road, Moore Street west and Derbyshire Road, however, this association has been degraded by the successive loss of functions and demolition of the structures that occupied the area. There is now no evidence of the structures or functions that were carried out in this section of the site and no apparent connection to the remaining buildings on the adjacent sites. The site has been redeveloped. As such it is recommended that Nos. 160-180 Balmain Road be removed from the heritage schedule of the LEP.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Historical Notes or Provenance: The site is part of 30 acres originally granted to Thomas Biggers in 1796. The land was known as "Biggers Farm" until about 1820 when it was purchased by John Piper who acquired most of what is now the suburb of Leichhardt around this time. Piper's estate (Piperston) was divided during the 1840s with subject land sectioned off as a distinct property known as "Bagshot Park". During the 1840s the land was transferred to William Henry Mackenzie and leased to Francis Lord and Robert Campbell and then sold to Walter Beames in 1848. Beames was Returning Officer and Town Clerk for the Leichhardt area and also uncle of Leichhardt's first Mayor Frances Beames. He is also credited with naming the suburb after his friend, explorer Ludwig Leichhardt. Beames retained ownership until 1856 when it was mortgaged to Henry Burrows, who

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

eventually purchased the property in 1868. Despite attempts to subdivide, the estate remained intact and a substantial residence, "Annesley House" was constructed on the property in c. 1870. The property was subsequently purchased by William Inglis. A 1880s survey shows that in addition to the house, which was a large two storey structure of symmetrical design, a large stables and smaller outbuilding also occupied the site. The estate continued to remain intact into the 20th century when it was sold to Thomas Field. The Estate was resumed in c. 1910-12 and it is assumed all existing buildings were demolished to make way for the redevelopment of the site.

Land was earmarked for use in expanding the Sydney tramway systems in the immediate pre-war years. With shortfalls in storage and services in the western service lines the proposed twelve road car shed and ancillary elements of the new Leichhardt depot were intended to alleviate problems and supplement the existing Newtown Tram Depot (1890) and Rozelle Depot (1904). A new line was proposed and the depot had another benefit as it would reduce the mileage between the Lilyfield and Leichhardt tramway lines. The resumed site located "off" Balmain Road originally intended for the goods railway servicing Glebe Island was identified as having the greatest potential to resolve the increasing pressure. The Tramways Engineer was instructed to prepare plans for 100 car capacity depot with the possibility of enlargement to accommodate 200 cars. It was noted that the Inglis Estate, which abutted the resumed land, could be acquired and together the properties would be of sufficient size to accommodate a fully operative depot facility.

In 1912, 2770 pounds were allocated for the construction of a cable store and siding for electric trams on the site. The store was to be used for the storage of overhead wiring. The original intention, to use the site as a running depot, was retained throughout the construction process, despite the fact that several existing tram depots were obliged to store trams in the open due to lack of storage space. In 1914 it was calculated that a depot was required to house 116 operational and spare tram cars. The plan for the operating Depot changed in late 1914, when the site was designated for storage purposes only.

The principle buildings were constructed in line with a plan of development. By 1913 a store and workshop building facing Moore Street West (now walk/cycleway) had been constructed in addition to the Cable Store building with a wagon shed annexed to its western elevation facing Derbyshire Road. In 1914 workshops and stables were completed on the subject site followed by the Carriage Shed and Traffic Offices in 1914-15 and an oil store in 1916. Balmain Road was widened in 1918 which necessitated the relocation of "an old fence" along that boundary. An amenities block was also located to the immediate east of the Traffic Offices building.

In addition to the Cable Store fronting Derbyshire Road was the twelve-road Tram Shed, constructed in 1914-15, with offices along the western side of the building, water tank, Meal Room and Offices abutting the main Tram Shed. The most prominent building on the northern part of the site was the Tram Car Shed with tram lines running from William Street. The Engineer for tramways advised of the need for a connection between Leichhardt and Lilyfield. The Leichhardt Line was completed in March 1914. The official opening, however, was delayed until June 1915.

The principle task of the tram depots across the Sydney network was overnight servicing and garaging. While in the depot various maintenance, cleaning and traffic staff would carry out routine procedures in order to upkeep the standard and efficient flow of carriages and crews. The depots also served as the central amenities area for staff.

The process of winding down the depot began as early as 1931 when the dual tram line operation in Leichhardt was reduced to one. Tramway finances had been affected by the

Leichhardt Heritage Inventory

Full Report

Date: 13/12/2012

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

Great Depression and widespread improvement of roads, bus services and motor cars contributed to the decline. By the following year thousands of employees had been retrenched and by the late 1930s an announcement had been made that no new trams would be built for Sydney and that the existing stock would be replaced by diesel and trolley buses.

In 1937 most of the Leichhardt tram facility was converted for use as a bus depot for maintenance and upgrades on fleet vehicles. The bus workshops equipment was installed early in the year and the depot almost completely cleared by the end of the year of surplus tram cars. The running shed was reconfigured and main tram tracks removed from the site. A small section of the site remained active for tram activities until the railway branch assumed control over the remaining buildings on the site. The surplus rolling stock then had to be relocated.

During the 1920s and 1930s the competition between buses and trams was fierce. The passing of several acts including the Transport Act of 1930 acknowledged the Government's intention to make public transport a public utility and to rationalise services and facilities. This also resulted in the reorganisation of the Department of Transport into the Department of Road Transport and Tramways, Department of Railways and Department of Main Roads. In 1937 overhauls and heavy maintenance were transferred from Burwood to the site where engines and transmissions were dismantled and comprehensively reconditioned. A site plan dated 1938 indicated that most of the existing buildings remained on the site at this time. The Workshop was also the site for the construction of a number of new vehicles during the 1940s. The Leichhardt to Lilyfield tramline eventually closed in 1946 and additional buses were provided from this time.

Around this time the former Traffic Office and Cable Store was transferred to the Department of Railways Electrical Branch and Overhead Line Section. The bus yard was cemented over and new and modified building provided additional facilities for the maintenance depot. The 1918 amenities block located to the east of the Traffic Office was demolished by 1943. Other changes were made across the site including additions to the Amenities/ Office Building and construction of corrugated iron additions and lean to shed to the Tram Shed. Towards the closing stages of World War II the north east portion of the site was leased for use as a Naval Stores Depot. Several new buildings were erected over much of the Annesley House site.

The Glebe Point, Balmain, Lilyfield, Leichhardt and Haberfield tram lines finally ceased operation in 1958. The tram services were replaced by buses and as part of the transfer process the bus depot at Leichhardt was converted to a small satellite depot to supplement Ryde Depot. Staffing and administrative roles and low-level workshops remained at Leichhardt. New offices were built adjoining the Amenities/ Office building on Derbyshire Road and the southern end of the Tram Shed was altered for routine servicing of the bus fleet with the open area between used for parking of the buses.

In 1995 plans were prepared for the upgrading and overhaul of the site. A substantial section of the Amenities/ Office building was demolished with the remainder essentially reconfigured for modern use. Works were also carried out to the Tram Shed. The refurbished depot with new automatic bus wash, administration and maintenance facilities was re-opened in May 1997.

In the late 1990s the corrugated iron additions and lean-tos adjoining the Tram Car shed were demolished. Other buildings including the former Stabling building located to the south of the Traffic Office and maintenance workshops facing Moore Street West (now public walk/cycleway) were all demolished by the late 1990s. The Cable Store and Traffic Office

Leichhardt Heritage Inventory

Full Report

Date: 13/12/2012

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

were vacated from this time.

Since that time the site has been subdivided into four main sections. A new bus depot facility has been constructed in the north eastern section of the site. Buses and staff continue to use the old Administration Office and associated amenities building and Tram Shed building accessed from William Street and Balmain Road with bus parking area around the buildings and to the north of the Cable Store building. The south eastern section of the site, along Balmain Road has been cleared and redeveloped as an oval and park area which was transferred to the Department of Education and Training and is used by the neighbouring School. The Cable Store and Traffic Office building occupy an L shaped site extending along Derbyshire Road with narrow arm, occupied by the Traffic office building, extending to the Balmain Road frontage.

A Conservation Management Plan completed on the site (Graham Brooks and Associates Pty Ltd, 2006, p.122), noted that the precinct accommodated a range a functional buildings that performed specific roles. By this time all of the structures and functions had been long removed from the site and the precinct was identified as being of little cultural significance with any potential archaeological resources likely to have been disturbed by repeated phases of construction and demolition throughout the 20th century.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Utilities	(none)
	5. Working	Labour	(none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Open grassed playing field and oval that was part of the former Tram Depot site that was bounded by Derbyshire Road, Moore Street West and Balmain Road. The site now comprises the south eastern corner of the former site and is bounded by a high, modern steel palisade fence with perimeter planting. Concrete steps and landscaping have been added along the southern alignment to allow connection to school site located to the immediate south. Moore Street West, which separates the two sites, has been converted into a public walking/cycle path.

Physical Condition: In very good condition.

Modification Dates: 1912-1915: Sheds and workshops constructed along the southern perimeter and mid section of the site for use as part of the Tram Depot.
1937: Reconfiguration was carried out as part of the changeover from tram to bus depot.
1970-1990: Demolition of tram workshops building along the southern boundary (only slab was left)
1996-1997: Demolition of the buildings on the site with remediation and landscaping works

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 4

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

carried out from this time.

Recommended Management: It is recommended that:
- the site be removed from the heritage schedule of the LEP.

Management:

Further Comments: The space is bounded by the former Cable Store and Traffic office buildings (No. 27 Derbyshire Road) with high steel palisade and some open space between. Lights and goal posts have also been added to the park for use as an oval.

Criteria a) The site is associated with the former Tram and Bus depot site and played a secondary, more functional role, however, the association has now been degraded as all connections, buildings and functions performed on the site were successively altered and removed throughout the 20th century and are now lost.

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness: Low

References:	Author	Title	Year	
	Graham Brooks and Associates Pty Ltd	Former Tram and Bus Depot, Balmain Road, Leichhardt, Conservation Management Plan	2006	
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997	
Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	Lot	10		DP	1016734
	PART LOT	100		DP	1147039

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Leichhardt Heritage Inventory

Date: 13/12/2012

Full Report

Page 5

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940644

Study Number

Item Name: **Department of Education**

Location: **160-180 Balmain Road, Leichhardt [Leichhardt]**

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan			
	National Trust of Australia Register			

GEAC Record Correct: Yes

Current Heritage Number: B4L

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 22/03/2010	Date Updated: 23/11/2011	Status: Basic
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Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940767

Study Number

Item Name: **House**

Location: **134 James Street, Lilyfield [Leichhardt]**

Address: 134 James Street

DUAP Region: Sydney South

Suburb / Nearest Town: Lilyfield 2040

Historic region: Sydney

Local Govt Area: Leichhardt

Parish:

State: NSW

County: Cumberland

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residential

Former Uses: Residential

Assessed Significance: State

Endorsed Significance: Local

Statement of Significance: No. 134 James Street is a modified cottage that is of limited cultural significance and mistakenly listed and should be removed from the LEP heritage listing.

Historical Notes or Provenance: The site is located on 30 acres originally granted to James Darbyshire in 1819. Captain John Piper bought Darbyshire's 30 acres in 1820. Piper already owned substantial holdings in Leichhardt and in 1832 sold 92 acres which included the Darbyshire grant to Prosper DeMestre, a French born American who named his 92 acres "Helsarmel" after his children, Helen, Sarah and Melanie.

The estate was purchased by Herbert Edward Lord and in 1882 transferred and subsequently subdivided by the Anglo-Australian Investment Finance and Land Company Ltd. The estate, comprising of land bounded by William to Augustus (now Lilyfield Road) Streets and west of Derbyshire Road, was subdivided and offered for sale in two stages. Some 564 allotments covering an area of 61 acres were pegged out in 1884. The streets formed bore the Christian names of the company directors, Charles, Hubert, Francis, James, Henry, William and Augustus Streets and Park Road. The remaining 31 acres included Falls, Flat, Fairlight, Recreation, Wharf and Cove Streets and were offered for sale from 1888. The land was slow to sell, due to its flat and featureless terrain especially in the poorly drained area near Iron Cove. Much of this land was reclaimed in 1904 as part of the construction of the Hawthorne Canal.

The subject site was part of the area offered in 1884 and appears to have been constructed after 1892. A Sydney Water plan (Leichhardt Sheet 530 dated 1889 and revised in 1892, indicates that the site was vacant to this time. The house was probably constructed in the early decades of the 20th century.

Since that time Council records indicate successive alterations and additions have been

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940767

Study Number

Item Name: **House**

Location: **134 James Street, Lilyfield [Leichhardt]**

undertaken and obscured the original features of the building. Major changes have occurred in the area with the construction of the City West link in the late 20th century which has necessitated the addition of high fencing around the site.

Themes: National Theme

State Theme

Local Theme

4. Settlement

Accommodation (Housing) (none)

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Single storey face brick and weatherboard dwelling with gabled roof clad in terracotta tiles. The building is surrounded by a high concrete block and rendered fence which extends around the corner of James Street and City West link.

Physical Condition: In good condition.

Modification Dates: 1955: Rebuilding laundry and bathroom (2165).
1967: Alterations and additions (7933).
1988: Rebuild rear of residence, add 2nd storey (88/90)
1994: Amended plan - increase roof pitch (88/90).

Recommended Management: It is recommended that:

- No. 134 James Street be removed from the LEP listing and replaced with the intended item, No. 138 James Street.

Management:

Further Comments: The building has erroneously been added to the heritage schedule of the LEP (2000). The listing notes two "stone" dwellings which should be Nos. 136 and 138 James Street. The Leichhardt Heritage Study notes Nos. 134 - 136 James Street, however, has a photograph of Nos. 136 and 138.

Note that clearly a mistake and meant No. 138 as photo in H Inventory Nos. 136 and 138.

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

Leichhardt Heritage Inventory

SHI Number

1940767

Study Number

Item Name: **House**

Location: **134 James Street, Lilyfield [Leichhardt]**

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Max Solling and Peter Reynolds	Leichhardt: On the Margins of the City	1997

Studies:	Author	Title	Number	Year
	McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)	Leichhardt Municipality Heritage Study		1990

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
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Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:

Title:

Number:

Date:

Local Environmental Plan

GEAC Record Correct: Yes

Current Heritage Number: B23L

DA Information:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 22/03/2010

Date Updated: 29/11/2011

Status: Basic

Leichhardt Heritage Inventory

Date: 12/12/2012

Full Report

Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Leichhardt Heritage Inventory

SHI Number
1940767

Leichhardt Heritage Inventory

Item Name: **House**

Location: **134 James Street, Lilyfield [Leichhardt]**

Image:



Caption: Two adjacent stone houses

Copyright:

Image by:

Image Date: 12/04/2011

Image Number:

Image Path:

Image File: Lilyfield - James Street 134-136, 064.jpg

Thumb Nail Path:

Thumb Nail File:

Leichhardt Heritage Inventory

SHI Number
1940767

Leichhardt Heritage Inventory

Item Name: **House**

Location: **134 James Street, Lilyfield [Leichhardt]**

Image:



Caption: Two adjacent stone houses

Copyright:

Image by:

Image Date: 12/04/2011

Image Number:

Image Path:

Image File: Lilyfield - James Street 134, 065.jpg

Thumb Nail Path:

Thumb Nail File:

Data Entry:

Date First Entered: 22/03/2010

Date Updated: 29/11/2011

Status: Basic