

HERITAGE ASSESSMENT



469-483 BALMAIN ROAD
BALMAIN NSW 2040

Prepared for:
Roche Group Pty Ltd

24 August 2016

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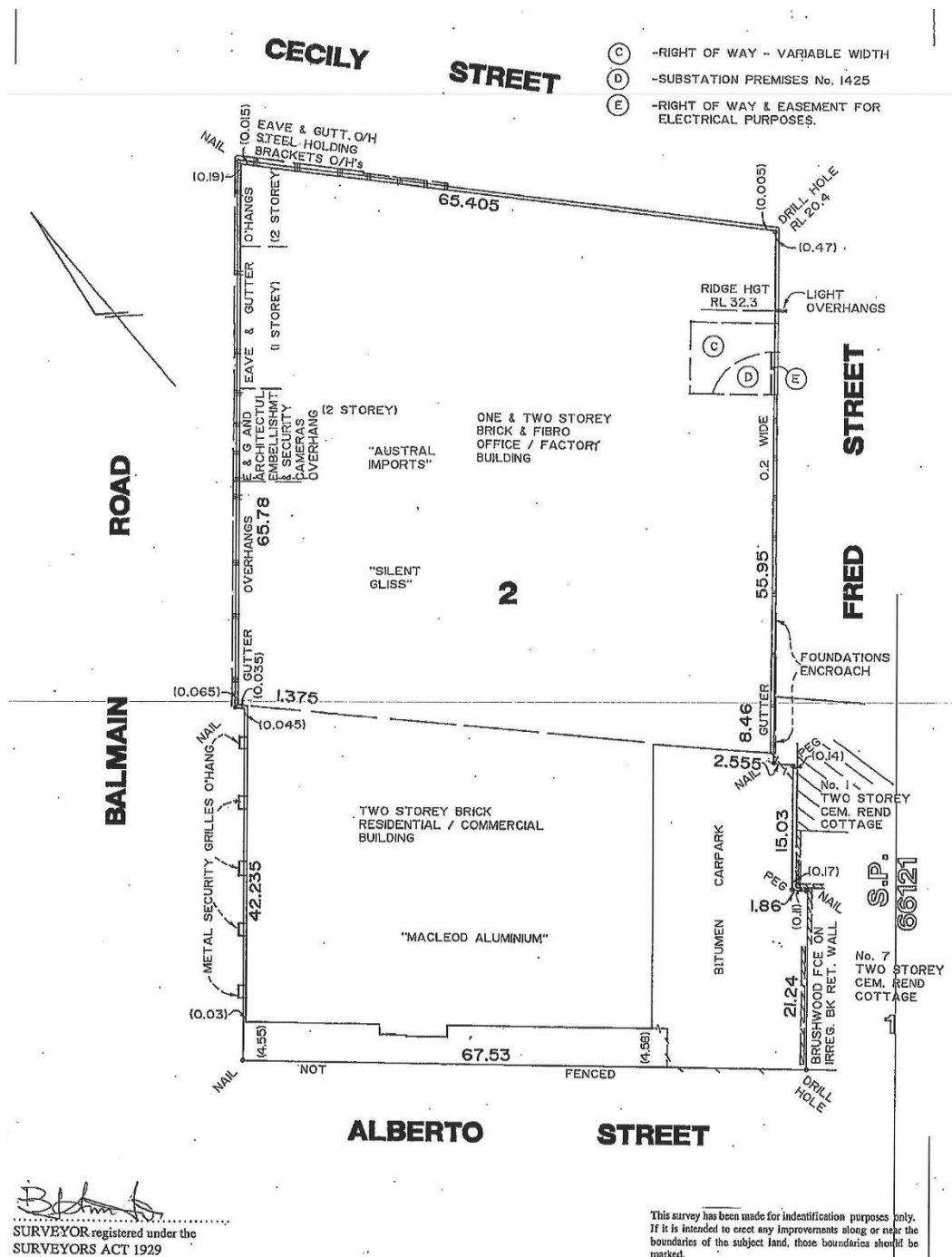


Figure 2 - Survey showing the extent of the subject site. (Source: The Roche Group).

1.3 Methodology

This Heritage Assessment has been prepared in accordance with the guidelines published by the NSW Department of Planning Heritage Office in 2002, and generally follows the format set out in the document entitled *The Conservation Plan* by Dr James Semple Kerr (7th Edition, 2012).

1.4 Terminology

The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter) 2013*.

1.5 Authorship

This Heritage Assessment, originally prepared by Robert Staas, Director and Heritage Consultant of NBRSArchitecture has been revised Pam Jeffery, Senior Heritage Specialist/Architect of the same firm. It contains text and some illustrations from the earlier report.

1.6 Sources

The main documentary sources consulted in the research for this report are listed below:

- State Library of NSW
 - Maps, Plans and Small Pictures File
 - PICMAN search engine
- National Library of Australia
 - TROVE search engine
- NSW Department of Finance and Service: Land & Property Information

1.7 Acknowledgments

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Mr Wes van der Gardner, General Manager - Development, Roche Group Pty Ltd
- Mr Phillippe Lardillier, Roche Group Pty Ltd

2.0 HISTORICAL CONTEXT

2.1 Pre European Environment

Early European accounts indicate the Wangal clan, who were part of the Eora or Dharug tribes, lived on the shores of the Parramatta River, stretching westwards from Port Jackson. The landscape in the vicinity of the subject site was densely timbered with plentiful wildlife. Shell middens on Callan Point, together with axe grinding grooves and rock paintings, are evidence of the Wangal people's habitation within the Leichhardt Municipality.

A smallpox epidemic in 1789/90 killed thousands of the Aboriginal people in the Sydney region. It is estimated that over half the Dharug people died from the disease. European settlement destroyed Aboriginal food resources in the area leading to food shortages and violent conflicts with settlers, convicts and soldiers.

2.2 The Land Grants

The site is situated in the original Municipality of Leichhardt, a district composed of 15 original land grants made between 1789 and 1821. The last four grants to be issued in the district were those on the north western edge and these grants comprise the estates which now form the Rozelle Hospital site and parts of the suburbs of Rozelle and Lilyfield.

The land occupied by the subject property was originally part of a grant of 50 acres made to Luke Ralph in 1821, (Portion 113, Parish of Petersham) which was re-granted to Charles Henry Chambers & James Davidson in 1841. This land adjoined another 50 acre grant to the south made to Francis Lloyd in 1819 by Governor Macquarie, (Portion 112 Parish of Petersham). These combined grants stretched from Iron Cove to Rozelle Bay. To the west Lawrence Butler received a grant of 100 acres in 1819 (Portion 114, Parish of Petersham). By the 1840s these three grants were in the common ownership of John Ryan Brenan and became known as the Brenan Estate, later Callan Park now Kirkbride.

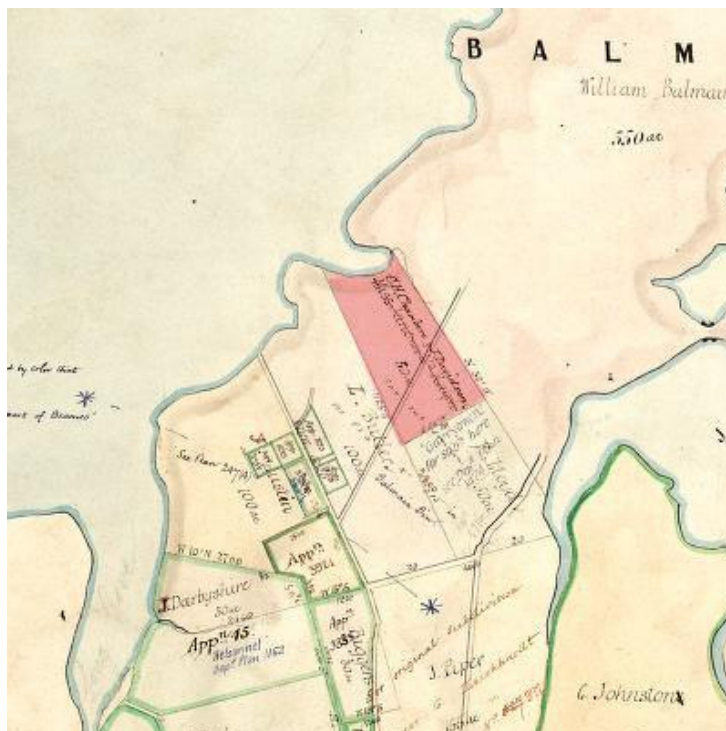


Figure 3 - Detail from Petersham Parish Map showing the original land grants to Ralph, Lloyd and Butler and the early road pattern. Source: Dept of Lands Parish Map (Petersham) MN04 14072901

2.3 John Ryan Brenan 1798 - 1868

John Ryan Brenan, arrived in the Colony in 1834, taking on a role as a senior public official under the Governorship of Governor Bourke. Brenan was a solicitor by training and he continued a small private law practice which gave him the income to dabble in speculative investments, many of which failed. Brenan is described as a colourful figure in Colonial political and economic life.

In 1839 Brenan purchased the 100 acres originally granted to Lawrence Butler and, the following year, acquired the adjoining 50 acres granted of Luke Ralph. He called his estate 'Brenan', an Irish reference to his origins in Limerick, and built a two-storeyed house in 1841. Despite his frequent financial crises, Brenan managed to retain and develop the house and grounds in a manner suitable to his perception of his standing in Colonial society and public life. Brenan stood unsuccessfully for Parliament in 1843, he was however briefly the member for South Cumberland in 1856.

He acquired Lloyd's 50 acre grant that adjoined his land to the south in 1854 and offered the combined 200 acres for sale as the subdivision of the Western Hamlet of Balmain, retaining for himself and his family *Brenan House* and grounds, including a waterfront allotment and an extensive orangery. The subdivision was unsuccessful and Brenan was forced to increase his mortgages to survive. Brenan had built at least two houses on his land for rental income in the early 1840s, the rental was insufficient to cover his debts and his creditors foreclosed in 1864. Brenan died four years later.

In 1860 and 1861 however Brenan sold a section of the land on the south eastern side of Balmain Road to John Phelan (just over 3 acres) and to William Russell, solicitor (about 8 acres). Phelan who was the chief clerk of the Supreme Court in 1858 and the undersheriff in 1863¹ resided on his land for a short time before selling it in 1873 to William Brade, accountant.² Brade's property "Sunnyside" consisted of a weatherboard house with a detached kitchen and stables and his family lived on the property until the early 1900s. William Russell is recorded as living at "Maida" on Balmain Road from 1864 to 1900.³

Balmain Road initially a track connecting Parramatta Road to the Balmain Estate was sparsely settled with *Elswick* and *Brenan* the most conspicuous buildings for many years. *Maida* and *Sunnyside* occupied the southern side of the road between Cecily Street and Grove Street in the latter decades of the 19th century. (See Figure 4)

¹ Sands Sydney & Suburban Directory

² Conveyance dated 25th July 1873

³ Sands Sydney & Suburban Directory

The Rozelle area changed dramatically from the late 1850s. Construction of the Pyrmont Bridge in 1857, followed by the Glebe Island Bridge in 1862 opened up the area to speculative development which was more realistic than those attempted in the 1840s and 1850s. The construction of the Iron Cove Bridge was undertaken in the 1880s linking Balmain to the Drummoyne peninsular.

Brenan and most of the surrounding land on the northern side of Balmain Road was purchased by John Gordon in 1865 and was subdivided as the Callan Park Estate which was eventually purchased by the NSW Government for the establishment of a new Hospital for the Insane.

Balmain Road cut across the original Ralph grant (see Figure 2) separating the portion which adjoined Lloyd's land from the portion which was to become Callan Park. The junction between the two grants was at the rear of properties in Ann Street, now O'Neill Street. The eastern border of these grants was the boundary between Balmain and Leichhardt Local Council areas in the late 19th century.

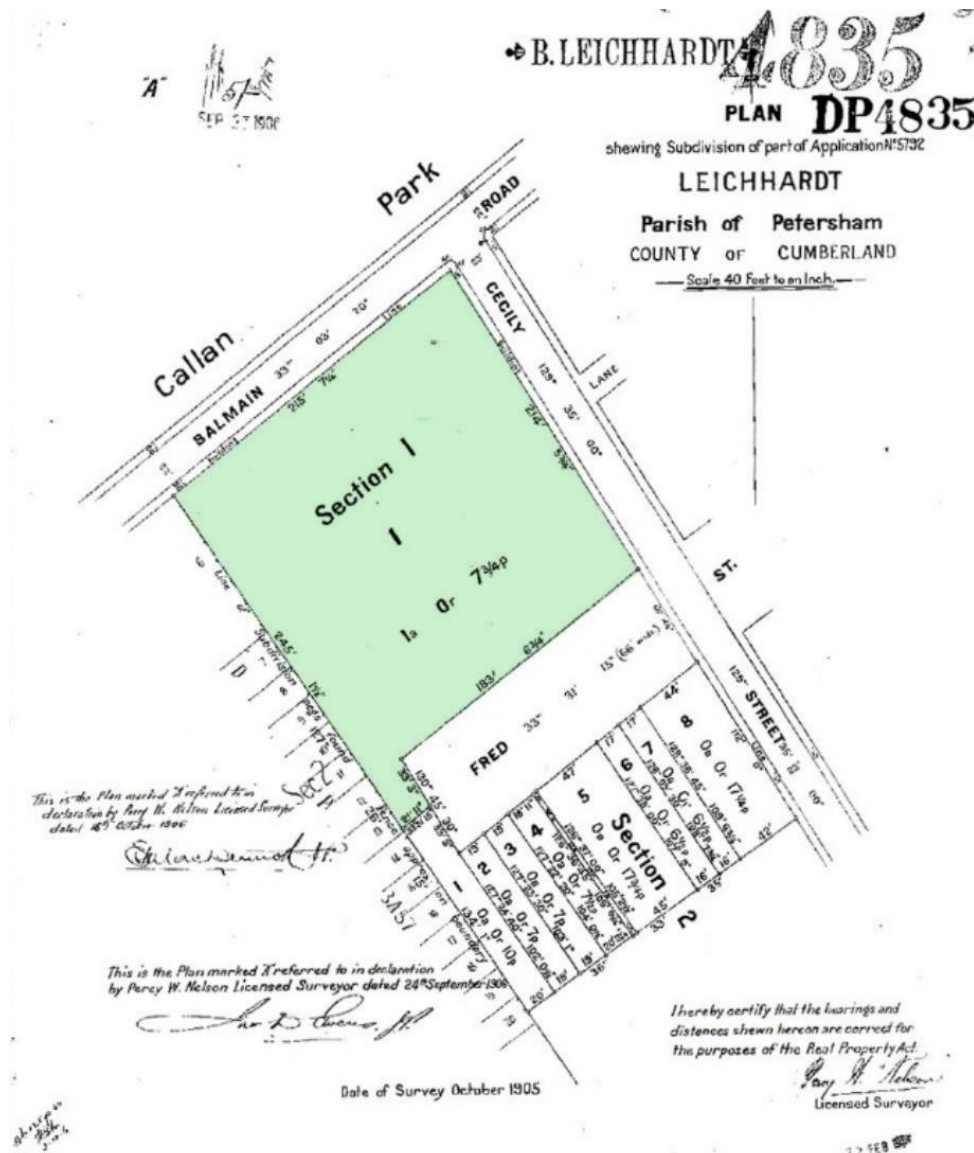


Figure 6 - DP 4835 showing a subdivision of Brade's land. The land purchased by Frederick Pilcher for his bakery is shaded green. Source: Lands Department

When John Brade died in 1897 the property was inherited by his wife Julia who continued to occupy the house. Subdivision began in 1905 with the creation of Fred Street and the subdivision of the front portion of the land. In November 1906 Frederick Elias Pilcher, baker purchased over one acre of this land to build his bakery. (See Figure 5)

In 1898 part of William Russell's land was subdivided as the Maida Estate.

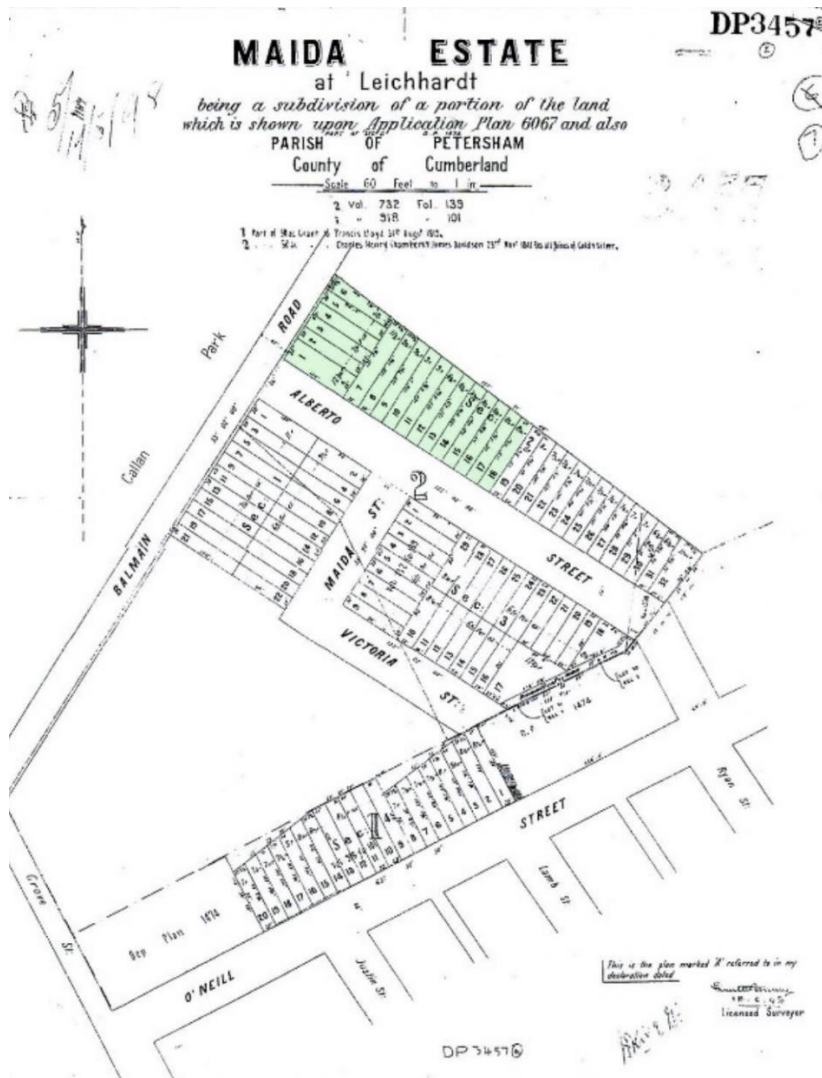


Figure 7 - DP 3457 Maida Estate 1898. The land later purchased as part of the subject site is shaded green. Source: Lands Department

2.4 Pilcher's Bakery 1907 - 1926

Frederick Elias Pilcher arrived in Sydney in 1882, aged seventeen. He reputedly followed his father and grandfather into the bread-making business, opening a bakery in Burwood, prior to his acquisition of Roger Bros Bakers, of Darling Street Rozelle, in 1906. The Pilcher family took up residence at Balmain, residing at 'Heathfield', overlooking Camerons Cove from ca1905 until the property was sold for a boarding house in 1913. An adjoining area was used by the family to graze horses and was known locally as 'Pilcher's paddock'.

Pilcher commissioned AL McCredie and Anderson to design a new bakery at Balmain Road and call tenders.

TENDERS are invited until noon on **SATURDAY, 23rd**
February, for the **ERECTION and COMPLETION**
of **BAKERY**, Balmain-road, for **F. Pilcher, Esq.**
Plans and specifications to be obtained at the office
of the architects, **9 Bridge-street, Sydney.**

Lowest or any tender not necessarily accepted.

A. L. MCCREDIE and ANDERSON,
Architects and Consulting Engineers.

Figure 8 - Advertisement calling tenders for the erection and completion of Pilcher's Bakery in Balmain Road. Source: Sydney Morning Herald, Saturday 9 February 1907, page 8.

Mr FE Pilcher's new bakery the Pilcher Baking Company, was opened at Balmain Road Rozelle, in October 1907. Contemporary reports described it as:

'...almost opposite Callan Park and covering...a larger area than any other in the Commonwealth'.⁴

...As you enter from the front, you find yourself in the loading yard with a brick floor, 94 x 26 feet, at the side of which are the public office and private offices, also built of brick, and fitted with gas, telephone, etc.

The bakehouse is a very fine, lofty and well-ventilated room, 74 feet by 25 feet, with a granolithic floor. It is fitted with five ovens...The bakehouse is two storied and the upper level extends over the lane which connects the loading yard with the stables. The whole of this floor is used as a flour store and for blending purposes.

The stables are lofty and well ventilated, with accommodation for thirty horses...

AL (Arthur) McCredie and his brother George McCredie established their firm in Sydney in 1884 continuing until George's death in 1903, at which time Arthur W Anderson entered into partnership. The firm were involved in engineering works for a number of warehouses, factories, stores docks and reclamation projects in Sydney including the Mark Foy Building (1908) located at Liverpool Street, Sydney.

Considerable modernization of the bakery took place prior to the First World War⁵ and Frederick Pilcher sold the business to "The Automatic Bread Baking Company" in 1927.

Frederick Pilcher died on 28 April 1943.

⁴ Balmain Observer and Western Suburbs Advertiser, Saturday 26 October 1907, "Pilcher's New Bakery" page 5.

⁵ Souvenir from The F. Pilcher Baking Co Ltd -c1913

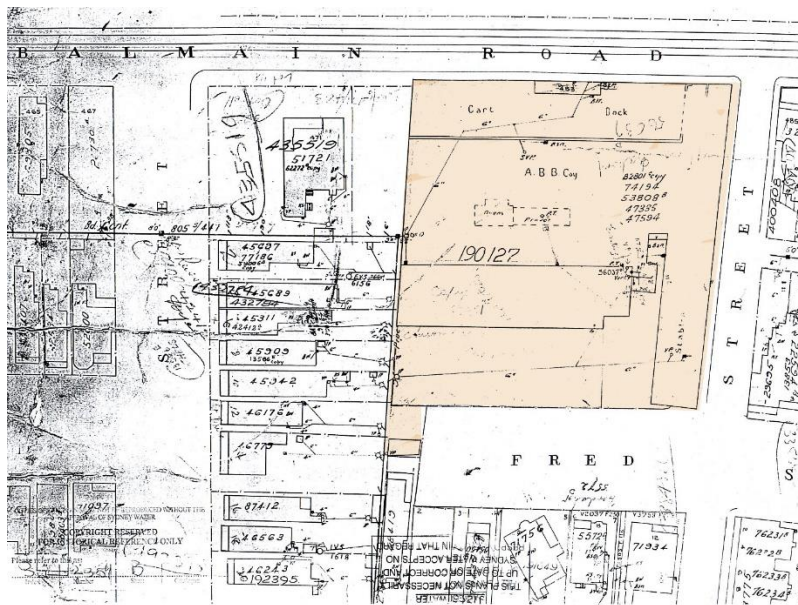


Figure 9 – Drainage plan showing an outline of the buildings on the site. Source: Sydney Water.

2.5 Automatic Bread Baking Co. Ltd.

The first automated bakery in Australia was established in Brisbane by the Automatic Bakeries Limited and was opened in July 1914. The company was formed in 1913 as an amalgamation of nine smaller baking businesses and was managed by Patrick Joseph Maher and Herbert Sheard.

The Automatic Bread Baking Co Ltd purchased the site in ca1927 and extended the earlier factory, upgrading it as a fully automated bakery producing 'hygienic wrapped bread at ordinary prices'.

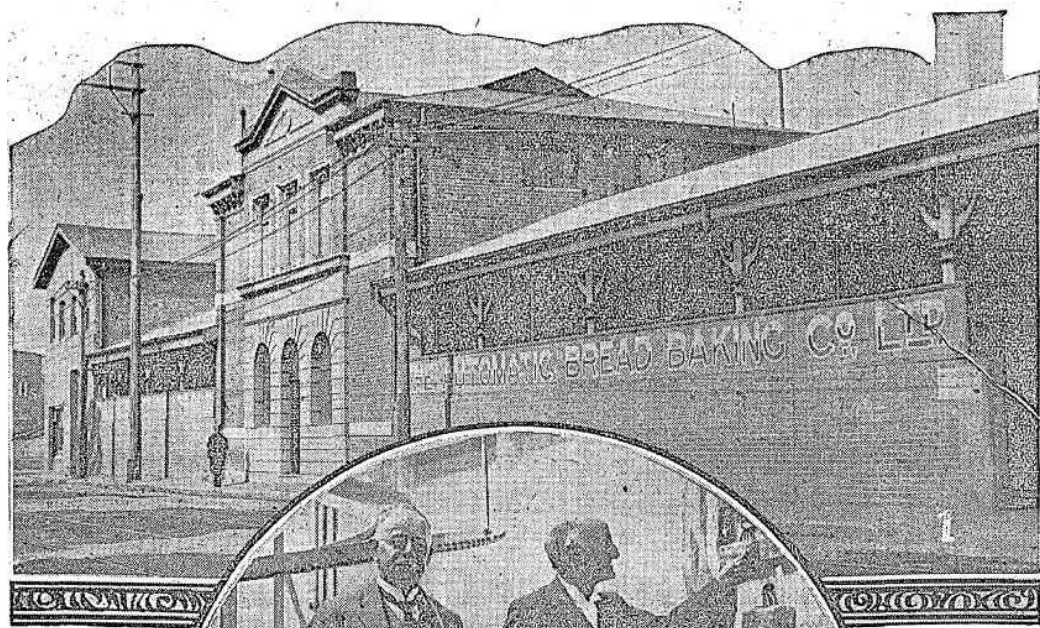


Figure 10 - Photograph of the Automatic Bread Baking Co Ltd in 1928. The insert shows the Minister for Health, Dr Arthur (right) who officially opened the bakery and Mr A E Dalwood, chairman of directors at the opening). (Source: TROVE, Sunday Times, Sunday 21 October 1928, page 16.)



Figure 11 - View of Balmain Road looking southwest, ca1940. The subject site is seen to the left of the roadway.
(Source: TROVE, State Library of New South Wales Government Printing Office Image No. d1_14053h)

2.6 ABBCO Bread Company Pty Limited

In 1937, The Union Bank of Australia (mortgagee exercising power of sale) sold the property to Abbco Bread Company Pty Limited (a derivation of the Automatic Bread Baking Company) who continued to operate the bakery. In the early 1940s a controversy arose in relation to contracts undertaken between Abbco and the army resulting in a Royal Commission in 1941.⁶

Expansion on the site began in 1962 with the purchase of 4 houses on 9 allotments, part of William Russell's land, which adjoined the factory to the south and fronted Balmain Road and Alberto Street. Expansion continued through to 1970 with the purchase of further allotments along Alberto Street and some in Fred Street which adjoined the rear of the factory.

2.7 Fielders Gillespie (Goodman Fielders) 1979 - 1990

In 1979 the Abbco Bread Company, then the largest independent bakery in Sydney, was acquired by Fielder Gillespie Limited which notionally increased their share of the Sydney bread market.⁷ Further changes occurred with the merger of the New Zealand Goodman Group, Arnotts and Fielders in 1986 which saw the creation of Australia's largest food group, Goodman Fielder Ltd. This had enormous effects on the nation's baking industry and saw the closure of the bakery in Balmain Road.

⁶ ADB On-Line Massy Claude (1889-1968) p1

⁷ Donovan P., A History of Tip Top Bakeries in Australia, 2002 p141



Figure 12 - Aerial view, taken in 1943, showing the site in its immediate context.

Source: SIXMaps, NSW Land and Property Information.

2.8 Laboratory

In 1990 the bakery was sold to C.H Laboratories Pty Limited and converted for use as a laboratory. The property was sold in 1999 to Peakhurst Properties Pty Limited and in 2000 they changed their name to Roche Group Pty Limited who is the current owner of the site.

The current title is Lot 2 DP 1015843.

3.0 PHYSICAL EVIDENCE

3.1 Site Inspection

The site was inspected by Pam Jeffery, Senior Heritage Specialist/Architect of NBRSArchitecture, on 9 August 2016. The inspection was limited to a visual inspection from ground or floor level, and was carried out without excavation or physical intervention to the fabric.

The site contains a number of masonry buildings, constructed at various dates between 1907 and ca.1960. The site contains three principal buildings, namely:

- Pilchers Bakery;
- Former ABBCO Pty Ltd office; and
- Factory building with two residential apartments above.

3.2 Identification of Existing Fabric

3.2.1 Fabric Condition

The surviving building fabric is generally in poor or fair condition, exhibiting evidence of localised deterioration, previous works involving the removal of original partitions/fabric and/or replacement of some finishes to buildings within the boundary of the site. The following assessment is general in nature, and it is recommended that further investigation and detailed schedules of repairs are prepared prior to works being carried out. The condition of the fabric has been generally classified as:

Good:	Intact, structurally sound, serving its intended purpose, and needing only minor repair, monitoring and scheduled maintenance.
Fair:	Showing early signs of erosion, weathering, wear, other deterioration or failure; there is a failure of a part; and /or replacing up to 25% of the entire element or an entire failed part is necessary.
Poor:	Structurally failed or almost failed.
Missing:	Missing, removed, and /or relocated to another area; retained as an architectural fragment.

3.3 Setting

The site forms part of the Commercial/Industrial Sub Areas within the Nanny Goat Hill Distinctive Neighbourhood. The Eastern Residential Sub Area is located to the south and east of the site, while the state heritage listed Callan Park is located opposite the site, on the northwest side of Balmain Road.

The area developed in the late nineteenth and early twentieth century, coinciding with the subdivision of larger estates in the area. Development at that time was predominately speculative one- and two-storey residential development interspersed with factory and warehouse buildings.

A number of early and mid-twentieth century warehouse and factory buildings have been retained in the northern section of Fred Street. The original factory uses have generally been replaced with light industrial and commercial uses.



Figure 13 - View looking north west along Fred Street, Lilyfield, showing the surviving factory and warehouse buildings. (NBRSArchitecture, August 2016)



Figure 14 - View looking south west along Fred Street to the former ABBCO site. (NBRSArchitecture, August 2016)



Figure 15 - View of the northwest corner of the intersection of Fred Street with Cecily Street, showing the mixture of residential and small scale factory and warehouse development in the immediate are of the former ABBCO factory site. (NBRSArchitecture, August 2016)

3.4 Description of Buildings

3.4.1 Generally

The existing structures on the site contain evidence of each phase of the development of the site from its early use in the 20th century as a purpose built bakery. Much of the physical fabric is heavily modified from its original configuration and the site is evidence of several periods of unrelated growth and redevelopment.



Figure 16 - General view of the Balmain Street elevation of the site, taken from Alberto Street, looking northeast. (NBRSArchitecture, August, 2016)



Figure 17 – The Balmain Road elevation of the site. (NBRSArchitecture, August 2016)



Figure 18 - General view of the subject site looking southwest along Fred Street. (NBRSArchitecture, August 2016)



Figure 19 – View of the Fred Street elevation. (NBRSArchitecture, August 2016)

3.4.2 Pilcher's Baking Company

The structures on the corner of Balmain Road and Cecily Street represent the earliest construction phase and comprise two-storeyed face brickwork structures with timber framed interiors and trussed gabled roofs.

The interior has been altered by the removal of sections of masonry walls and the replacement of original floor finishes with steel plate tiles. Machinery associated with the bakery has been removed and there is no surviving physical evidence of the original manufacturing processes in any part of the complex.



Figure 20 - Balmain Road elevation of the former Pilchers Bakery Company building, located at the southern corner of the intersection of Balmain Road and Cecily Street, Lilyfield. (NBRSArchitecture, August 2016)



Figure 21 - View of the Cecily Street elevation of the former Pilchers Bakery Company Factory. (NBRSArchitecture, August 2016)



Figure 22 -Part view of the Cecily Street elevation showing the extent of the original Pilchers Baking Company building, and evidence of an earlier roof and hoist over the first floor doors. (NBRSArchitecture, August 2016)



Figure 23 – Detail showing remnant of painted signage associated with Pilchers Baking Company dating from before 1926. (NBRsArchitecture, August 2016)



Figure 24 - Interior of the northern section of the former Pilchers Baking Company building showing the raked boarded ceiling, metal rod bracing and timber floors. (NBRsArchitecture, August, 2016)



Figure 25 - Detail of typical crack in brickwork in the northern section of the former Pilchers Baking Company building. (NBRsArchitecture, August, 2016)



Figure 26 - Typical timber roof trusses and metal roof over southern section of the former Pilchers Baking Company building. (NBRSArchitecture, August 2016)

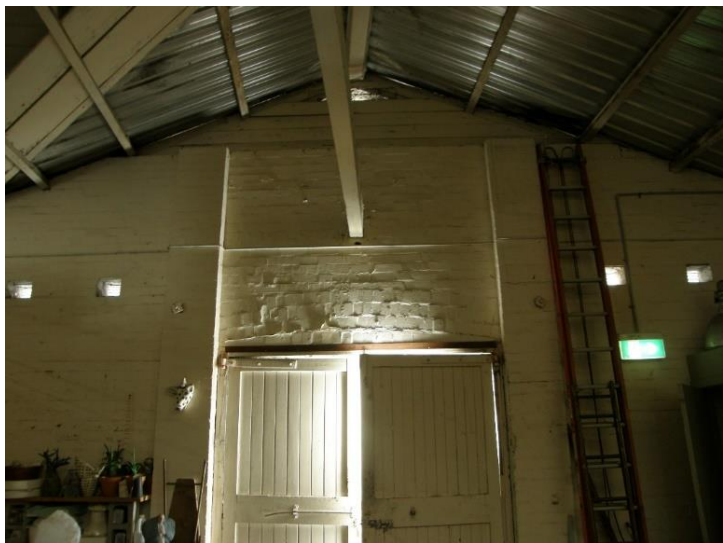


Figure 27 - Internal view of the first floor doors located in the former Pilchers Baking Company building. (NBRSArchitecture., August 2016)

3.4.3 Automatic Bread Baking Company

The former office entrance to the site addresses Balmain Road Lilyfield. It is face brick with rendered detailing, and is designed as a symmetrical façade with a breakfront and decorative pediment. It has a neo classical form and detail that is typical of the First World War period.

The two storey building has been modified externally and internally, although the main entrance foyer and stair are substantially intact. The façade retains much of its original form and character but has limited heritage value and is not part of any cohesive streetscape character.



Figure 28 - North facade of the former ABBCO office building addressing Balmain Road. (NBRSArchitecture, August 2016)

The later 1960s factory/residential component of the site continues the site's treatment to the corner of Alberto Street. The low horizontal form and repetitive fenestration pattern is representative of post World War 2 industrial architecture, while the incorporation of residential units at roof level is a more unusual treatment determined by the previous owners.

The Balmain Road frontage has little unity or architectural significance being seen as a collection of disparate elements rather than an organic whole. The building complex lacks visual unity and reads as a series of separate buildings.



Figure 29 – View of the Balmain Road elevation of the former factory development. (NBRSArchitecture, August 2016)



Figure 30 - Eaves bracket detail. (NBRSArchitecture, August 2016).



Figure 31 – General view showing the return wall of the office entrance. (NBRSArchitecture, August 2016).



Figure 32 - Part view of the original stair and tiled foyer area. (NBRSArchitecture, August 2016)



Figure 33 - Detail of the surviving section of pressed metal ceiling in the entrance foyer. (NBRSArchitecture, August 2016)



Figure 34 - View of the first floor interior showing the rendered wall finish and the location of the original ceiling. (NBRSArchitecture, August 2016)



Figure 35 - Detail of a first floor space showing a new stud wall located adjacent to an existing window. Note the new plasterboard ceiling cut around the window architrave and wall vent. (NBRSArchitecture, August 2016)

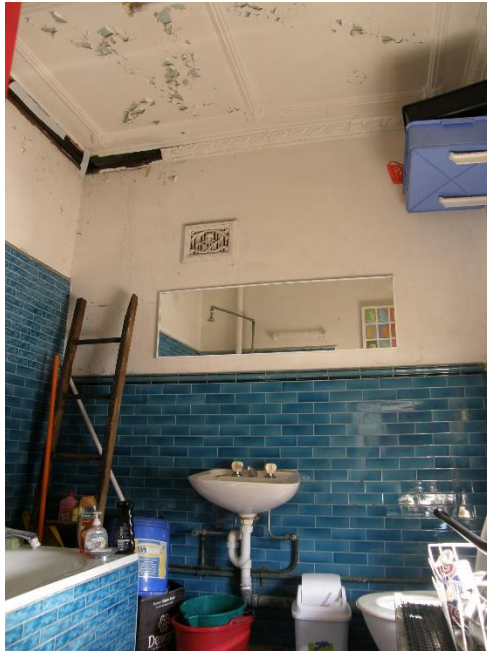


Figure 36 - Detail of the surviving bathroom located at the first floor, part of the Director's office. ((NBRSArchitecture, August 2016)

3.4.4 Alberto Street façade and residence

The Alberto Street frontage comprises a stair tower in a modernist cubist form with steel corner windows. This formed the entrance to the rooftop residences and seems to have no other practical function. The tower form stops the industrial façade treatment of the later addition as it turns the corner and provides a transition to a more prosaic industrial treatment in Alberto Street.



Figure 37 - The Alberto Street entry and stair tower to the rooftop residences. The elevation is now covered with vegetation and the brickwork is not visible. (NBRSArchitecture, 2006)

3.5 Other structures

The Cecily Street and Fred Street presentation of the industrial complex is brutal in its juxtaposition with adjoining early 20th century residential development. The massive brick walls and industrial style roofing has no significance.



Figure 38 - Cecily Street elevation showing massive unrelieved masonry walls. (NBRSArchitecture, August 2016)



Figure 39 – General view of ground floor warehouse interior. (NBRSArchitecture, August 2016)



Figure 40 – View of the staff change rooms constructed ca1962. (NBRArchitecture, August 2016)

4.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

4.1 Evaluation Criteria

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Council, and with those included in The Burra Charter.

Inclusion guidelines in **bold** font indicate that these are satisfied.

4.1.1 Criterion (a) Historical Evolution

An item is important in the course, or pattern, of the State or local area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows evidence of a significant human activity. - Is associated with a significant activity or historical phase. - Maintains or shows continuity of a historical process or activity.	Has incidental or unsubstantiated connections with historically important activities or processes. - Provides evidence of activities or processes that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

No. 469-483 Balmain Road, Lilyfield, has limited capacity to demonstrate any significant pattern of historical development and no longer maintains an association with its former use as a bakery. The interior of the building has been adapted over time resulting in the irreversible loss of fabric and equipment associated with bread-making.

The site is not part of a significant cultural landscape, while it demonstrates overlays of the continual pattern of use and occupation in the area, the patterns are general to the area and the significance of this is not of sufficient merit to warrant individual identification of the place.

Criterion (a) is not applicable to this site at a level that would require retention of the existing buildings on the site. The levels of Historical evolution can be appropriately addressed in documentation and on site interpretation.

4.1.2 Criterion (b) Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the State or local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows evidence of a significant human occupation. - Is associated with a significant event, person, or group of persons.	- Has incidental or unsubstantiated connections with historically important people or events. - Provides evidence of people or events that are of dubious historical importance. - Has been so altered that it can no longer provide evidence of a particular association.

The subject site does not meet the guidelines for inclusion under this criteria, it has no significant historical associations with a significant person or event.

The site does not relate to any significant event, or theme and is not associated with significant persons. The associations are general to all local enterprises and do not indicate strong heritage value for this criterion.

The building demonstrates evolving ownership and growth of a particular business but is no longer associated with either that business or the uses for which it was erected. Nothing on the site indicates a strong association with a person or event of significance to the history of the area.

Nos 469-483 Balmain Road do not demonstrate Criterion (b) at a level to warrant listing at the local level.

4.1.3 Criterion (c) Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the State or local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows or is associated with, creative or technical innovation or achievement. - Is the inspiration for a creative or technical innovation or achievement. - Is aesthetically distinctive. - Has a landmark quality. - Exemplifies a particular taste, style or technology.	- Is not a major work by an important designer or artist. - Has lost its design or technical integrity. - Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded. - Has only a loose association with a creative or technical achievement.

The building on the subject site is an amalgam of various eras of expansion and change. The bulk of the building does not demonstrate a distinctive aesthetic form and detail. Its appearance is a result of basic application of standard design elements in a fashion which was standard for each period of its expansion. The Inter war façade to Balmain Road maintains the strongest architectural character but is only of moderate value as an example of this era and is not supported by surrounding development of a cohesive character.

The scale and external form of the building at the corner of Balmain Road and Cecily Street, and the former office building and public entrance, are consistent with character of the Commercial/Industrial Sub Areas within the Nanny Goat Hill Distinctive Neighbourhood. The ability of each section of the complex to demonstrate the early industrial values of its origins has been

diminished by changes to the building over time. Equipment originally associated with bread-making has been removed, and would require interpretative signage to assist visitors to understand the original use of the buildings.

The site contains a former bakery complex designed by AL McCredie and Anderson, Consulting Architects and Engineers. The building was one of a number of buildings constructed by that firm, but is not considered an exemplar of their work or as a building type. The subject building demonstrates no specific design and construction excellence and is not innovative in design or construction. The materials used and the forms of construction are typical for each period in which the complex was expanded. The building is not innovative and has not been the source of any further creative achievement.

Nos 469-483 Balmain Road do not demonstrate Criterion (c) at a level to warrant listing at the local level.

4.1.4 Criterion (d) Social Value

An item has strong or special association with a particular community or cultural group in the State or local area for social, cultural or spiritual reasons.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<i>Is important for its associations with an identifiable group.</i> <i>Is important to a community's sense of place.</i>	<i>Is only important to the community for amenity reasons.</i> <i>Is retained only in preference to a proposed alternative.</i>

The site and its buildings have no significance for any identifiable group in society that would indicate a level of heritage value under this criterion. The building does not contribute to the existing streetscape of Balmain Road or to the character of the adjoining conservation area it is unlikely that the demolition of the buildings would result in a sense of loss to the community.

Nos 469-483 Balmain Road do not demonstrate Criterion (d) at a level to warrant listing at the local level.

4.1.5 Criterion (e) Technical / Research Value

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<i>Has the potential to yield new or further substantial scientific and/or archaeological information.</i> <i>Is an important benchmark or reference site or type.</i> <i>Provides evidence of past human cultures that is unavailable.</i>	<i>Has little archaeological potential.</i> <i>Only contains information that is readily available from other resources or archaeological sites.</i> <i>The knowledge gained would be irrelevant to research on science, human history or culture.</i>

There is no evidence that there is any archaeological or any significant research potential associated with this site.

Criterion (e) does not apply to this site.

4.1.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of the State or local area's cultural or natural history

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Provides evidence of a defunct custom, way of life or process, - Demonstrates a process, custom or other human activity that is in danger of being lost. - Shows unusually accurate evidence of a significant human activity. - Is the only example of its type. - Demonstrates designs or techniques of exceptional interest. - Shows rare evidence of a significant human activity important to a community.	Is not rare. - Is numerous but under threat.

The building is not rare in the immediate vicinity or the wider region in a manner that suggests heritage value under this criterion.

Criterion (f) does not apply to this site.

4.1.7 Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of the State or local area's

- cultural or natural places; or
- cultural or natural environments.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Is a fine example of its type. - Has the principal characteristics of an important class or group - Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. - Is a significant variation to a class of items. - Is part of a group which collectively illustrates a representative type. - Is representative because of its setting, condition or type. - Is outstanding because of its integrity or the esteem in which it is held.	Is a poor example of its type. Does not include or has lost the range of characteristics of a type. Does not represent well the characteristics that make up a significant variation of a type.

The factory is typical of early to mid-twentieth century development in the wider area but is not an exemplar or intact example the factory-building type, and has been irreversibly altered through later adaptation for other uses. It is not outstanding for any particular value.

Criterion g is not applicable at a level that warrants heritage identification of this site.

4.2 Heritage Significance

This assessment finds the former ABBCO Factory site, while having low historic and associative significance, does not demonstrate the heritage criterion set by the NSW Heritage Council at a level sufficient to warrant listing as an item on any local or state heritage register. The site occupies an entire block facing Balmain Road opposite Callan Park Hospital and adjoins the Eastern Residential Sub Area which is predominantly one- and two-storeys in scale.

The former ABBCO Bread Factory complex is the result of several construction phases dating from 1907. Open areas, including cart areas and stables have been enclosed and adapted, or redeveloped resulting in the irreversible loss of original fabric. Original machinery and ovens were removed in ca1990, and the surviving original building fabric does not demonstrate the earlier significant bread-making use associated with the site.

While prominent due to its location, the buildings have little aesthetic value and limited ability to demonstrate the historic processes that led to their construction. The original use for bread production ceased in the last third of the 20th century and the complex has subsequently been fragmented by a variety of uses in its component parts.

The site has not been identified by any other heritage authority despite its obvious prominence and proximity to other heritage items.

4.3 Conclusions and Recommendations

This assessment finds that the level of potential heritage value of the former ABBCO site does not demonstrate one or more criteria at a level that would warrant listing as a heritage item at the local level.

The external form of the northern section of the complex exhibits the characteristics of a warehouse or factory and may be suitable for adaptation for other uses subject to planning approval. The complex no longer operates as a bakery and the equipment and spaces associated with bread-making were removed in the early 1990s.

Other warehouse and factories situated in the northern Balmain Road Commercial /Industrial Sub Area have been retained and progressively adapted for other uses, such as artist studios, architect office, coffee roasting, light manufacturing (glass window and shop fitout fabrication) in recent years.

In the event that the buildings are demolished, appropriate recording of the site and on site interpretation might be considered.

NBRSARCHITECTURE



Pamela Jeffery
Senior Heritage Specialist/Architect

5.0 APPENDICES

5.1 Land Titles Information – 483 Balmain Road Lilyfield

DATE	EVENT
1821	Grant to Luke Ralph of 50 acres, (Portion 113, Parish of Petersham).
1834	Lease and Release of 50 acres Luke Ralph to Edwin Park
1835	Lease and Release dated July 6&7 Edwin Park to Hutchinson Bell
1840	Lease and Release June 18 & 19 Hutchinson and Emily Bell to John Ryan Brennan
1840	Lease and Release of land by way of Mortgage J.R. Brennan to J Steel and M Metcalf
1841	Grant from the Crown of the 50 acres dated November 23rd To Charles Henry Chambers & James Davidson of 50 acres in trust and to uses of Jane Ralph's appointment.
1851	Conveyance dated July 10 th C.H. Chambers and Luke Ralph to J.R. Brennan
1860	Release of Deeds of Confirmation of said land, Jane Ralph to J.R. Brennan
1860	Conveyance dated January 3 rd John Ryan Brennan to John Phelan
1873	Conveyance dated July 25 th R.F. Phelan to William Brade
1883	PRIMARY APPLICATION No 5792 dated 9 th April William Brade of Leichhardt near Sydney, accountant of a parcel of land containing 3 acres 17 ³ / ₄ perches valued at £3000
1883	CERTIFICATE OF TITLE Vol 678 Folio 23 dated 17 th December William Brade of Leichhardt, accountant, containing 3 acres 18 perches
1897	Application by Transmission dated 19 th March To Julia Constance Brade of Leichhardt, widow
1901	Transfer No 328307 dated 15 th August To Marion France of a small part
1902	CERTIFICATE OF TITLE Vol 1405 Folio 118 dated 17 th May Julia Constance Brade of Leichhardt, widow of 3 acres 18 perches
1905	Land is subdivided as DP 4835
1906	Transfer No. 447656 dated 7 th November To Frederick Elias Pilcher of part
1906	CERTIFICATE OF TITLE Vol 1745 Folio 149 Frederick Elias Pilcher of Rozelle, baker, containing 1 acre 7 ³ / ₄ perches being Section 1 in DP 4835
1908	Transfer No. 498605 dated 22 nd June To John Edmund Brady of Leichhardt, boat builder of 2 ³ / ₄ perches
1908	CERTIFICATE OF TITLE Vol 1895 Folio 73 dated July 28 th Frederick Elias Pilcher of Balmain. Baker, containing Lot 1 in DP 4835 being 1 acre 5 perches
1927	Transfer No.B 492452 dated 3 rd April To Automatic Bread Baking Company Limited
1934	1934 Mortgage dated 24 th July To Union Bank of Australia Limited
1937	Transfer No C793456 dated 18 th May Union Bank of Australia Limited (mortgagee exercising power of sale) to Abbco Bread Company Pty Limited
1962	CERTIFICATE OF TITLE Vol 8413 Folio 185

	Abbco Bread Company Limited Containing Lot 1 in DP 4835 and Lots 1-9 Section 2 in DP 3457
1965	Lease Sydney County Council Substation and Right of Way
1979	Transfer No. R216793 dated 1 st June 30, 2006 To Fielder Gillespie Limited
1990	Transfer No. Z107289 dated 27 July To C.H. Laboratories Pty Limited, new title issued as Lot 1 DP 135088
1999	Lease No 3574498 dated 9 th March 1999 For 99 years from C.H. Laboratories Pty Limited to Peakhurst Properties Pty Limited Land includes - Vol 8413 Folio 185 - Vol 2781 Folio 105 - Vol 1265 Folio 181 - Vol 7971 Folio 73 - Folio identifier 10/2/3457 - Folio identifier 15/2/3457 - Folio identifier 16/2/3457 - Folio identifier 11/2/3457 - Folio identifier 12/2/3457 - Folio identifier 1/2/4835 - Folio identifier 1/125089 The land and buildings on the land known as 483 Balmain Road Lilyfield
1999	Transfer No.3574499 dated 9 th March From C.H Laboratories Pty Limited to Peakhurst Properties
2000	Change of Name No. 6384285 dated 18 th August From Peakhurst Properties to Roche Group Pty Limited

5.2 Sands Directory Search

The Sands Directory records occupiers of properties in Sydney, street by street from 1858 to 1933.

1858 John O'Neil Brenan – sheriff of NSW <i>Garyowen</i> , Balmain John Phelan chief clerk supreme court Balmain Road	1863 John Phelan – undersheriff Balmain
1864 John R Brenan – <i>Garyowen</i> John O'Neil Brenan - <i>Geraldine Cottage</i> <i>Garyowen</i> J Phelan - Balmain Rd Petersham William Russell - Balmain Rd Petersham	1865 John R Brenan – <i>Garyowen</i> William Russell - Maida House <i>Garyowen</i>
1868 John R Brenan – <i>Garyowen</i> William Russell - <i>Maida</i> Balmain Road	1870 Mrs J O'Neil Brenan – <i>Garyowen</i> William Russell - Balmain Road
1873 William Russell - Balmain Road	1875 William Brade <i>Sunnyside</i> Balmain Rd William Russell - Balmain Road
1882 William Brade - Balmain Rd William Russell - Balmain Rd	1883 William Brade - Balmain Rd Leichhardt William Russell - Balmain Rd Leichhardt
1897 William Brade - Balmain Rd William Russell - Balmain Rd	1900 Alberto Street 355 William Russell - Balmain Rd 375 C.H. Brade, dentist - Balmain Rd 377 Mrs J.C.Brade <i>Cecily Street</i>
1902 <i>Alberto Street</i> 375 C.H. Brade, dentist - Balmain Rd 377 Mrs J.C.Brade <i>Cecily Street</i>	1904 <i>Alberto Street</i> 375 C.H. Brade, dentist - Balmain Rd 377 Mrs J.C.Brade <i>Cecily Street</i>
1905 <i>Alberto Street</i> <i>Bower Ernest</i> – warder <i>Cecily Street</i>	1908 <i>Alberto Street</i> Frederick E Pilcher – baker <i>Cecily Street</i>
1910 <i>Alberto Street</i> 661 Thomas E Buttel “The Terricks” 681-3 Frederick E Pilcher – baker <i>Cecily Street</i>	1915 <i>Alberto Street</i> 661 Thomas E Buttel “The Terricks” 681-3 F.Pilcher Baking Company <i>Cecily Street</i>
1920 <i>Alberto Street</i> 661 Thomas E Buttel “The Terricks” 681-3 F.Pilcher Baking Company <i>Cecily Street</i>	1925 <i>Alberto Street</i> 661 Thomas E Buttel “The Terricks” Crews' Motor garage 681-3 F.Pilcher Baking Company <i>Cecily Street</i>
1928 <i>Alberto Street</i> 658 Fraser M.B – medical practitioner Crews' Motor garage 681-3 F.Pilcher Baking Company	1929 <i>Alberto Street</i> 661 Fraser M.B – medical practitioner 663-683 Automatic Bread Baking Co. Ltd <i>Cecily Street</i>

<i>Cecily Street</i>	
1929	1932/3
<i>Alberto Street</i>	<i>Alberto Street</i>
661 Private Hospital	661 Private Hospital
663-683 Automatic Bread Baking Co. Ltd	663-683 Automatic Bread Baking Co. Ltd
<i>Cecily Street</i>	<i>Cecily Street</i>