

Heritage Impact Assessment

PROPOSED DEVELOPMENT | 439-445 OLD SOUTH HEAD ROAD | ROSE BAY



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1 Introduction

1.1 BACKGROUND

The owners of the properties located at 439-445 Old South Head Road, Rose Bay have engaged the author to assess the heritage impact of the proposed development on the cultural significance of the local area and the archaeological potential of the site. The proposed development consists of demolition of three existing buildings older than 50 years and construction of a new residential flat building on the conjoined sites.

This report sets out to review the history of the place, examine its fabric, state its cultural significance, assess the heritage impact of the proposed development on the potential archaeological significance and propose appropriate actions, if necessary.

1.2 METHODOLOGY

The methodology and terminology used in the preparation of this report has been drawn from the Australian *ICOMOS Burra Charter*, the *NSW Heritage Manual 2001 Update*, and J. S Kerr's *Conservation Plan* (rev. edn National Trust of Australia [NSW], Sydney, 1996). References to architectural styles are based on the identifications used by Apperly, R.; Irving, R. and Reynolds, P *A Pictorial Guide to Identifying Australian Architecture* (Sydney, 1989)

This Heritage Impact Assessment has been prepared in accordance with the requirements of the *Waverley Local Environmental Plan 2012*, the *Waverley DCP 2012* and the NSW Heritage Guide.

1.3 AUTHORSHIP

This report has been prepared by Zoltan Kovacs, Architect & Heritage Consultant with all the photographs, unless otherwise identified, taken by the author on two occasions: first in December 2014 and more recently in July 2020. The author is a conservation architect with over thirty years experience in heritage conservation.

1.4 SOURCES

The documentary sources utilized for the historical background and assessment of significance were provided with the generous assistance of the Local History Librarian.

1.5 SITE IDENTIFICATION

The conjoined site is located in Rose Bay on the east side of Old South Head Road. Its address is listed and registered as:

- 439-441 Old South Head Road, Rose Bay – Lot 1, DP 557245
- 441 Old South Head Road, Rose Bay – Lot 6, DP 4346
- 443-445 Old South Head Road, Rose Bay – Lot 1, DP 857668
- 1 The Avenue, Rose Bay - SP 55776

2 Historical Outline

2.1 HISTORICAL CONTEXT

The local area developed slowly as the soil was not fertile - it was either swampy or covered by sand dunes - and the area was far from the city. It also lacked natural resources and after the bush was cleared during the early 19th Century, much of it was left undeveloped experiencing the gradual return of coastal heathland. There were a number of small grants in the area during the 1820s & 30s with much of the land on the east side of the road leading to South Head remaining crown land.

A few small farms operated in the area until about 1915; some of them as dairy farms with a few heads of cattle, but even these served more as distribution points for milk brought in from the country.¹ The low swampy ground between Rose Bay and North Bondi limited development opportunities with only sparse settlement and the locality remained largely isolated. Little wonder then that much of this unoccupied land was sold to the Sydney Golf Club for club house and grounds. The relative distance from the city also meant the establishment of tanneries² and other noxious industries somewhat to the south of the present site near Murrivier Street on the east side of Old South Head Road. The subject site appears to have been part of a small dairy farm.

¹ Atkins, J. *Historical Waverley*; page 6

² Perumal Murphy Wu *Waverley; Heritage Study*; pages 4-10



Figure 1 | Old South Head Road near William Street, c. 1878 (Source: National Library PIC P419)



Figure 2 | *Group of milking shorthorns at F. A. Mackenzie's Waverley Dairy, Bondi; the dairy on the site must have looked similar* (Source: Dowd, page 29)

The gradual extension of the public transport system enabled the growth in popularity of the beach suburbs and unimproved lands were slowly developed, farming was replaced by housing subdivisions and the area started to achieve a consistent suburban character of brick houses with tiled roofs on sparsely vegetated blocks. By the end of the Inter-war period, the whole area achieved a consistent look.³

Once the locality was established as a small scale residential area by the early 1920's little further activity took place again until the mid to late 20th Century, when the general rise in property values within the Eastern Suburbs prompted a number of development phases, which gradually altered the Federation and Inter-war character of the precinct to a much more diverse and more densely occupied built environment.

2.2 OUTLINE HISTORY OF THE PLACE

- | | |
|---------------|--|
| 1803 | First mention of the 'road to South Head'. |
| 1819 | The track to South Head is widened to a proper carriageway. |
| 1830s | First land grants in the area. |
| 1832 | The track along Double and Rose Bay is converted to a road generating the distinction between the "Old South Head" and "New South Head" Roads. |
| 1834 | Grant of 6 acres 1 rood to Andrew Murray on 7 February 1835. The subject land forms an undistinguished part of his grant to be defined in future subdivisions. |
| 1859 | Waverley is incorporated as a Municipality. |
| 1860's | The horse drawn tram service is established along Old South Head Road with branch lines later extending into what is now the Bondi Junction area. |

³ Dowd, B. T. *The History of the Waverley Municipal District*

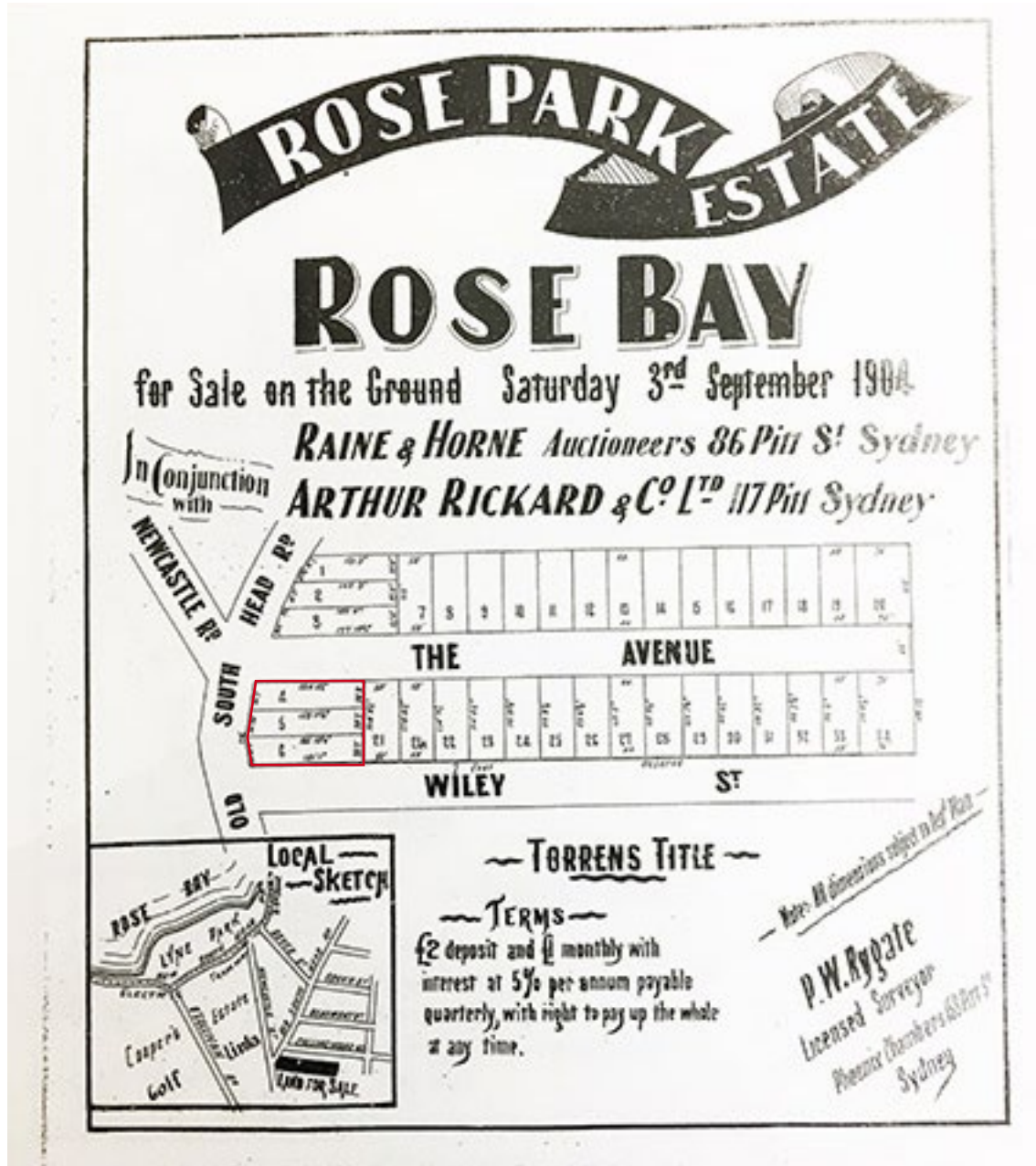


Figure 3 | Subdivision plan of the Rose Park Estate; c. 1904 . The site is shown in red.
 (Source: Mitchell Library)

- 1880s** The sewer outfall is constructed to Ben Buckler. The area is used as part of the tent city for the construction workers' habitation.
- 1904** Neil Stewart & James Neilson acquire 6 acres and 16 perches comprising mainly of Andrew Murray's grant with some additional land from that granted to James Chisholm.
- 1905** Arthur Rickard & Co. Limited subdivides the area north of Wiley (Later to be renamed William) Street and offers it for sale as the *Rose Park Estate*. The Avenue is created in the process. Lot 4 is sold to Maria Reidy (this site will become the Soos Bakery later on).
- 1909** Victoria Lenneberg purchases Lot 3.
- 1910** Mary Isabel Clarke purchases Lot 6 along the Wiley Street side.
- 1914** Extension of the Bondi tram service down Newcastle Street
- 1915** Transfer of Lot 6 to Andrew John Stanley Russell.
- 1920** Construction of the bakery.
- 1920s** Some of Lot 6 is used by the Dairy Farmers Co-op.
- 1925** Construction of the corner shop.
- 1930** Transfer of Lot 6 to John Douglas. The mechanic's workshops are established in William Street.
- 1930s** Bus service established along Old South Head Road.
- 1958** Transfer of land originally forming part of Lot 4 to Imre Soos, who operates the Soos Bakery from the premises.
- 1962** Transfer of the land included in Lot 6 to Norman Harry Davidson. This land is then re-subdivided in 1974 to the present definition.
- 1990** Development application (DA 1990/121) is lodged by Cyril Smith & Associates Architects for demolition of the existing bakery extension and erection of a 3 storey residential flat building comprising 8 x 2 bedroom units and 1 x 3 bedroom unit. The application is approved while the *Waverley Heritage Study* is prepared.
- 1993** The *Waverley Heritage Study* identifies the potential archaeological significance of the Soos Bakery site.
- 1996** Strata subdivision (264/1996) of 1 The Avenue.
- 2011** Transfer to the current owners and consolidation of the separate allotments into a single site.

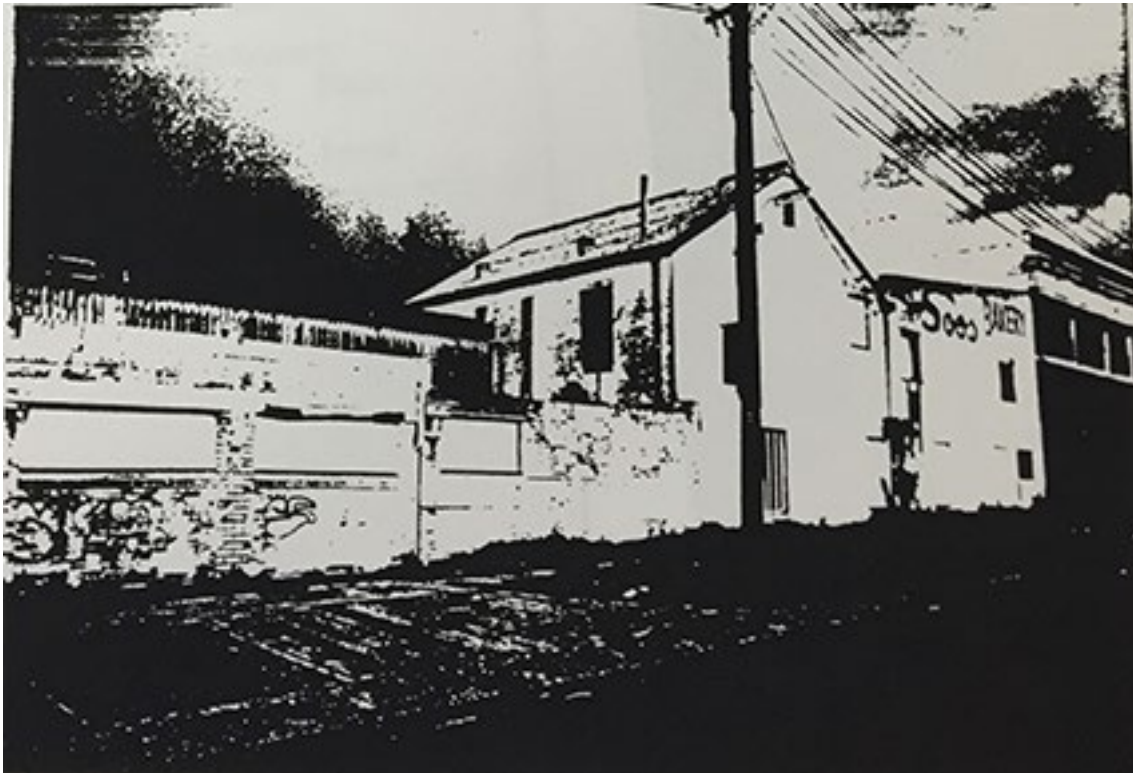


Figure 4 | *The rear sheds behind the Soos Bakery where the baking took place; before 1990*
(Source: Perumal Murphy & Wu)



Figure 5 | *The same rear sheds looking south-east; before 1990* (Source: Perumal Murphy & Wu)

The following table is a sample of occupants taken at approximately 5 yearly intervals from the Sands Sydney Directories. (Sands can reflect details that occurred the previous year).

Year	Name	Occupation	House No./Name
<i>No listing can be connected to the Old South Head Road addresses before 1920</i>			
1920	Paten P. T.	baker	-
1925	Billey, Mrs. G	confectioner	439
	Blake I. W.	grocer	441
	James Bros.	baker	445
1930	Donely, Miss	confectioner	439
	Tripp, Hubert W.	grocer	441
	Corby, J.	baker	443
1932-3	Cummings, Alf	confectioner	439
	Tripp, Hubert W.	grocer	441
	Corby, J.	baker	443
	Jewell, E. C.	garage	443a
	Lewis, Isaac	draper	445

Year	Name	Occupation	House No./Name
<i>No listing can be connected to No. 1 The Avenue before 1930</i>			
1930	Perfection Milk Supply		1
	Idle, Joseph	milk vendor	
1932-3	Smith, Leslie		1

Year	Name	Occupation	House No./Name
<i>No listing can be connected to the William Street properties before 1925.</i>			
<i>* represents the western workshop (no address is given)</i>			
<i>** represents the eastern workshop (no address is given)</i>			
1925	Douglas R. & Sons	farrier	*
1930	Douglas R.	farrier & oxy welder	*
	Dairy Farmers Co-op Milk Co Depot		**
1932-3	Douglas R.	farrier & oxy welder	*
	Dairy Farmers Co-op Milk Co Depot		**

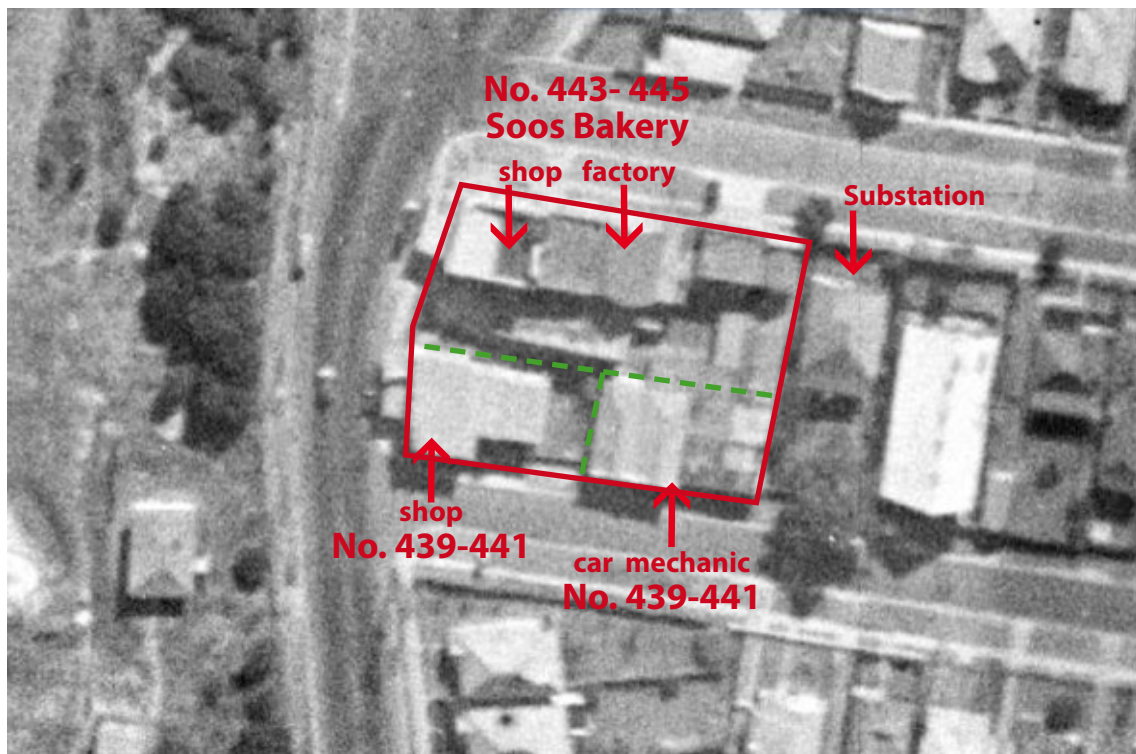


Figure 6 | View of the site c. 1943. The current development site is outlined in red; the original functional divisions are indicated in green dash. Note the corner retail shop of the bakery and its industrial extensions to the rear. (Source: NSW SixMaps)



Figure 7 | The site today. The corner retail shop of the bakery survives but its industrial extensions to the rear have been replaced by the flat building. (Source: NSW SixMaps)

3 Physical Description

3.1 SITE CONTEXT

The place is located in the Rose Bay area of Waverley on the lower slope of the plateau forming Dover Heights. The locality is transitional between the undulating topography of the rocky high ground and the sandy low dunes connecting Rose Bay to North Bondi.

The area surrounding the site is defined by the meandering path of Old South Head Road with the grid pattern of early Federation Period street layout on its east side and the verdant expanse of the Royal Sydney Golf Course on its west. The street pattern consists of a series of parallel narrow streets enclosing long narrow blocks running east west between Old South Head Road and Hardy Street. Many of the streets are characterised by sparse avenue plantings of predominantly coastal trees which generally fail to form a continuous canopy.

The built environment is residential with single storey detached housing of the Federation and Inter-war eras still predominant, but this dominant low rise character is increasingly diluted by multi-storey flat buildings, which were constructed in three phases: the first consisting of Inter-war flats found mainly towards North Bondi, followed by construction of three storey walk-ups in the 1950s and 60s until the current building boom which started before the millennium.

The land around the site is defined by Old South Head Road to the west, The Avenue and William Street to the north and south respectively and the Electrical Sub-station to the east. William Street is now characterised by three storey walk-ups while The Avenue presents a mixture of flat buildings interspersed with altered - enlarged - Inter-war bungalows.

3.2 SITE

The site is formed by the combination of a number of allotments into a rough rectangle bounded by Old South Head Road to the west, The Avenue and William Street to the north and south respectively and the Electrical Sub-station to the east. The land falls slightly towards the east.

The site is occupied by a number of free standing buildings separated by carparks and service yards. The most prominent building is a two storey Inter-war shop-top terrace on the north-west corner of the site, which used to house the Soos Bakery. This building is separated by a carpark from a similar, but smaller, single storey Inter-war shop on the south-west corner. Most of the site along The Avenue frontage is occupied by a three-storey flat building dating from the late post-war period. The flats are set back from the street by a narrow front garden, otherwise the building is ringed by a concrete driveway.

Behind the flat building on the William Street side there is a motor mechanic's workshop, which is separated from the south-west corner shop by the backyard of the latter. The mechanic's workshop covers the whole of its allotment and extends to the substation.

3.3 BUILDINGS

The two storey corner shop- the original retail outlet of the Soos Bakery

The north-west corner of the site at the intersection of Old South Head Road and The Avenue is occupied by a two storey Inter-war shop-top terrace. It is a compact rectangular building with bald facades and a truncated corner forming the entrance. Two shop windows are located on either side of the corner entry while the first floor displays a regular row of narrow windows facing both streets with double hung timber sashes. There may have been a sunroom or open balcony facing the golf course, but this has been either altered or enclosed as it has the only aluminium framed window.

The building is fitted with a cantilevered steel awning which wraps around the corner. The building has a shallow skillion roof concealed by the flat parapet.

The building is constructed in dark liver coloured face brickwork decorated with two rendered horizontal bands of dissimilar widths. The narrow, lower band forms a continuous sill course, while the much wider band is incorporated into the flat parapet with a moulded cornice. The top of the parapet is separated from this cornice by another band of face brickwork.

The ground floor around the shop windows and the rear elevation are painted. The original shop windows are lost.

The ground floor was occupied by the Soos Bakery from 1958 until recently, but it has now closed down and the place operates as a bakery/cafe. The interior has recently been completely renovated and no trace of the original bakery works - or any earlier industrial activity - remains in the form of machinery or services.

It is worth pointing out that while the current business occupying the premises styles itself as a bakery; it is just a cafe that does some small scale baking and cooking on the premises, which represents an order of magnitude of different from the industrial scale of the historic operation of the Soos Bakery, which supplied bread to shops and supermarkets all over Sydney. The existing bakery uses small scale machinery completely different from the large scale industrial equipment used by the historic bakery and there is no continuity between the two. To illustrate that point I included in this report photographic evidence of my 2015 site inspection which clearly illustrates the complete break in industrial fabric between the two bakeries.

My site inspection has also revealed that the renovations and construction of the flat building on the adjoining lot have completely erased all physical evidence of industrial archaeology associated with the site.

The flat building - on the site of the Soos Bakery's factory

The three storey flat building facing The Avenue at No. 1 was built between 1992 and 1996 to a design by Cyril Smith and Associates. It is a contemporary face brick building with aluminium framed windows, metal balustrades and a concrete tile covered gable roof.

The front elevation is over-articulated in an uneasy manner with closely set faceted bays, projecting stairshafts, hexagonal balconies and truncated corners. The over-elaborated manner of execution is exacerbated by the unusual intersecting manner in which the corner bricks are laid. In contrast to the front facade the side and rear elevations are bland with small windows and no articulation.

Obviously, as this is a recently erected building, the site does not provide any associations relevant for industrial archaeology.

The corner shop

The south-west corner of the site at the intersection of Old South Head Road and William Street is occupied by a single storey Inter-war corner shop which has undergone extensive alterations. It is also a compact rectangular building, but with a recessed - mostly fibro clad - rear extension which also includes a basement garage from William Street. There is a small self-contained flat above the garage, accessible from the rear yard. The building consisted of three separate shops originally, which are now consolidated into a single commercial enterprise. The shopfronts are oriented towards Old South Head Road with double hung windows located on the William Street side.

The building is fitted with a cantilevered steel awning over the Old south Head Road footpath. The building has a haphazard arrangement of intersection shallow skillion roofs concealed by the raised front parapet.

The building is constructed in face brickwork, which is now overpainted. The building lacks the decorative treatment of its northern neighbour and the only decoration seems to be the regular pattern of raised piers over its brick parapet. The rear half of the rear extension is partially clad in weatherboards painted the same colour as the rest of the building.

The interiors have been heavily modified. My site inspection revealed no evidence of industrial archaeology associated with the site. The building is currently used as a martial arts studio.

The mechanic's workshop

The single storey mechanic's workshop facing William Street consists of two roughly square and equal sized buildings, which had been consolidated into a single workshop over time. The western segment is covered by a twin hip roof, while the eastern portion is crowned by a sawtooth roof, but all this is concealed from the street by a flat brick parapet. The workshop is a utilitarian building devoid of any ornamentation. Its brick exterior is painted. Its facade consists of four large roller shutter covered garage doors.

The building was associated with the motor trades; first as a car mechanic repair shop, then as a panel beater and a spray painter. The interior has been upgraded on several occasions and any mechanical equipment relating to historic industrial trades have been removed. My site inspection revealed only current, modern machinery and no evidence of industrial archaeology associated with the site remains.

3.4 SUMMARY OF CONDITION

All four buildings of 439-445 Old South Head Road are extensively altered both externally and internally. Only the bakery maintains a degree of external integrity as an Inter-war building, but even the fabric of this item is poorly maintained. Its interior reveals a culturally degraded condition similar to the lack of cultural significance exhibited by the other three.

3.5 PHOTOGRAPHS

The photographs on the following pages describe the place in its setting and its buildings in their existing (and recent) condition.



Figure 7 | *The corner retail shop of the original Soos Bakery today. The shop is now a cafe and small bakery with its offices above. Small scale baking is done on the premises in the rear.*



Figure 8 | *The corner entrance to the cafe. The front door is original.*



Figure 9 | *The cafe interior - the service area*



Figure 10 | *The cafe interior - the indoor customer seating area*



Figure 11 | *The cafe exterior - the outdoor customer seating area*



Figure 12 | *The cafe kitchen. Baking takes place in this small area.*



Figure 13 | *The rear elevation. The plastic covered outdoor seating area was recently added.*



Figure 14 | *View of the rear yard. The cool room is in front of the flat building in The Avenue.*



Figure 15 | View of the site looking across Old South Head Road. The bakery cafe at No. 443-445 is prominent. The flat building at No. 1 The Avenue is just visible in the background.



Figure 16 | View of the site looking south-east. The corner building at No. 439-441 is on the right.



Figure 17 | *View of the shop-top cafe bakery north elevation in The Avenue.*



Figure 18 | *Distant view of the site looking north-east, seen from the golf course.*



Figure 19 | *The block of flats at No. 1 The Avenue*



Figure 20 | *View of the flat building's corner*



Figure 21 | *Close-up view of the flats*



Figure 22 | *View of the security fences around the substation beyond the site*



Figure 23 | *New flat buildings in The Avenue*



Figure 24 | *The corner building at No. 439-441 on the William Street corner*



Figure 25 | no. 439-441 on the William Street corner with flat buildings beyond



Figure 26 | The two shops (now one martial arts venue) at No. 439-441. The shop fabric is recent.



Figure 27 | *View to the service yard/parking area separating No. 439-441 from No. 443-445, seen from Old South Head Road*



Figure 28 | *Internal view of the service yard with the rear extension of No. 439-441*



Figure 29 | *View of No. 439-441 in William Street*



Figure 30 | *The two shopfront doors at No. 439-441. The one on the right is original.*

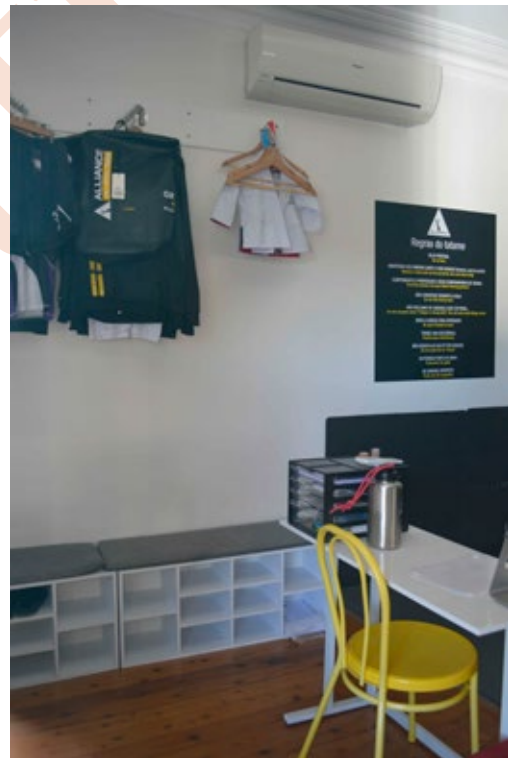


Figure 31 | *The foyer of the martial arts studio: there is no surviving Inter-war fabric*



Figure 32 | *The rear extension of No. 439-44. The canopied door is the exit from the studio.*



Figure 33 | *The basement garage with the flat above*



Figure 34 | *The rear yard of No. 439-441 with the flat. Most of the fabric is recent.*



Figure 35 | *View up William Street with the mechanic's workshop on the right*



Figure 36 | *The mechanic's workshop with the flat building at No. 1 The Avenue visible behind it*



Figure 37 | *The mechanic's workshop looking north-east from the William Street corner*



Figure 38 | *View of the flat building from William Street*



Figure 39 | *Interior view of the mechanic's workshop in 2015*



Figure 40 | *Interior view of the mechanic's workshop today*



Figure 41 | *View of the substation in William Street which is not part of the development site*



Figure 42 | *The electrical substation's yard. This open area effectively separates the development site from the adjoining area and provides a buffer*



Figure 43 | Interior of the retail area of No. 443-445 in 2015. There is no evidence of Inter-war fabric left apart from the battened ceiling, which was retained.



Figure 44 | Interior view of the entrance in 2015. The double doors and the shopfront hamper panels are the only original fabric left; they were retained.



Figure 45 | *The rear cooking area under construction in 2015; this is where the connection to the bakery's factory was. There is no surviving industrial fabric of the original occupation.*



Figure 46 | *Another view of the rear cooking area in 2015, under refurbishment*



Figure 47 | *Interior of the first floor of No. 443-445. There is no evidence of fabric with associations to industrial archaeology. A small amount of Inter-war fabric survives in the form of architraves and battened ceilings, but all of these elements are commonplace without cultural significance and exhibit no associations with the light industrial history of the site*



Figure 48 | *A surviving four-panel door inside No. 443-445. Again, this original Inter-war fabric is commonplace, without associations to light industry.*

4 Assessment of Significance

4.1 PRINCIPLES

The concept of 'cultural significance' or 'heritage value' recognizes the value of a place or item, which cannot be expressed in monetary terms. Assessment of cultural significance attempts to establish the foundations on the basis of which a place or an item is valued by the community. Cultural significance is embodied in the fabric of the place, in its setting and its relationship to other items, the records associated with the place and the response that the place evokes in the community.

Both the Burra Charter of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance; and the NSW Heritage Manual prepared by the NSW Heritage Office recommends that significance be assessed in categories such as aesthetic, historic, scientific and social significance. The NSW Heritage Manual includes two additional criteria for assessing the comparative significance of an item.

Since the preparation of the NSW Heritage Manual, the NSW Heritage Act 1977 was amended in 1999, and again in 2000. Under this amendment the NSW Heritage Council has adopted revised criteria for assessment of heritage significance. The evaluation of cultural significance is based on the adopted approach and the results of the assessment are incorporated into a statement of significance, which is usually included in the inventory sheet of a heritage item.

4.2 BACKGROUND

The Waverley LEP 2012 has identified the place as having archaeological significance (Item 538) and there is a corresponding Inventory Sheet, prepared in February 2000, whose Statement of Significance reads:

Set of commercial buildings of which the bakery is only one in the block between The Avenue, Old South Head Road and William Street. Soos Bakery and the shop at 439 Old South Head Road (cnr William Street) are separated by a large and very overgrown shed. An SCC substation runs along the rear from William Street to The Avenue. The whole complex is a small island of light industry in a sea of suburban residences. Such parts of the structures as can be seen suggest an early 20th century date. The area deserves further investigation and could have archaeological potential.

The Inventory Sheet has already failed to take into consideration the construction of the flat building on the site, which occurred in 1996 and removed most of the remnant industrial archaeology associated with the site. In the intervening twenty years the surviving buildings have also been the subjects of extensive change - for example, the shed referred to in the Statement is no longer extant - and therefore the above statement can no longer be accepted as relevant.

Consequently, the four surviving buildings making up the site - the single storey corner shop building at No. 439-441; the mechanic's workshop at No. 439-441; the two storey corner shop at No. 443-445; and the three storey flat building at No. 1 The Avenue will need to be reassessed.

4.3 APPLICATION OF CRITERIA

4.2.1 Assessment of the corner building at 439-441 Old South Head Road

A HISTORICAL SIGNIFICANCE

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

The land on which the item stands achieved its definition after 1904, when the Rose Park Estate started to be subdivided. The site had been subdivided an number of time since and the item is not a representative example of the historical process of land sub-division due to its confused history. The pattern of historic land development in the local area is not legible through the fabric. The item is a small single storey Inter-war corner shop, divided into two separate retail spaces, with a small rear flat, built probably around 1925. It was altered on successive occasions and now operates as a martial arts studio. Its simple generic form is representative of traditional construction for commercial buildings, but this quality is exhibited at the most ordinary level.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human activity
- ☐ ♦ Is associated with a significant activity or historical phase
- ☐ ♦ Maintains or shows the continuity of a historical process or activity

Guidelines for Exclusion

- ☐ ♦ 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

The corner building at 439-441 Old South Head Road fails to meet the above criterion, as it is not a significant example in the pattern of the cultural history of the local area.

B ASSOCIATIVE SIGNIFICANCE

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

No relevant entries for owners or occupants of the property have been found in the Australian Dictionary of Biography, ANU, 2006, www.adb.online.anu.edu.au/adbonline.htm or A *Biographical Register 1788-1939* ed. H.J. Gibbney and Ann Smith, 1987, Canberra, ADB.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human occupation
- ☐ ♦ Is associated with a significant event, person or group of persons

Guidelines for Exclusion

- ☒ ♦ 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 corner building at 439-441 Old South Head Road fails to meet this criterion, as it is not directly associated with historically important persons in NSW.

C AESTHETIC SIGNIFICANCE

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

439-441 Old South Head Road is not known to be designed by a prominent Sydney architectural practice. It is most likely the work of an unrecorded local builder. Internally the building is thoroughly altered and even its street facade fails to exhibit outstanding representative quality. The building exhibits a low level of aesthetic achievement and it fails to generate a contributory quality in the context of the locality through its compromised fabric.

Guidelines for Inclusion

- ☐ ♦ 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 landmark qualities
- ☐ ♦ exemplifies a particular taste, style or technology

Guidelines for Exclusion

- ☐ ♦ 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 and scenic qualities have been more than temporarily degraded
- ☒ ♦ has only a loose association with a creative or technical achievement

The corner building at 439-441 Old South Head Road fails to meet the above criterion at the local level due to its compromised aesthetic values.

D SOCIAL SIGNIFICANCE

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

The item is an ordinary commercial building in a typical suburban setting without associations to particular community groups or cultural groups.

Guidelines for Inclusion

- ☐ ♦ is important for its associations with an identifiable group
- ☐ ♦ is important to a community's sense of place

Guidelines for Exclusion

- ☐ ♦ Is important to the community for amenity reasons
- ☒ ♦ is retained only in preference to a proposed alternative

The corner building at 439-441 Old South Head Road fails to satisfy this criterion.

E RESEARCH POTENTIAL

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

Examination of the fabric of 439-441 Old South Head Road found that the item has no potential for yielding archaeological information relating to the development of the area as it appears to be the first building constructed on the site.

Guidelines for Inclusion

- ☐ ♦ has the potential to yield new or further substantial scientific and/or archaeological information
- ☐ ♦ is an important benchmark or reference site or type
- ☐ ♦ provides evidence of past human cultures that is unavailable elsewhere

Guidelines for Exclusion

- ☒ ♦ the knowledge gained would be irrelevant to research on science, human history or culture
- ☐ ♦ has little archaeological or research potential
- ☐ ♦ only contains information that is readily available from other resources or archaeological sites

The corner building at 439-441 Old South Head Road fails to meet the above criterion.

F RARITY

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

439-441 Old South Head Road is a generic and highly compromised example of Inter-war commercial construction. It is a speculative building built to a low standard of building typology and it is not a rare example of its kind in the Eastern Suburbs.

Guidelines for Inclusion

- ☐ ♦ 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

Guidelines for Exclusion



◆ is not rare



◆ is numerous, but under threat

The corner building at 439-441 Old South Head Road fails to meet the above criterion at the local level as it is not a rare example of its kind.

G REPRESENTATIVE

An item is important in demonstrating the principal characteristics of a class of NSW's; or of the local area's - cultural or natural places; or - cultural or natural environments.

While the building has some capacity to demonstrate a significant historic activity for the Inter-war period, that of speculative commercial activity, this ability is compromised by intrusions into the fabric.

Guidelines for Inclusion



◆ is a fine example of its type



◆ has the principal characteristics of an important class or groups of items



◆ 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 outstanding because of its setting, condition or size



◆ is outstanding because of its integrity or the esteem in which it is held

Guidelines for Exclusion



◆ is a poor example of its type



◆ does not include or has lost the range of characteristics that make up a significant variation of its type

The corner building at 439-441 Old South Head Road fails to satisfy the above criterion at the local level as the item does not possess the ability to demonstrate the principal characteristics of the local area.

Examination of the indicators of heritage significance demonstrate that the corner building at 441 Old South Head Road lacks cultural value and it fails to meet the benchmark for heritage significance where its listing as a heritage item - or its retention - would be warranted.

4.2.2 Assessment of the mechanic's workshop at 439-441 Old South Head Road

A HISTORICAL SIGNIFICANCE

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

The item is a mechanic's workshop, divided into a series of gable roofed bays behind a brick facade, built probably after 1925. It was built as a simple functional space and it retained its function ever since. Small car repair garages are scattered around the suburb and while some express architectural quality - in either Art Deco or Spanish Mission facades - the subject building is basic. The pattern of historic land development in the local area is not legible through the fabric of this item.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human activity
- ☐ ♦ Is associated with a significant activity or historical phase
- ☐ ♦ Maintains or shows the continuity of a historical process or activity

Guidelines for Exclusion

- ☐ ♦ 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

The mechanic's workshop at 439-441 Old South Head Road fails to meet the above criterion, as it is not a significant example in the pattern of the cultural history of the local area.

B ASSOCIATIVE SIGNIFICANCE

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

No relevant entries for owners or occupants of the property have been found in the Australian Dictionary of Biography, ANU, 2006, www.adb.online.anu.edu.au/adbonline.htm or A Biographical Register 1788-1939 ed. H.J. Gibbney and Ann Smith, 1987, Canberra, ADB.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human occupation
- ☐ ♦ Is associated with a significant event, person or group of persons

Guidelines for Exclusion

- ☒ ♦ 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 mechanic's workshop at 439-441 Old South Head Road fails to meet this criterion, as it is not directly associated with historically important persons in NSW.

C AESTHETIC SIGNIFICANCE

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

It is unlikely that the workshop at 439-441 Old South Head Road was designed by an architectural practice, let alone a prominent architect. It is most likely the work of an unrecorded local builder. The building does not exhibit any aesthetic considerations and it fails to generate a contributory quality in the context of the locality.

Guidelines for Inclusion

- ☐ ♦ 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 landmark qualities
- ☐ ♦ exemplifies a particular taste, style or technology

Guidelines for Exclusion

- ☐ ♦ 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 and scenic qualities have been more than temporarily degraded
- ☒ ♦ has only a loose association with a creative or technical achievement

The mechanic's workshop at 439-441 Old South Head Road fails to meet the above criterion at the local level as it fails to exhibit any aesthetic value.

D SOCIAL SIGNIFICANCE

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

The item is an ordinary workshop in a typical suburban setting without associations to particular community groups or cultural groups.

Guidelines for Inclusion

- ☐ ♦ is important for its associations with an identifiable group
- ☐ ♦ is important to a community's sense of place

Guidelines for Exclusion

- ☐ ♦ Is important to the community for amenity reasons
- ☒ ♦ is retained only in preference to a proposed alternative

The mechanic's workshop at 439-441 Old South Head Road fails to satisfy this criterion.

E RESEARCH POTENTIAL

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

Examination of the workshop fabric of 439-441 Old South Head Road found that the item has no potential for yielding archaeological information relating to the development of the area and there is no evidence of any historic machinery or equipment relating to early 20th century mechanic's practises. The place has no light industrial archaeological associations.

Guidelines for Inclusion

- ☐ ♦ has the potential to yield new or further substantial scientific and/or archaeological information
- ☐ ♦ is an important benchmark or reference site or type
- ☐ ♦ provides evidence of past human cultures that is unavailable elsewhere

Guidelines for Exclusion

- ☒ ♦ the knowledge gained would be irrelevant to research on science, human history or culture
- ☐ ♦ has little archaeological or research potential
- ☐ ♦ only contains information that is readily available from other resources or archaeological sites

The mechanic's workshop at 439-441 Old South Head Road fails to meet the above criterion.

F RARITY

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

439-441 Old South Head Road is a generic and highly compromised example of Inter-war light industrial construction. It is a speculative building built to a low standard of building typology and it is not a rare example of its kind in the Eastern Suburbs.

Guidelines for Inclusion

- ☐ ♦ 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

Guidelines for Exclusion

- ☒ ♦ is not rare
- ☐ ♦ is numerous, but under threat

The mechanic's workshop at 439-441 Old South Head Road fails to meet the above criterion at the local level as it is not a rare example of its kind

G REPRESENTATIVE

An item is important in demonstrating the principal characteristics of a class of NSW's; or of the local area's - cultural or natural places; or - cultural or natural environments.

The workshop represents the lowest level of spatial enclosure as a light industrial building and it has no capacity to demonstrate the character of Inter-war period light industry.

Guidelines for Inclusion

- ☐ ♦ *is a fine example of its type*
- ☐ ♦ *has the principal characteristics of an important class or groups of items*
- ☐ ♦ *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 outstanding because of its setting, condition or size*
- ☐ ♦ *is outstanding because of its integrity or the esteem in which it is held*

Guidelines for Exclusion

- ☒ ♦ *is a poor example of its type*
- ☐ ♦ *does not include or has lost the range of characteristics that make up a significant variation of its type*

The mechanic's workshop at 439-441 Old South Head Road fails to satisfy the above criterion at the local level as the item does not possess the ability to demonstrate the principal characteristics of the local area.

Examination of the indicators of heritage significance demonstrate that the mechanic's workshop at 439-441 Old South Head Road has no cultural value and it fails to meet the benchmark for heritage significance, where its listing as a heritage item - or its retention - would be warranted.

4.2.3 Assessment of 443-445 Old South Head Road

A HISTORICAL SIGNIFICANCE

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

The item is a two storey Inter-war commercial building, built probably around 1920. It was altered on successive occasions internally, but its exterior maintains a reasonably high degree of integrity, although its rear extensions. The surviving building is an ordinary, but representative example of traditional construction and aesthetic trends. For nearly half a century the building served as the headquarters and principal outlet of the Soos Bakery. Associations with the original bakery were totally lost recently.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human activity
- ☐ ♦ Is associated with a significant activity or historical phase
- ☐ ♦ Maintains or shows the continuity of a historical process or activity

Guidelines for Exclusion

- ☐ ♦ 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

443-445 Old South Head Road fails to meet the above criterion, as it lost its physical integrity as a significant example in the pattern of the cultural history of the local area.

B ASSOCIATIVE SIGNIFICANCE

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

No relevant entries for owners or occupants of the property have been found in the Australian Dictionary of Biography, ANU, 2006, www.adb.online.anu.edu.au/adbonline.htm or A *Biographical Register 1788-1939* ed. H.J. Gibbney and Ann Smith, 1987, Canberra, ADB, although Imre Soos was a prominent member of the Hungarian Jewish community during his lifetime.

Guidelines for Inclusion

- ☐ ♦ Shows evidence of a significant human occupation
- ☐ ♦ Is associated with a significant event, person or group of persons

Guidelines for Exclusion

- ☒ ♦ 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

443-445 Old South Head Road fails to meet this criterion, as it is not directly associated with historically important persons in NSW.

C AESTHETIC SIGNIFICANCE

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

443-445 Old South Head Road is not known to be designed by a prominent Sydney architectural practice and it displays only generic Inter-war commercial features. Internally the building is thoroughly altered and its industrial fabric has been lost and the remaining fabric is compromised lacking associations with its original context.

While it does not exhibit a high level of aesthetic achievement, the building maintains some contributory quality in the historic context of the locality through its form and details.

Guidelines for Inclusion

- ☐ ♦ 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 landmark qualities
- ☐ ♦ exemplifies a particular taste, style or technology

Guidelines for Exclusion

- ☐ ♦ 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 and scenic qualities have been more than temporarily degraded
- ☒ ♦ has only a loose association with a creative or technical achievement

443-445 Old South Head Road meets the above criterion at the local level, despite its compromised aesthetic values.

D SOCIAL SIGNIFICANCE

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

The item is an ordinary small commercial building in a suburban setting whose associations to a particular light industry are still known, despite lost fabric.

Guidelines for Inclusion

- ☐ ♦ is important for its associations with an identifiable group
- ☒ ♦ is important to a community's sense of place

Guidelines for Exclusion

- ☐ ♦ Is important to the community for amenity reasons
- ☐ ♦ is retained only in preference to a proposed alternative

443-445 Old South Head Road still satisfies this criterion at the local level through awareness of its recent light industrial history despite extensive loss of fabric.

E RESEARCH POTENTIAL

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

443-445 Old South Head Road has lost its potential for yielding archaeological information relating to the light industrial archaeology of the site due to a total loss of historically relevant fabric as a result of the new flat building's construction and extensive internal changes.

Guidelines for Inclusion

- ☐ ♦ has the potential to yield new or further substantial scientific and/or archaeological information
- ☐ ♦ is an important benchmark or reference site or type
- ☐ ♦ provides evidence of past human cultures that is unavailable elsewhere

Guidelines for Exclusion

- ☐ ♦ the knowledge gained would be irrelevant to research on science, human history or culture
- ☐ ♦ has little archaeological or research potential
- ☒ ♦ only contains information that is readily available from other resources or archaeological sites

443-445 Old South Head Road no longer meets the above criterion.

F RARITY

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

443-445 Old South Head Road is a locally rare example of an Inter-war commercial building associated with light industry. It is a speculative example of standard building typology and it is not a rare example of its kind in the Eastern Suburbs.

Guidelines for Inclusion

- ☒ ♦ 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

Guidelines for Exclusion

- ☐ ♦ is not rare
- ☐ ♦ is numerous, but under threat

443-445 Old South Head Road partially meets the above criterion at the local level as it is a rare example of local association with light industry.

G REPRESENTATIVE

An item is important in demonstrating the principal characteristics of a class of NSW's; or of the local area's - cultural or natural places; or - cultural or natural environments.

While the building has some capacity to demonstrate a significant historic activity for the Inter-war period, that of speculative commercial and light industrial activity, this ability was compromised by loss of associated fabric to the point where its representative quality is compromised.

Guidelines for Inclusion

- ☐ ♦ is a fine example of its type
- ☐ ♦ has the principal characteristics of an important class or groups of items
- ☐ ♦ 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 outstanding because of its setting, condition or size
- ☐ ♦ is outstanding because of its integrity or the esteem in which it is held

Guidelines for Exclusion

- ☒ ♦ is a poor example of its type
- ☐ ♦ does not include or has lost the range of characteristics that make up a significant variation of its type

443-445 Old South Head Road fails to satisfy the above criterion as the item no longer possesses the ability to demonstrate the principal characteristics of the local area.

Examination of the indicators of heritage significance demonstrate that the corner building at 443-445 Old South Head Road has some cultural value, but it fails to meet the benchmark for heritage significance where its listing as a heritage item would be mandatory.

4.2.4 Assessment of 1 The Avenue

The item is a three storey residential flat building built only in 1996. Due to its recent conception, it does not merit a detailed assessment.

- A HISTORIC SIGNIFICANCE** - Due to its recent provenance the building fails to achieve a historic dimension. The construction of the building also resulted in the erasure of potential industrial archaeology associated with the Soos Bakery.
- B ASSOCIATIVE SIGNIFICANCE** - There is no association with significant individuals or events.
- C AESTHETIC SIGNIFICANCE** - Cyril Smith, the building's designer, is not a prominent architect and the building does not display creative excellence.

- D SOCIAL SIGNIFICANCE** - it is an ordinary residential flat building with no cultural or social associations.
- E RESEARCH POTENTIAL** - The construction of the building resulted in the erasure of potential industrial archaeology associated with the Soos Bakery. The building also fails to display any innovative quality.
- F RARE**- Three storey walk-up brick and tile flats are not rare in Waverley.
- G REPRESENTATIVE**- As an ordinary residential flat building it is not a representative example.

Examination of the indicators of heritage significance demonstrate that the residential flat building at No. 1 The Avenue is void of cultural value and it fails to meet the benchmark for heritage significance where its listing as a heritage item - or retention - would be warranted.

4.3 STATEMENTS OF SIGNIFICANCE

4.3.1 Statement of Significance for the corner building at 439-441 Old South Head Road

The land was originally part of land granted to Andrew Murray and in 1904 formed part of the Rose Park Estate subdivision. The single storey brick and iron Inter-war corner building at 439-441 Old South Head Road was built in 1925 containing two shops and a small flat. It is a degraded example of speculative commercial development. The building lost its original shopfronts and its interiors. Its face brick exterior has been painted.

4.3.2 Statement of Significance for the mechanic's workshop at 439-441 Old South Head Road

The land was originally part of land granted to Andrew Murray and in 1904 formed part of the Rose Park Estate subdivision. The single storey brick and iron Inter-war mechanic's workshop is a rudimentary example of light industrial building associated with the advent motor car. There is no surviving industrial equipment or machinery associated with the Inter-war period.

4.3.3 Statement of Significance for the corner building at 443-445 Old South Head Road

The land was originally part of land granted to Andrew Murray and in 1904 formed part of the Rose Park Estate subdivision. The two storey brick and iron Inter-war building at 443-445 Old South Head Road is a compact, representative example of speculative commercial development and significant as a rare surviving example of local association with light industry. The building housed the Soos Bakery for over fifty years, but as its interior has lost its physical integrity, this connection can no longer be demonstrated. Its rear extensions, housing potentially significant light industrial fabric, was demolished in 1992 as part of the construction of the adjacent flat building.

4.3.4 Statement of Significance for the residential flat building at No. 1 The Avenue

The land was originally part of the Soos Bakery and it housed the factory and storage sheds of the bakery until the 1990s. The existing flat building was built after 1996, designed by Cyril Smith and Associates, who are not regarded as prominent architects. The building does not display any design excellence and its construction erased the former industrial archaeology of the site.

4.3.5 Comment

It should be also noted that prior to 1993 the bakery was larger and in addition to the surviving building incorporated a number of sheds where the machinery was housed and the baking took place. The 1993 identification of industrial archaeological potential by Perumal Murphy Wu rested on the fact that the industrial fabric was intact at that time. This is no longer the case due to a development application for demolition and construction of a new flat building being approved for part of the site. The application assessment process was concurrent with the preparation of the *Waverley Heritage Study*. The construction of the flat building and internal renovations within the building removed all traces of industrial fabric and erased all evidence of archaeological potential.

The identification is no longer valid and ironically it was no longer valid at the time of the exhibition of the *Waverley Heritage Study*, yet it remains associated with the site to this day despite a number of subsequent LEP changes. The place was included in the Waverley LEP 2012 as an item of archaeological significance without a review of its status.

5 Planning Context

The land comprising 439-445 Old South Head Road, Rose Bay is affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage impacts. They are as follows:

- ◆ NSW Heritage Act 1997
- ◆ Waverley Local Environmental Plan 2012
- ◆ Waverley Development Control Plan 2012
- ◆ National Trust of Australia (NSW) Register

5.1 NSW HERITAGE ACT 1977

5.1.1 State Heritage Register

The State Heritage Register is a list of heritage items of particular importance to the people of NSW. It includes items and places of state heritage significance endorsed by the Minister on the recommendation of the Heritage Council. It came into effect on 2 April 1999 and it was created under the Heritage Amendment Act 1998 and replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance.

Currently the State Heritage register includes all items formerly protected by Permanent Conservation Orders and items identified as having State significance in heritage and conservation registers prepared by State Government agencies received by the NSW Heritage Office prior to 2 April 1999. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

The land at 439-445 Old South Head Road is neither included nor proposed for inclusion in the State Heritage Register.

5.1.2 Interim Heritage Orders

Interim Heritage Orders can be made under Part 3 of the Heritage Act either by the Minister or, where authorised, a Local Government Council. Interim Heritage Orders replace the previous Interim Conservation Orders and orders made under Section 130. They are effective for a maximum period of twelve months.

The land at 439-445 Old South Head Road is not affected by any Interim Heritage Orders.

5.1.3 Archaeological 'Relics'

Under Division 9 of the Heritage Act, a permit is required for the excavation of relics, unless there is an applicable gazetted exemption. Pursuant to Clause 139 of the Heritage Act, an excavation permit is required where excavation is proposed and there is reasonable knowledge or likelihood that disturbance or excavation of the land will result in a relic being discovered, exposed, moved, damaged or destroyed.

This assessment has revealed that there is no evidence for industrial archaeological relics on site and there is no likelihood that excavation of the land 439-445 Old South Head Road may disturb relics as defined by the Act.

5.2 WAVERLEY LEP 2012

The Waverley Local Environmental Plan 2012 is a statutory plan adopted by Waverley Council. The objectives of this plan are to identify heritage items and heritage conservation areas and to provide measures for their protection, conservation and enhancement; and to ensure that new development is undertaken in a manner sympathetic to their character.

443-445 Old South Head Road is not listed as a heritage item under Schedule 3 of the LEP, however the old Soos Bakery has been identified as a site of archaeological potential:

Locality	Item name	Address	Property description	Significance	Item no
North Bondi	SOOS Bakery	445 Old South Head Road	Lot 1, DP 857668	Local	A538

This assessment has concluded that any cultural or industrial archaeological significance previously associated with the site has been irreversibly lost.

5.3 WAVERLEY DCP 2012

The relevant objectives of this plan contained in Section B.9 - beyond those furthering the objectives of the LEP - are to encourage the retention and appropriate development of significant items. As the subject site has not revealed any cultural significance Section B.9 is not relevant to this development.

5.4 NATIONAL TRUST

The National Trust of Australia (NSW) is a community-based conservation organisation. The Trust has assembled a Register of heritage items and conservation areas through the assessment work of its expert committees. While the Trust has no legal status, it is considered to be an authoritative guide to heritage significance, and the Trust acts a lobby group for heritage conservation.

Buildings within the land at 439-445 Old South Head Road are not identified by the National Trust of Australia (NSW).

6 Proposed Development

6.1 INTRODUCTION

The proposed development was prepared in a manner consistent with the potential archaeological significance of the place ensure that if cultural value is established than it remains undiminished, while meeting the reasonable expectations of the beneficiaries of the development.

Advice was sought from a heritage consultant at an early stage; the history and fabric of the place was examined and consultation was undertaken with the architects. The design development incorporated relevant conservation advice and the proposal before council reflects a satisfactory resolution of those issues.

6.2 PROPOSED DEVELOPMENT

The proposed development, which has been identified to have no potential issues in terms of conservation, consists of the following elements:

- ◆ retention of the existing corner building No. 445, which was the main building of the now defunct Soos Bakery, in response to the intangible association with industrial archaeology;
- ◆ demolition of the other three existing buildings on the site - the flat building, the corner building at No. 439-441, and the mechanic's workshop;
- ◆ construction of a new five storey mixed use - community use and residential apartments-complex with basement carparking connected to the retained building with a lightweight glazed link; and
- ◆ new site landscaping.

6.3 DOCUMENTS

The planning proposals are described and documented in detail by architectural drawings, three dimensional images and perspectives prepared by or on behalf of Team 2 Architects. They generally describe the physical aspects of the proposed development and this heritage assessment was based on the architectural set of documents to be submitted to council.

7 Heritage Impact of Development

7.1 INTRODUCTION

The buildings at 439-445 Old South Head Road are not listed as a heritage items under the existing statutory controls of the Waverley Local Environmental Plan 2012 with the exception of the corner building at No. 445, which is identified as having archaeological significance. The site is not located within a heritage conservation area. There are no heritage items in the vicinity apart from the Royal Sydney Golf Course located in the adjoining Woollahra Municipality.

The place was identified in 1993 as having potential archaeological significance as a pocket of light industry within the local area, but this heritage report has conclusively established that the connection with industrial archaeology is irretrievably lost and that there is no cultural value associated with the site due to complete loss of relevant associative fabric. Nevertheless, the acknowledgement of some residual association with industrial archaeology on the site of No. 443-445 prompted the retention of that building to forestall potential community concerns.

The following assessment examines the development in the light of heritage conservation objectives laid down by the NSW Heritage Office.

7.2 HERITAGE IMPACT ASSESSMENT

The following assessment is based on the NSW Heritage Office guide to the preparation of Statements of Heritage Impacts to help identify issues associated with the proposed development affecting heritage conservation issues.

Will demolition of the Inter-war building on the William Street corner generate an adverse conservation impact?

The foregoing assessment has established that the existing Inter-war building on the subject site does not exhibit any heritage significance in the context of the local area; it lost any potential archaeological significance, its association with the Soos Bakery is nonexistent and its retention is not warranted on conservation grounds. Consequently the demolition proposed by Team 2 Architects will not generate an adverse impact for the cultural heritage of the Rose Bay area of Waverley.

The proposed demolition does not affect the cultural heritage of the municipality of Waverley.

Will demolition of the mechanic's workshop in William Street generate an adverse conservation impact?

The foregoing assessment has established that the existing Inter-war building on the subject site does not exhibit any heritage significance in the context of the local area and it does not exhibit any potential industrial archaeological significance. The site never had any association

with the Soos Bakery. It is a very basic structure void of cultural value and its retention is not warranted on conservation grounds. Consequently the demolition proposed by Team 2 Architects will not generate an adverse impact for the cultural heritage of the Rose Bay area of Waverley.

The proposed demolition does not affect the cultural heritage of the municipality of Waverley.

Will demolition of the residential flat building at No. 1 The Avenue generate an adverse conservation impact?

The foregoing assessment has established that the recently constructed residential flat building on the subject site does not exhibit any heritage significance in the context of the local area; its association with the Soos Bakery is nonexistent and moreover its construction erased associations with local light industrial activities that may have exhibited archaeological potential. Its retention is not warranted on conservation grounds. Consequently the demolition proposed by Team 2 Architects will not generate an adverse impact for the cultural heritage of the Rose Bay area of Waverley.

The proposed demolition does not affect the cultural heritage of the municipality of Waverley.

What are the potential impacts of the retention of the corner building at No. 443-445?

The foregoing assessment has established that the building has significant associations with local light industry through its connection to the Soos Bakery. Furthermore, the building's exterior is reasonably intact and its prominent position high on a bend in Old South Head Road imparts a landmark quality. Although the foregoing assessment has found that the cultural significance of the building is not particularly high and it does not reach the level, where its listing should be mandatory, this writer is of the opinion that there is a benefit to the community in retaining and adapting the building and this opinion is shared by the owners of the property.

The retention of the corner building at No. 443-445 benefits the cultural heritage of the municipality of Waverley.

What further conservation benefits can be derived from the retention of the corner building at No. 443-445?

The retention of the building will need to maintain fabric and associations, as set out below, in order for that retention to provide tangible conservation benefits for the community.

- ◆ maintenance of an appropriate hospitality or retail use, such as a cafe, restaurant or food outlet - as a minimum: on the ground floor, but preferably associated with both levels;
- ◆ in light of the external integrity, no works - apart from conservation and restoration - should occur affecting the elevations facing Old South Head Road and The Avenue;

- ◆ in light of the external integrity, only minor works - changes to fenestration, larger openings, removing intrusive elements etc. - should affect the two rear elevations. A lightweight, visually transparent glazed link could be used to integrate the retained building with new development, if necessary.
- ◆ in light of the external integrity, there should be no additional storeys; a roof terrace could be acceptable;
- ◆ due to the lack of internal integrity, compromised layout and lack of original significant fabric, substantial changes to internal layout, finishes and details can be accommodated, provided these have minimal or no external impacts.

Application of these guidelines will accrue further benefits for the cultural heritage of the municipality of Waverley.

Will the new building affect heritage values associated with the site?

The foregoing assessment has established that the associations with local light industry has become compromised over time and redevelopment of the site should not generate adverse conservation outcomes. The proposed massing of the new building acknowledges the two storey scale of the retained corner bakery, as the new mass is separated and there is a strong two storey podium element at street level which relates to and visually reinforces the bulk of the bakery as an urban wall. The proposed plaza also aids in focusing on the bakery and maintaining its visual prominence. The new development is not going to overwhelm the bakery.

The retention of the corner building at No. 443-445 benefits the cultural heritage of the municipality of Waverley.

Will the construction of the new building generate an adverse conservation impact for the heritage item in its vicinity?

The Royal Sydney Golf Course is located across Old South Head Road in the Municipality of Woollahra and it is identified as an item of environmental heritage under the Woollahra LEP 2014. The heritage significance of the place is vested primarily in the building complex of the Clubhouse, which has historical, social and aesthetic significance. The grounds represent an important landscape element in the wider Rose Bay area.

The considerable distance between the Clubhouse and the subject site ensures that a development of the site will not affect the setting or the curtilage of the heritage item. As the development site is separated from the heritage item by a well defined and relatively wide road, the understanding and appreciation of the heritage listed grounds will not be affected.

The proposed development does not affect the cultural heritage of the adjacent municipality of Woollahra.

7.3 STATUTORY COMPLIANCE

7.3.1 Heritage Act

The provisions of the Heritage Act are not relevant to this site.

7.3.2 Waverley Local Environmental Plan 2012

439-445 Old South Head Road does not contain a listed item under the LEP; it has no archaeological significance and it is not located within a heritage conservation area.

The objective of the plan in terms of development under Clause 5.10 (1) are

- “(a) to conserve the environmental heritage of Waverley,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The plan also provides under 5.10(2) that development consent is required for any of the following (only the relevant sections are quoted):

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (iii) a building, work, relic or tree within a heritage conservation area,*
- (e) erecting a building on land:*
 - (i) on which a heritage item is located or that is within a heritage conservation area...*

Furthermore, the plan provides that

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6)

(5) Heritage assessment

The consent authority may, before granting consent to any development:

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

The foregoing has demonstrated that the proposed development is compatible with the level of cultural significance associated with the site.

The proposed development complies with the heritage provisions of the LEP.

7.4 CONCLUSION

Having examined the heritage impact of the proposal on the cultural significance of the potential archaeological site, the following can be concluded:

- ◆ the site has lost its industrial archaeological potential in the intervening years since the original identification by the construction of a series of damaging approved developments;
- ◆ retention of the corner building on the No. 443-445 site represents a positive impact as the building exhibits some cultural significance, even if this does not reach the threshold where its listing would be warranted;
- ◆ demolition of the existing buildings on the No. 439-441 site does not represent an unacceptable loss of cultural value for the area due to the demonstrated lack of cultural significance exhibited by the subject buildings; and
- ◆ construction of a mixed commercial and residential complex on the site does not diminish heritage values associated with the site.
- ◆ the proposed development does not generate negative heritage impacts for the local area and its architectural character, scale and massing is consistent with the evolution of the locality.

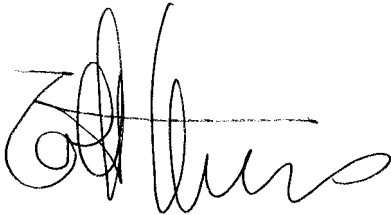
draft

8 Recommendations

Having assessed the significance of the place and the heritage impact of the proposed development the following are recommended:

- ◆ that Council should consent to the proposed development in recognition of its lack of adverse heritage conservation or archaeological impacts;
- ◆ considering the fact that the archaeological associations of the site have been lost, the need for an excavation permit or an archaeological watching brief are superfluous; and
- ◆ considering the light industrial associations of the site, some form of interpretative strategy would benefit the community.

Signed

A handwritten signature in black ink, appearing to read 'Zoltan Kovacs', written over a horizontal line.

ZOLTAN KOVACS B. Arch (Hons)
ARCHITECT

draft

9 Bibliography

Apperly, R.; Irving, R.; and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture* (Sydney, 1989)

Atkins, J. *Historical Waverley*

Dowd, B. T. *The History of the Waverley Municipal District* (Sydney 1959)

Kerr, J. S. *Conservation Plan* (rev. edn National Trust of Australia [NSW], Sydney 1996)

Perumal, Murphy & Wu. *Waverley Heritage Study* (Sydney 1993)

The Australian ICOMOS Burra Charter (November 1999 update)

The NSW Heritage Manual 2001 Update (rev. edn. NSW Heritage Office, Sydney 2001)

The Sands Directory 1890-1933

Waverley Heritage Policy 2007

Waverley Development Control Plan 2012

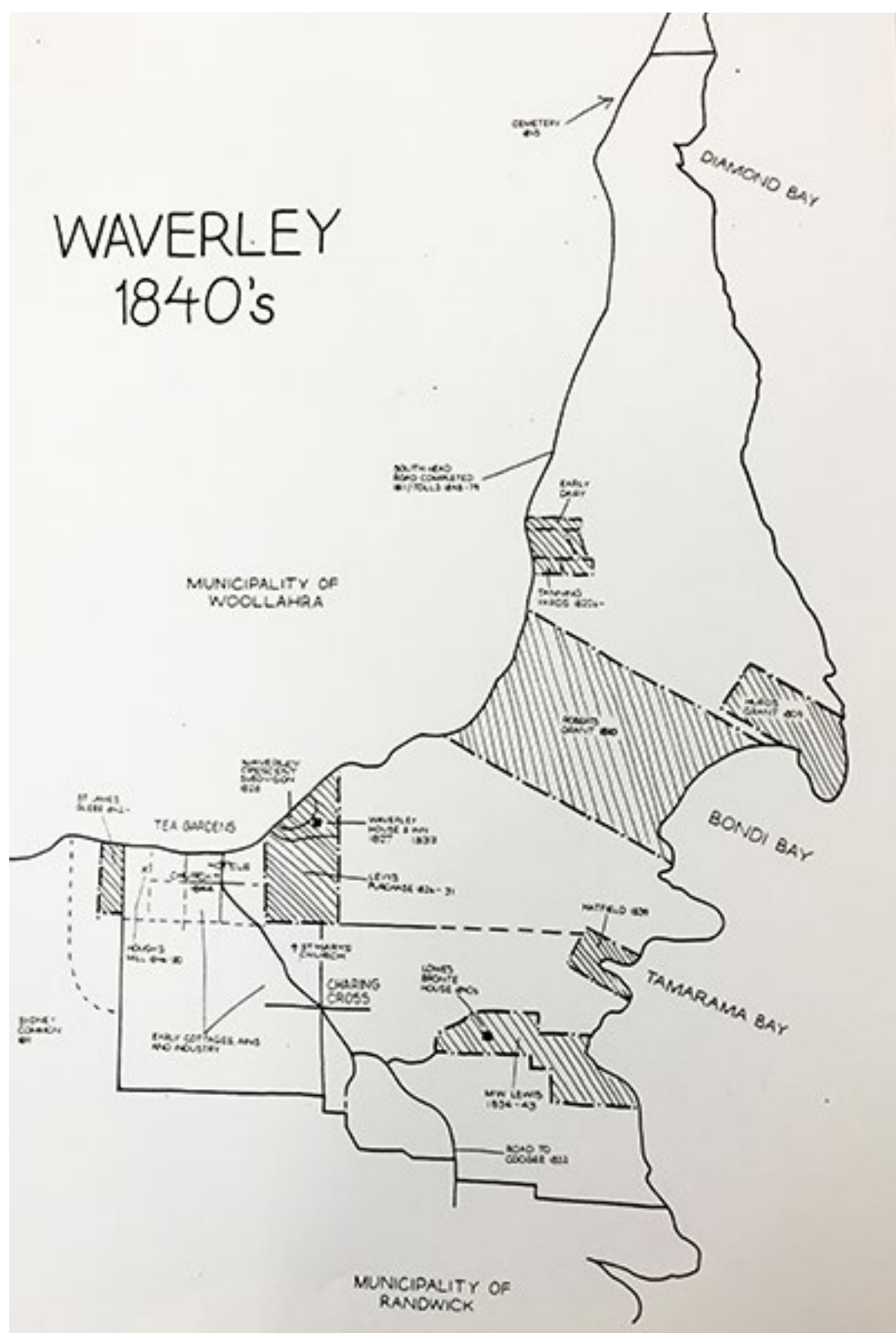
Waverley Local Environmental Plan 2012

Draft

10 Appendix

draft

WAVERLEY 1840's



WAVERLEY HERITAGE STUDY

for Waverley Municipal Council by Perumal Murphy Pty. Ltd.

Item



Photograph

A 32-33

Name SOOS BAKERY

Location cnr Old South Head Rd/The Avenue

Title Reference

Precinct DOVER HEIGHTS

Date 17.6.90

Survey By A. CREMIN

Set of commercial buildings, of which the bakery is only one in the block between The Avenue, Old South Head Road and William Street. Soos Bakery and the shop at 439 OSH (cnr William St) are separated by a large and very overgrown shed. An SCC substation runs along the rear from William St to the Avenue.

The whole complex is a small island of light industry in a sea of suburban residences. Such parts of the structures as can be seen suggest an early 20th century date. The area deserves further investigation and could have archaeological potential.

Reasons for Listing:

☐ Historical

☐ Scientific

☐ Cultural

☐ Social

☒

Archaeological

☐

Architectural

☐

Natural

☐

Aesthetic

☐

Rarity Value

☐

Group Value

☐

Landmark

☐

Streetscape/

Landscape value

Significance:

☐ State

☒ Local

Period:

☐ Pre-1890

☐ 1915-45

☒ 1890-1915

☐ 1945-

Date:

Source:

Integrity

☐ Substantially Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Reversible

Current listings:

☐ AHC

☐ HC

☐ NT

☐ RAI/Other

Thematic Context:

industry

Photo
attached

NO 401640 TRANSFER DATED 10th February 1905
FROM THE WATER DISTRICT WATER
TO THE WATER WATER WATER
OF THE LAND WATER DESCRIBED
PRODUCED & ENTERED 10th February 1905
AT 10 O'CLOCK IN THE AM NOON
Custodian & Certificate of Title issued
No 1690 11

No 401640 Canceled dated 10th February 1905
Produced 10th February 1905
at 10th February 1905 at 10th February 1905
as regards the residue

W. H. H. H.
Deputy Registrar

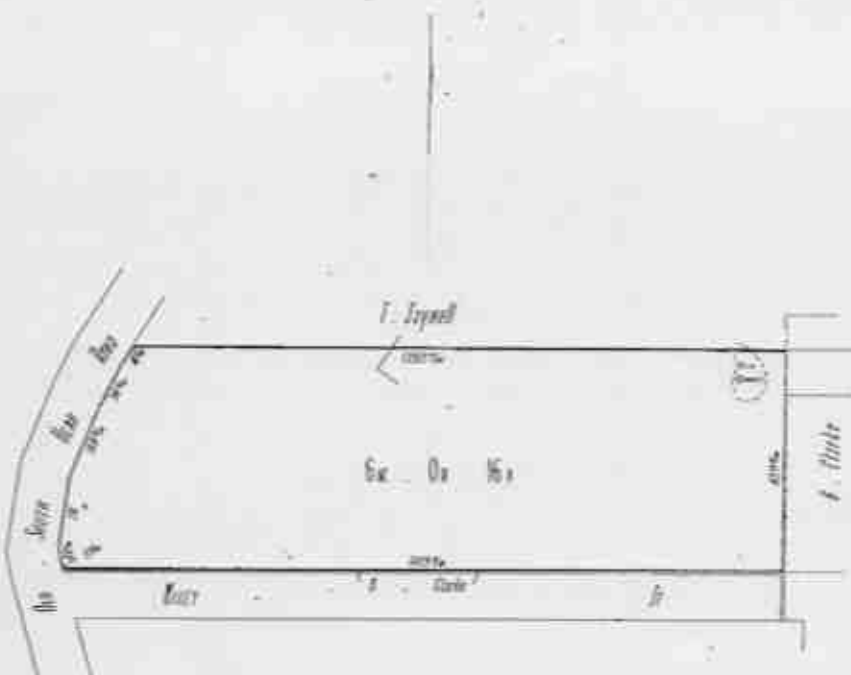
Withdrawal of the above from No
401640 dated 31st March 1905 Produced
and entered 31st March 1905 at 30th April
1905 in the afternoon

W. H. H. H.
Deputy Registrar

NO 401640 TRANSFER DATED 27th April 1905
FROM THE WATER DISTRICT WATER
TO THE WATER WATER WATER
OF THE LAND WATER DESCRIBED
PRODUCED & ENTERED 27th April 1905
AT 10 O'CLOCK IN THE AM NOON
Custodian & Certificate of Title issued
No 1690 11

NO 401640 TRANSFER DATED 27th April 1905
FROM THE WATER DISTRICT WATER
TO THE WATER WATER WATER
OF THE LAND WATER DESCRIBED
PRODUCED & ENTERED 27th April 1905
AT 10 O'CLOCK IN THE AM NOON
Custodian & Certificate of Title issued
No 1690 11

1425-158



Total area included in certification: 6,200 kg
All lengths shall be less than 200 in. long
Rate 7 Cows is valid.

(c)

New South Wales.

{CERTIFICATE OF TITLE}

N^o of Applications 12271

Reference to last Certification
Volume 1525 Folio 158



Discussion

Year 1605 Year 163

CANCELLED BY

Arthur Rickard & Co. Limited

from Frederick Whitson Griffiths numbered 100313 is now the property of an Esquire. The
Sample subject in relation to the assessments and conditions if any contained in the Deed hereafter
referred to and also subject to such assessments levies and interests as are indicated herein in these
parts of land situated in the Borough of Waverley County of Middlesex and County of Westminster
containing One acre twenty five and one quarter perched in themselves. being Lots 1, 2 and 3 and
Lot 7 to 12 inclusive. But also one rod thirty nine and one half perched in themselves. being Lots
5 to 20, 21 and 22 and Lots 22 to 25 inclusive and two rods ten and one quarter perched in them
about being Lots 15 to 18 inclusive as a plan deposited in the Land Office Officially deposited 1896
which said pieces of land are shown on the plan hereby and known also as being part of this area
one rod delimited in the East Wing of the said Residence deposited in the Department of Land officially
granted to Charles Murray by Deed Dated the fourteenth day of February one thousand eight
hundred and thirty five

This 10th day of May 1905, I have hereunto signed my name and affixed my seal
 Signed the 8th day of May 1905 }
 in the presence of M. Amistad } Deputy Registrar General

Notification referred to

Amongst the provisions and conditions contained in the
Bills above referred to are the following, namely:-
Provisions of all Masters of Vessel and by Seamen

(Handwritten signature)
Deputy Registrar General
H.R.

MORTGAGE DATED 15th April 1908
FROM THE SAID Arthur Richard & Co Limited
to James Allan Ramsay Esq Esq
and Edward Bruce Ramsay Bank Clerk
both of Ashfield
for £1000
AT 6% INTEREST PER ANNUM
after 1908

(Circular stamp: REGISTRAR GENERAL, NEWCASTLE-ON-TYNE)
(Circular stamp: 11)

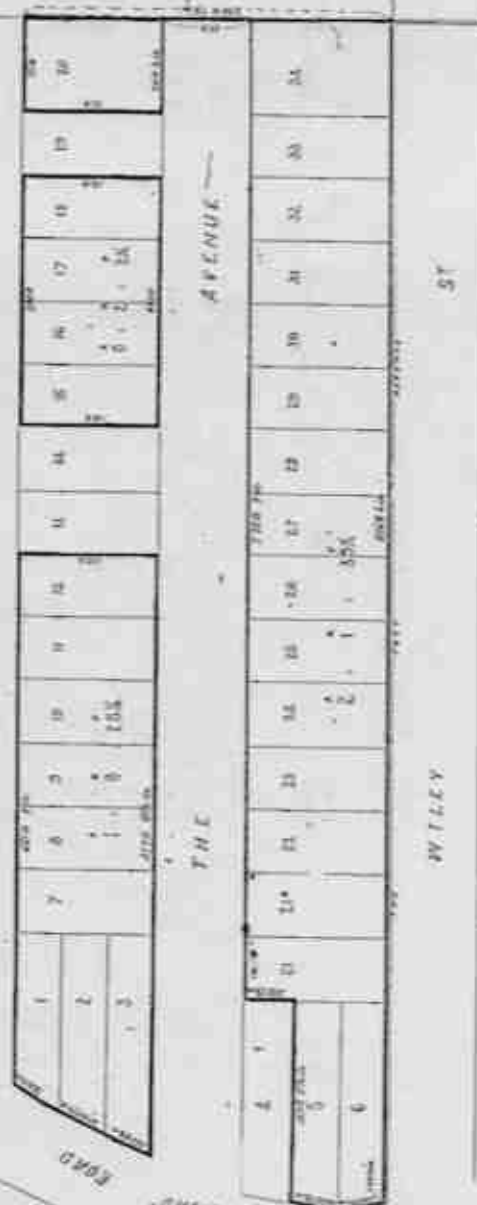
NO. 609765 MORTGAGE on CO 16th May 1908
FROM THE SAID Arthur Pearson & Co Limited
To George McEwen of London
Mrs Stewart of the Land in their account
Accounting £24 + 0/-
PROCEEDS OF SALE 17- pence
ENCLOSURE 10/-
CO 16th May 1908
B. Mitchell
DEPUTY REGISTRAR GENERAL

No. 420753 TRANSFER DATED 17th January 1966
 FROM THE WITHIN-NAMED Parties Richard & Co.
 limited with amount of halapagos &
London Isles Plot of ground lot 1
off plan 9.54 OF THE LAND WITH DESCRIBED
 PRIOR TO & ENTERED 23rd 3 January 1966
 AT 10 O'CLOCK IN THE AFTERNOON
 Deputy Registrar General

NO. 42574 TRANSFER DATED 17th January 1906
FROM THE NAMED Arthur Richard & Co.
LIMITED with removal of mortgages &
other encumbrances from the title plan
of the LAND therein described
PRODUCED & ENTERED 22nd February 1906
AT THE OFFICE IN THE City of London
[Signature]
Deputy Registrar General.

44-7151 TRANSFER DATED 11th March 1961
FROM THE AGENT NAMED William Richard McG
located with consent of principal at domestic
Howard Murray, 71st St. 1st floor west
corner of Apartment 7 of the Landmark Building
ISSUED & ENTERED 11th April 1961
AT 10 O'CLOCK IN THE After NOON
W. H. W.
Special Agent in Charge of this Bureau
K. 135
DEPUTY ASSISTANT GENERAL

042-143



Total area included in certificate: 1.1.27
 All lengths shown herein are in feet
 and inches

NO. 20907 MORTGAGE DATED 1st April 1908
 FROM THE SAID Arthur Richard & Co. Limited
 To Charles Richmond & Co. of Weymouth and
 Mary Florence Gilfillan, both of
 North Shields, Durham
 PRODUCED & ENTERED 1st May
 1908 AT 11 O'CLOCK IN THE AFTERNOON
 DEPUTY REGISTRAR GENERAL

NO. 52730 TRANSFER DATED 11th Jan 1914
FROM THE WILL NAMED Arthur Keightley & Co
limited with consent of Arthur Keightley & Co
Holding 1/2 of Parcel Situated in
22, 23 & 24 of the land with 1/2
PREPARED & ENTICED 17th Jan 1909
AT 26-4-11 DOLLER IN THE 1/2 NO. 11
Arthur Keightley & Co
Company & Co. of the Town of 1/2
No. 1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-18

IN EDUCI TRANSFER DATED 28 September 1909
FROM THE UNIT NAMED Order Richard C. Smith
and amount of unexpended In North Western Ind
of Feb 10 on dep then used
OF THE LAND - with DECEMBER
PRODUCED & ENTERED 105 August 1909 -
AT 11 OFFICE IN THE Office 
CHIEF OF BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

Removal of above Canal: 7" 5' 6 3/80 delta
2nd July 1909. Produced and culminated 1st August 1909.
Spent about a 1/2 afternoon surveying by J. C. O.
Civil
J. C. O.
Supt. General.

No. 041128 TRANSFERRED DATE: 10 September 1998
 FROM THE NAME: Butler Richard H Limited
10130 1st St NW 10130 1st St NW
 10130 1st St NW 10130 NW
 IF THE LAND ISLAND DESCRIBED
 PROVIDED A ENTERED 10 September 98
 AT 10:00 O'CLOCK IN THE AM NORTH BY 121
Enclaves
 Commander & Controller of Fish Harbors
 PO BOX 10000 DEPT. OF THE ARMY GENERAL

No. 536222 TRANSFER DATED 6th July 1939
 FROM THE ~~WOMAN~~ NAMED William Beckwith ~~transferred~~
in consent of her husband to Christopher Beckwith
to James ~~for 35~~ Apple 4311
 OF THE LAND ~~within~~ DESCRIBED
 PRODUCED & ENTERED 10th August 1939
 AT 4 O'CLOCK IN THE ~~PM~~ AM
 Registrar & Clerks of the Court
 Deputy Registrar General

NO. 244672 TRANSFER DATED 23rd September 1908
FROM THE WILSON NAME (DECEASED) Richard + Co.
To Richard + Co. Ltd. of 101
22, Abchurch Lane, London, E.C. 4 with consent of
1908 of the LAND REGISTERED
PRODUCED & ENTERED 23rd September 1908
AT 5.15 O'CLOCK IN THE Afternoon MORN.
Clerk & Deputies of the Court
W. H. H. H. H. W. H. H. H. H.

[illegible]

No. 511871 TRANSFER DATED 17th November 1908
 FROM THE SOUTH WALES STEAM TRADING CO. LIMITED
TO MARGARET ARNOLD, wife of David
(A son of 28.2.88 1906 (with consent
of David Arnold)) OF THE LAND WILLING DECEASED
 PRODUCED & ENTERED 20th November 1908
 AT 2.15 O'CLOCK ON THE 17th NOON
 General & Land Office of this county.
 16/11/08

[illegible]

1. 516-560 - Council, Feb. 28th - December, 1905
 Attached are Feb. 28th - January, 1909, at 12.
 Dec. 1909 - a copy of 33 - 1st Nov. 1934/6.
 J. J. J. J.
 J. J. J. J.

DEEDS OF SALES MORTGAGE NO. 100-2000
 DATED 5th February 1900 PRODUCED & ENTERED
10th February 1900 AT 12 o'clock
 O'CLOCK IN THE after noon
 County Registrar General

NO 52623 TRANSFER DATED 2nd June 1969
FROM THE ALBY NAMED Arthur Richard & Co.
Limited to Jean Williams, Specials.
Lot 31 & p. 4346 (with consent of
Hodgkinson) of the LAND within DISTRICT
PRODUCED & ENTERED 4th June 1969
AT 13.44.12 O'Clock in the afternoon
Signed [Signature] Deputy Registrar General
Dated 9th June 1969

[illegible][illegible]

CERTIFICATE OF TITLE

(C.)

New South Wales.

[App. No. 12271]
[Reference to Last Certificate]
[Vol. 1600 Page 163]



REGISTER BOOK.

2045 Page 43

CANCELLED

Mary Isabel Clarke wife of *Wm. Clarke* of North Bondi, New South Wales
Transfer under Instrument of Transfer from *Arthur Rickard & Co. Limited*
No. 566562
now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Great Instrument referred to, and also subject to such
encumbrances, Easements, and Interests as are notified herein, in that piece of land situated
in the Municipality of *Waverley* Parish of *Albionville* and County of *Greenwich*
containing *Twenty three and one quarter perches* or thereabouts
as shown on the Plan herein, and therein signed and being *Lot 6 in a plan deposited in the Public Office at Sydney*
No. 4346 and part of *Lot 1000* one acre, delineated in the Public Map of the said Parish
deposited in the Department of Lands originally granted to *Arthur Rickard & Co. Limited* by *Wm.*
Clark on the *Twenty* day of *February* *1910* and *thence* right *thence* and *thence* five

In witness whereof I have hereunto signed my name and affixed my Seal, this *Thirteenth* day of
March one thousand nine hundred and *ten*.

Signed the *19* day of *March* 1910.
In the presence of *J. H. Riley*

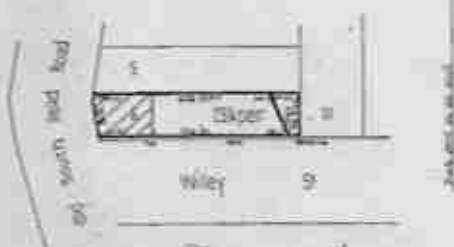
J. H. Riley
Deputy Registrar General



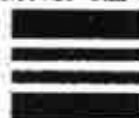
NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the
Great Instrument referred to are the following namely
Reservations of all Mines of Gold and of Silver

J. H. Riley
Deputy Registrar General



NO. 566562	TRANSFER DATED 19 October 1910
FROM THE SAID <i>Mary Isabel Clarke</i>	
TO <i>Arthur Rickard & Co. Limited</i>	
Engineers	
OF THE LAND	DESCRIBED
PRODUCED & ENTERED	2 November
IN AT 12 O'CLOCK IN THE AFTER NOON	
<i>Arthur Rickard</i>	
DEPUTY REGISTRAR GENERAL	



CERTIFICATE OF TITLE



13879016

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 13879 Fol. 16

Appln No 12271

Prior Title Vol. 2045 Fol. 43



EDITION ISSUED

22. 6. 1979

I certify that the person described in the First Schedule is the registered proprietor of the land described in the Second Schedule subject to such exceptions, encumbrances and interests as are shown in the Second Schedule.

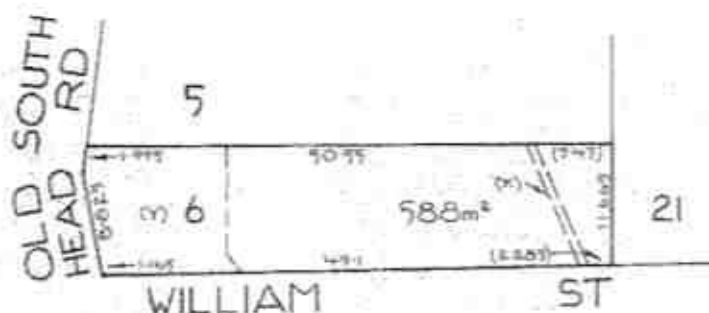
CANCELLED

SEE AUTO-FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(X) EASEMENT FOR DRAINAGE 0.975 WIDE D623599
(Y) RESTRICTION ON USE WVR WIDTH-N363922

R139900 LB

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 4346 in the Municipality of Murrumbidgee Parish of Alexandria County of Cumberland being part of 2.53 hectares granted to Andrew Murray on 7-2-1835.

FIRST SCHEDULE

NORMAN HARRY DAVIDSON of Bondi, Motor Mechanic and NOLA JOAN DAVIDSON his wife, as Joint Tenants.

SECOND SCHEDULE

- ED
RT
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. D623599 Easement for drainage affecting the land shown as burdened in the plan herein.
 3. N363922 Restriction on use (section 72(6) Main Roads Act, 1924) affecting the land shown as burdened in the plan herein.
- ✓

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

HIND & ASSOCIATES

G.P.O. Box 4519, Sydney NSW 2001. Phone: 02 9232 8300

<http://www.llbsearching.com.au>

Note: Information contained in this document is provided by GlobalX Information Pty Ltd (ABN 99 073 436 414) www.globalx.com.au an approved broker.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/8/2015 10:28AM

FOLIO: 1/557245

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12492 FOL 211

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/8/1989	Y488801	LEASE	EDITION 1
23/9/1991	Z936805	DISCHARGE OF MORTGAGE	EDITION 2
7/12/1998	3445931	NOTICE OF DEATH	EDITION 3
4/3/1999	5651201	LEASE	EDITION 4
6/3/2013	AH579520	TRANSMISSION APPLICATION (DEVISEE, BENEFICIARY, NEXT OF KIN)	EDITION 5
16/3/2015	AJ335890	MORTGAGE	EDITION 6

*** END OF SEARCH ***

Hind & Associates

PRINTED ON 31/8/2015

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NEW SOUTH WALES

IFICATE OF TITLE

PROPERTY ACT, 1900



Vol. 12492 Fol. 211



App'n. No. 49348

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions and conditions as hereinafter as are shown in the Second Schedule.

Joubert
Regional General

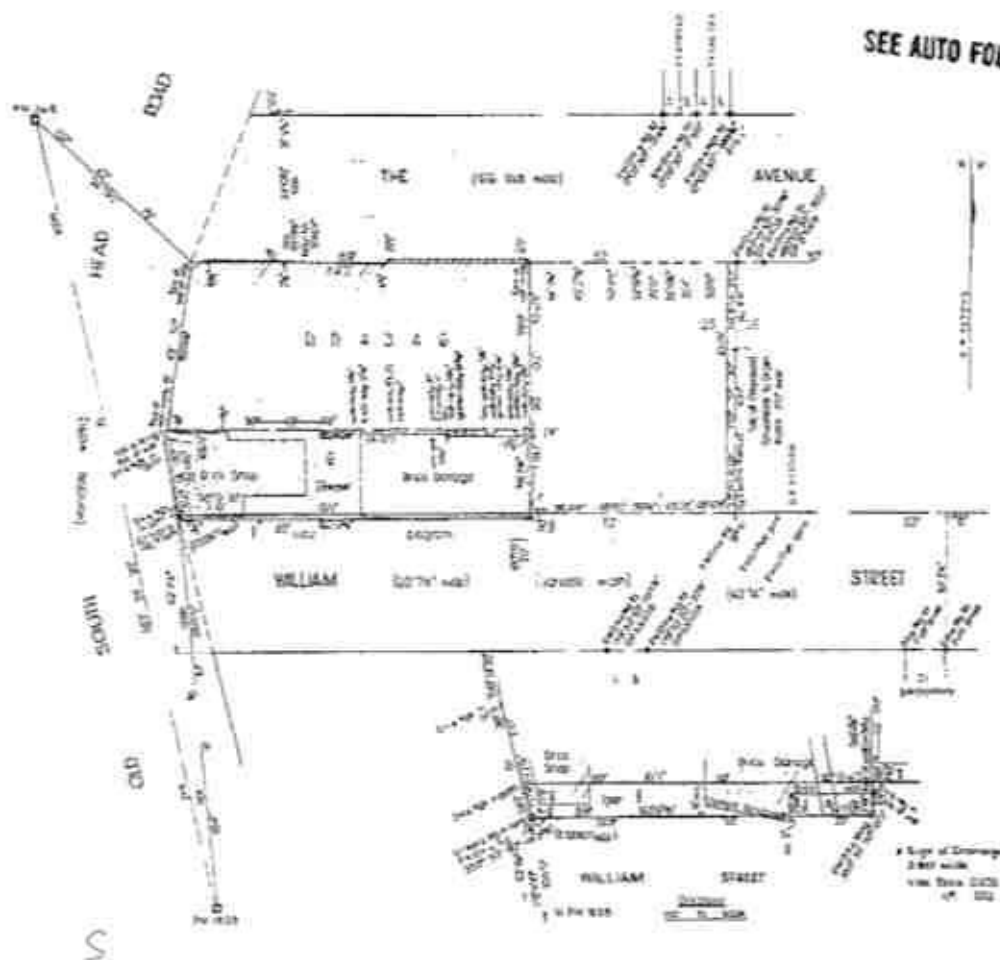
Executive General



PLAN SHOWING LOCATION OF LAND

CANCELLED

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 357249 at Rose Bay in the Municipality of Waverley Parish of Alexandria and County of Cumberland being part of 2.023 hectares granted to James Chisholm on 26-11-1834.

FIRST SCHEDULE

MUSMAN HARRY DAVIDSON, of Vaucluse, Garage Proprietor and NOLA JOAN DAVIDSON, his wife, as Joint Tenants.

GAY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage created by Deed Book 2008 No. 220¹ affecting the part of the land above described 0.915 shown as Right of Drainage 3 feet wide in the plan hereon.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

HIND & ASSOCIATES

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/8/2015 10:42AM

FOLIO: 6/4346

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13879 FOL 16

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	NOT RECORDED FOLIO NOT CREATED
10/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/8/1989	Y488801	LEASE	EDITION 1
16/10/1996	2528472	DISCHARGE OF MORTGAGE	EDITION 2
7/12/1998	5445931	NOTICE OF DEATH	EDITION 3
27/6/2001	7620623	LEASE	EDITION 4
25/11/2002	9158163	DEPARTMENTAL DEALING	
4/2/2003	9293394	REQUEST	
11/4/2005	AB133894	REJECTED - LEASE	
3/12/2007	AD535648	LEASE	EDITION 5
6/3/2013	AH579520	TRANSMISSION APPLICATION (DEVISEE, BENEFICIARY, NEXT OF KIN)	EDITION 6
12/5/2014	AI378691	LEASE	EDITION 7
4/7/2014	AI691037	TRANSFER OF LEASE	
16/3/2015	AJ335890	MORTGAGE	EDITION 8

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/8/2015 11:06AM

FOLIO: 1/857668

First Title(s): OLD SYSTEM

Prior Title(s): 4-5/4346

Recorded	Number	Type of Instrument	C.T. Issue
20/3/1996	DP857668	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/4/1997	3014596	LEASE	EDITION 2
27/8/1997	3360912	SURRENDER OF LEASE	
27/8/1997	3360913	LEASE	EDITION 3
2/9/1998	5239421	TRANSMISSION APPLICATION	EDITION 4
25/11/2002	9158163	DEPARTMENTAL DEALING	
4/2/2003	9293394	REQUEST	
18/8/2011	AG435619	CAVEAT	
29/8/2011	AG459454	WITHDRAWAL OF CAVEAT	
29/8/2011	AG459455	LEASE	
29/8/2011	AG459456	TRANSFER	EDITION 5
3/7/2012	AH83154	MORTGAGE	EDITION 6
16/8/2013	AH949509	LEASE	EDITION 7

*** END OF SEARCH ***

Hind & Associates:

PRINTED ON 31/8/2015

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2006-2007

Ally

[Signature]

Exposure to various DDTs and DDEs

ACKNOWLEDGMENTS

100

RECEIVED: 12/15/2003
ACCEPTED: 1/15/2004

400 (100) and 1000 (100) samples respectively for

1. *Chlorophyll a* (Chl *a*)

11-2-2017

There also is a concern that the market will be too narrow.

1

111-1360

TRAINING: CREASING ON POLYIMIDES WILL LEAD TO IMPROVED

www.elsevier.com/locate/jmb
Journal of Molecular Biology

10.10.2015 07:27 PM

THE BOSTON PUBLIC LIBRARY

See also: [Bibliography](#)

Indirizzo: 0263996 - 0263997

BUREAU OF SUBDIVISION OF

8-1079-984-0-4-24354?

[illegible]

10052 10A+

Abstract

Submitted: _____ at _____ City of _____

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 109–116

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

A. mellifera was used as bait to attract bees.

12/20/12

Country	Year	Method of communication
France	1997	100%
Germany	1997	100%
Italy	1997	100%
Spain	1997	100%
Sweden	1997	100%
Switzerland	1997	100%
United Kingdom	1997	100%
United States	1997	100%
Japan	1997	100%
China	1997	100%
India	1997	100%
Brazil	1997	100%
South Africa	1997	100%
South Korea	1997	100%
Taiwan	1997	100%
Thailand	1997	100%
Vietnam	1997	100%
Yugoslavia	1997	100%
Zimbabwe	1997	100%
Other countries	1997	100%

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[illegible]

D.2751

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

VALUATION DISTRICT OF
WAVERLEYWALK ON
WHEELS

HUNTER

VACCINATION NÀ

2791

Soos, Mr. S. IMRE,
443-5 Old South Head Road,
ROSE BAY, N.S.W. 2029.

OWNER'S NAME AND ADDRESS

University Name

COUNTY Regd. Ad. Val.	48 41	No.	D.P.	4346	PARTIAL Other } Tenure }	E.	SIDE	Shop & T9884 OLD VILLAGE DW12 Valley or }	House No. or Name }	443/445	Remarks
20.3.64				Cor. 4 & 5	77' 2 x 165'	IO					
					<u>76' 2</u> <u>154' 1</u>						

HERE THE AVENUE.

90/121.

**MUNICIPALITY
OF WAVERLEY**

File No:

Related Files:

45/312/443 - 42

SUBJECT

Property: 443-445 OLD SOUTH HEAD RD. ROSE BAY

Applicant: CYRIL SMITH & ASSOC. (ARCH.) P/L

Brief Proposal To DEMOLISH THE EXISTING BAKERY
Description: AND ERECT A 3 STOREY R.F.B COMARISING
8 x 2 BEDROOM UNITS AND 1 x 3 BEDROOM UNITS

Action Record

Next movement must be indicated in panel below
and on papers inside.

Date	Referred to	Item No.	Date returned	Initial upon clearance	Re-submit date
24.6	S/P ^{Sec} 1792		27.7	AM	
3.8	Engl.			R	
3.9	CTP		25.9	AM.	
15.10	MHS.		26.10	AM.	
17.12	MHS R/B		5/1	B	19/1/93
12/1	RATES		20.1	B	
13.7	CTP		14/7	wG	
14/7	Eng.		26/7	L	
	MHS CTP.		29.7	AM	
7.9.93	DIRECTOR (R.V) H+S Insp.				