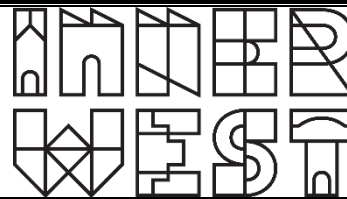

INNER WEST LOCAL PLANNING PANEL MEETING

THURSDAY, 14 SEPTEMBER 2023



NOTICE IS HEREBY GIVEN THAT THE INNER WEST LOCAL PLANNING PANEL WILL BE HELD ON **THURSDAY, 14 SEPTEMBER 2023** VIA TELECONFERENCE.

COMMENCEMENT OF THE INNER WEST LOCAL PLANNING PANEL MEETING WILL BE 1.00 PM.

**PETER GAINSFORD
GENERAL MANAGER**

INNER WEST LOCAL PLANNING PANEL MEETING

THURSDAY, 14 SEPTEMBER 2023



A. ACKNOWLEDGEMENT OF COUNTRY

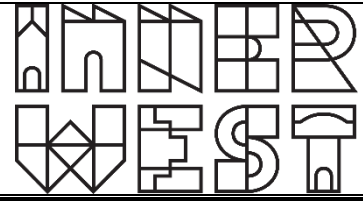
Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West Local Government Area is situated. We celebrate the survival of Aboriginal and Torres Strait Islander cultures, heritage, beliefs and their relationship with the land and water. We acknowledge the continuing importance of this relationship to Aboriginal and Torres Strait Islander peoples living today, despite the devastating impacts of European invasion. We express our sorrow for past injustices and support the rights of Aboriginal and Torres Strait Islanders to self-determination.

B. DECLARATIONS OF INTEREST


Item				Page
1	Planning Proposal	Residential Heritage	<p>That the Inner West Local Planning Panel advise Council:</p> <p>That the draft Planning Proposal prepared by Council officers dated August 2023 to amend Schedule 5 and the Heritage Map of the Inner West Local Environmental Plan 2022 has sufficient strategic and site-specific merit to be submitted to the Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.</p>	4
2	Planning Proposal	Heritage Pubs	<p>That the Inner West Local Planning Panel advise Council:</p> <p>That the draft Planning Proposal prepared by Council officers dated August 2023 to amend Schedule 5 and the Heritage Map of the Inner West Local Environmental Plan 2022 has sufficient strategic and site-specific merit to be submitted to the Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.</p>	423

INNER WEST LOCAL PLANNING PANEL MEETING

THURSDAY, 14 SEPTEMBER 2023



DECLARATIONS OF INTEREST

	
PLANNING PROPOSAL REPORT From Strategic Planning team	
Planning Proposal	Residential Heritage
Site Address	Various areas and properties in Lilyfield, Dulwich Hill, Marrickville, Croydon, Ashfield, Summer Hill and Sydenham
Proposal	Council-led Planning Proposal to introduce new heritage conservation areas (HCAs), extend existing HCAs, remove properties from existing HCAs, delist existing heritage items and revised existing heritage items.
Recommendation	<p>That the Inner West Local Planning Panel advise Council:</p> <p>That the draft Planning Proposal prepared by Council officers dated August 2023 to amend Schedule 5 and the Heritage Map of the <i>Inner West Local Environmental Plan 2022</i> has sufficient strategic and site-specific merit to be submitted to the Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.34 of the <i>Environmental Planning and Assessment Act 1979</i>.</p>

SUMMARY

The purpose of this report is to seek the advice of the Inner West Local Planning Panel (IWLPP) on the proposed various amendments to Schedule 5 and the Heritage Map of the *Inner West Local Environmental Plan 2022* (IWLEP 2022).

The proposed amendments include:

- Nine new HCAs of local significance, including the replacement and reconfiguring of an existing HCA;
- Three extended HCAs of local significance;
- Minor reduction of three HCAs of local significance;
- Delisting of three items of local heritage significance; and
- Revisions to two items of local heritage significance, including amendments to their statements of significance.

It is requested that the IWLPP support the recommendation and advises Council to proceed with the draft Planning Proposal at **Appendix 1**.

1.0 BACKGROUND

In 2021, Council engaged specialist consultants GML Heritage to undertake an Inner West local government area (LGA) wide heritage review. This review responds

to the following specific actions of Inner West's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS):

- ***LSPS Planning Principle 6, Action 6.2:*** *Continue to protect the heritage and character values of the Inner West by: ensuring significant existing or desired character is identified and protected through LEP and DCP provisions:*
 - *Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and use these studies to inform future LEP and DCP provisions for their protection.*
- ***LHS Principle 2, Action 1B:*** *Continue to identify and conserve items of environmental heritage, and heritage conservation areas:*
 - *Identify this action in the Local Strategic Planning Statement*
 - *Undertake a heritage review across the LGA in conjunction with place-based studies*
 - *Consult with the community and other key stakeholders*
 - *Amend LEP Schedule 5 and LEP heritage maps as needed*

An initial desktop review carried out by GML Heritage was informed by previous heritage studies, as well as submissions and feedback received from Council officers, heritage associations and community members. Refinements to this initial work resulted in a list of areas and properties warranting immediate inclusion in a Planning Proposal to amend Schedule 5 and the Heritage Map of the IWLEP 2022.

The list includes new areas warranting listing as local HCAs and areas adjoining existing local HCAs that warrant inclusion in those HCAs. It also includes certain properties identified as no longer meeting the threshold for retention in existing local HCAs and properties currently listed as local heritage items that do not meet the threshold for listing. Further, there are two properties currently listed as local heritage items that continue to meet the threshold for listing but warrant revisions to the name/address and statements of significance of the items.

Detailed heritage assessments were carried out for each area and property identified, against NSW Heritage Council criteria for assessing heritage significance. GML Heritage's final recommendations in relation to this list were published in May 2023 in the *Inner West Heritage Study – Residential (Stage 1)* (Heritage Study).

GML Heritage have prepared draft inventory sheets for the proposed new HCAs, extended existing HCAs, reduced existing HCAs and revised heritage items, which are enclosed in the Heritage Study.

The Heritage Study is contained in **Appendix 1** (refer to Attachment 1 to the Planning Proposal).

2.0 PLANNING PROPOSAL

Below is a summary of the proposed amendments to the IWLEP 2022:

1. Introduce the following new HCAs:
 - Petersham Hill, Dulwich Hill
 - Campbell's Dairy, Dulwich Hill
 - The Parade, Dulwich Hill
 - Woodlands Estate, Marrickville
 - Terrace Garden Estate, Marrickville
 - The Warren, Marrickville
 - Marrickville Market Gardeners Estate, Marrickville (incorporates and replaces part of existing David Street HCA – 'C66')
 - Shrublands Estate (incorporates and replaces the remainder of David Street HCA).
2. Extend the following existing HCAs:
 - Campbell Estate, Lilyfield – 'C64' (including renaming the HCA to *Campbell's Broughton Estate* to reflect historical naming)
 - Austenham Estate, Lilyfield – 'C62'
 - Inter War Group, Marrickville – 'C67' (one of the three components that make up this group, located at Hollands Avenue)
3. Reduce the following existing HCAs:
 - Rathgael Estate, Croydon – 'C44' (removal of 6 properties)
 - Ivanhoe, Croydon – 'C42' (removal of 1 property)
 - Fleet Street, Summer Hill – 'C92' (removal of 1 property)
4. Revise the following existing heritage items:
 - 56 Liverpool Road (28 Gower Street), Summer Hill – 'I1614' (including changing address to 28 Gower Street (56 Liverpool Road) to reflect the current property description, renaming the item to *Carleton House and Stables, including interiors* and amending the identified significant elements identified in the draft inventory sheet)
 - 44-46 Smith Street, Rozelle – 'I1487' (including renaming the item to *The Former Smith Street Superior Public School, including interiors* and amending the identified significant elements in the draft inventory sheet)
5. Delist the following existing heritage items:
 - 40 William Street, Ashfield – 'I409'
 - 44 Wellesley Street, Summer Hill – 'I1728'
 - 24A Railway Road, Sydenham – 'I1750'.

The specific amendments to Schedule 5 and the Heritage Map of the IWLEP 2022 are contained at **Appendix 1** (refer to Part 2 – Explanation of Provisions and Part 4 – Mapping of the Planning Proposal, as well as the Proposed Heritage Maps at Attachment 2 to the Planning Proposal).

This draft Planning Proposal will be accompanied by a review of Development Control Plans for the former Ashfield, Leichhardt and Marrickville Councils. This will ensure consistency between the proposed IWLEP 2022 amendments and relevant DCP provisions. Council approval will be sought for any DCP amendments prior to public exhibition, allowing the DCP amendments to be exhibited alongside the draft Planning Proposal. The preparation of a consolidated draft Inner West DCP is also

underway. This review will also consider the draft Planning Proposal in the context of a future consolidated set of DCP provisions.

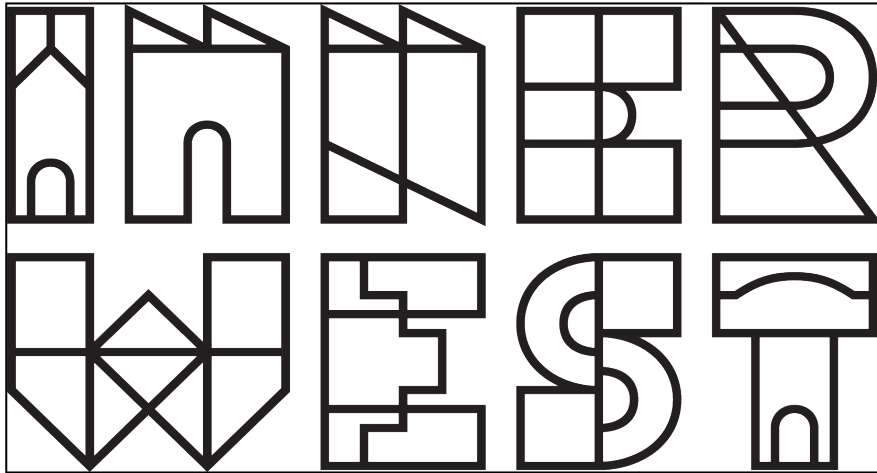
3.0 CONCLUSION

The draft Planning Proposal will implement the recommendations of independent expert consultants GML Heritage, contained in the Heritage Study. Through implementing these recommendations, it will preserve identified local heritage in the Inner West LGA by providing statutory protection and recognition to sites of historical significance.

It is recommended that the IWLPP support this draft Planning Proposal and advise Council to forward the proposal to the Minister for Planning and Public Spaces for a Gateway Determination, in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

4.0 APPENDIX

Draft Planning Proposal – Residential Heritage – August



Residential Heritage Draft Planning Proposal

31 August 2023

Prepared by Inner West Council

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Version 1.0 – August 2023

Inner West Local Planning Panel Meeting 14 September 2023 (Pre-Gateway)

1. Introduction

Inner West has prepared a Planning Proposal (PP) to amend the *Inner West Local Environmental Plan 2022* (IWLEP 2022).

The primary intent of the PP is to make a number of residential heritage changes across the Inner West local government area (LGA). This includes:

- Nine new heritage conservation areas (HCAs), including the replacement and reconfiguring of an existing HCA
- Three extended HCAs
- Minor reduction of three HCAs
- Delisting of three heritage items
- Amendment to the statements of significance of two heritage items.

The proposed amendments are recommended in the *Inner West Heritage Study – Residential (Stage 1)*, prepared for Council by independent heritage consultants GML Heritage. This study contains detailed heritage assessments and inventory sheets of each proposed new and amended HCA and amended heritage item.

Refer to **Attachment 1** for GML's study including draft inventory sheets.

The proposal is part of a suite of planning proposals being prepared by Inner West Council, under its heritage review program, which also includes a Planning Proposal for a group listing of residential properties at Macarthur Parade, Dulwich Hill and a Planning Proposal to heritage list various pubs across Inner West LGA.

The PP is aligned with specific actions of the Inner West's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), in particular:

LSPS Planning Principle 6, Action 6.2: Continue to protect the heritage and character values of the Inner West by: ensuring significant existing or desired character is identified and protected through LEP and DCP provisions:

- Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and use these studies to inform future LEP and DCP provisions for their protection

LHS Principle 2, Action 2B: Continue to identify and conserve items of environmental heritage, and heritage conservation areas:

- Identify this action in the Local Strategic Planning Statement
- Undertake a heritage review across the LGA in conjunction with place-based studies
- Consult with the community and other key stakeholders
- Amend LEP Schedule 5 and LEP heritage maps as needed

The PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and NSW Department of Planning and Environment's (DPE) 'Local Environmental Plan Making Guideline' (August 2023).

2. Background

In 2021, Council engaged GML Heritage to undertake a review of residential heritage across Inner West LGA. This included areas and properties identified as potentially significant by residents, Council staff and in studies undertaken by former Councils of Ashfield, Marrickville and Leichhardt.

An initial review by GML Heritage identified a number of areas and properties warranting amendment to IWLEP 2022, including new and revised listings, while other areas and properties were identified as requiring further detailed assessment.

This review was further refined to focus on the areas and properties warranting immediate consideration. The final *Inner West Heritage Study – Residential (Stage 1)* (May 2023) limits its content to the matters recommended for inclusion in IWLEP 2022 and forms the evidence base for the PP.

On 20 June 2023, Council considered a report providing an update on various elements of the heritage review program and resolved:

That Council undertakes early consultation with residents regarding the residential component of the heritage program and takes it to the Inner West Local Planning Panel for review before bringing a further report to Council.

Between 17 July and 13 August 2023, preliminary engagement was undertaken with owners affected by the proposed heritage changes identified in GML's study. A dedicated page was also set up on Council's Your Say Inner West website, providing background on the project, an explanation of the proposed changes, copies of the heritage study and draft inventory sheets and options for providing feedback, including via an online feedback form on this page, email or phone.

A summary of the preliminary engagement and responses received is included at 8. Part 5 – Community Consultation.

There were no issues raised in the engagement necessitating changes to the PP.

Following this engagement, Council staff prepared a planning proposal, which seeks to make changes to IWLEP 2022, in order to implement GML's recommendations.

3. Statutory planning framework overview

Local environmental plan

Schedule 5 of IWLEP 2022 contains a list of recognised heritage items, HCAs and archaeological sites (also depicted on IWLEP 2022's Heritage Map). These can be of local or State significance.

Clause 5.10 of IWLEP 2022 outlines objectives for the conservation of heritage significance and requirements for proposed development within, or which would have an impact on, items and areas listed in Schedule 5 and depicted on the Heritage Map. Further, the listing of items and areas of heritage significance under IWLEP 2022 has implications for other types of development that can be carried out on affected properties, with or without consent, under various State policies such as the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

It is important that IWLEP 2022's Schedule 5 and Heritage Map are kept up to date, to reflect recognised heritage values across Inner West LGA and to give certainty to owners of properties containing heritage significance as to the types of development and the development pathway applicable to these properties.

Development control plan

This PP will be accompanied by a review of Development Control Plans (DCP) for the former Ashfield, Leichhardt and Marrickville Councils. This will ensure consistency between the proposed IWLEP 2022 amendments and relevant DCP provisions. Council approval will be sought for any proposed DCP amendments prior to public exhibition, allowing the DCP amendments to be exhibited alongside the PP.

Inner West LGA is currently subject to three principal DCPs, prepared under the former Councils of Ashfield, Leichhardt and Marrickville:

- *Comprehensive DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill* (ADCP 2016)
- *Leichhardt Development Control Plan 2013* (LDCP 2013)
- *Marrickville Development Control Plan 2011* (MDCP 2011).

The PP affects land covered by each of the above DCPs. Each DCP contains general provisions relating to land use and development on heritage items and in HCAs (and in the vicinity of items and HCAs). There are also area-specific heritage provisions, including identified contributory elements, in ADCP 2016 (Chapter E1) and MDCP 2011 (Part 8 – Heritage). Further, Part 9 – Strategic Context of MDCP 2011 contains precinct-specific chapters that overlap with a number of proposed heritage changes. All of these chapters will be reviewed as part of this plan-making process.

The preparation of a consolidated draft Inner West DCP is also underway. This review will also consider the draft Planning Proposal in the context of a future consolidated set of DCP provisions.

4. Part 1 – Objectives and intended outcomes

The objective of this PP is to make several amendments to Schedule 5 Environmental heritage of IWLEP 2022 to implement evidence-based recommendations regarding residential heritage across Inner West LGA.

The intended outcomes of this PP are:

- statutory heritage protection of areas and properties across the LGA
- preservation of local heritage in the Inner West by providing statutory protection and recognition to historically significant residential properties and neighbourhoods
- ensuring future generations can observe items and areas of historical significance.

5. Part 2 – Explanation of provisions

The PP will update Schedule 5 as follows:

Written instrument

a. Introduce the following new HCAs:

Suburb	Description	Identification on Heritage Map	Significance
Dulwich Hill	Petersham Hill	CXXX (to be confirmed at time of Plan making)	Local
Dulwich Hill	Campbell's Dairy		
Dulwich Hill	The Parade		
Lilyfield	Fredbert Street		
Marrickville	Woodlands Estate		
Marrickville	The Warren		
Marrickville	Terrace Garden Estate		
Marrickville	Marrickville Market Gardeners Estate <ul style="list-style-type: none"> ▪ <i>includes replacing part of existing David Street HCA ('C66') plus additional properties</i> 		
Marrickville	Shrublands Estate <ul style="list-style-type: none"> ▪ <i>includes replacing remainder of existing David Street HCA ('C66') plus additional properties</i> 		

b. extend the following existing HCAs:

Suburb	Description	Identification on Heritage Map	Significance
Lilyfield	Austenham Estate	C62	Local
Lilyfield	Campbell Estate <ul style="list-style-type: none"> <i>rename to "Campbell's Broughton Estate" for clarity</i> 	C64	
Marrickville	Inter-War Group – Hollands Avenue, Jocelyn Avenue and Woodbury Street	C67	

c. reduce the following existing HCAs:

Suburb	Description	Identification on Heritage Map	Significance
Croydon	Ivanhoe	C42	Local
Croydon	Rathgael Estate	C44	
Summer Hill	Fleet Street	C92	

d. delete the following existing HCA:

Suburb	Description	Identification on Heritage Map	Significance
Marrickville	David Street <ul style="list-style-type: none"> <i>to be replaced entirely by two new HCAs – Marrickville Market Gardeners Estate and Shrublands Estate</i> 	C66	Local

e. amend the following existing Heritage Items:

Suburb	Item name	Address	Property Description	Significance	Item No.
Rozelle	Delete: School, including interiors Insert: The Former Smith Street Superior Public School, including interiors	44- 46 Smith Street	Lots 1 and 2, DP 782330; Lot 1, DP 782348; Lot 1, DP 228261	Local	11487

Summer Hill	Delete: Hospital and outbuildings, including interiors Insert: Carleton House and Stables, including interiors	Delete: 56 Liverpool Road (28 Gower Street) Insert: 28 Gower Street (56 Liverpool Road)	Part Lot 1–78 and CP/SP 89767 (formerly known as Lot 1, DP 378; Lot 1, DP 126307; Lot 1, DP 30237; Lot 2, DP 562023)	Local	I1614
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f. Delist the following existing Heritage Items:

Suburb	Item name	Address	Property Description	Significance	Item No.
Ashfield	House, including interiors	40 William Street	Lot 15, DP 4272	Local	I409
Summer Hill	House, including interiors	44 Wellesley Street	Lot 1, Section 3, DP 700	Local	I1728
Sydenham	Former St Mary and St Mina Coptic Orthodox Church	24A Railway Road	Lots 82–84, DP 750	Local	I1750

Mapping:

Amend the Heritage Map (various Map Sheets) to identify the above changes. This is described in further detail at 7. Part 4 – Maps.

Proposed amendments to IWLEP 2022 Heritage Map are included at **Attachment 2**.

6. Part 3 – Justification of strategic and site-specific merit

Section A – Need for the planning proposal

Question 1 – Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes.

The PP is aligned with the Inner West Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), in particular the following actions:

- ***LSPS Planning Principle 6, Action 6.2:*** Continue to protect the heritage and character values of the Inner West by: ensuring significant existing or desired character is identified and protected through LEP and DCP provisions:
 - Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and use these studies to inform future LEP and DCP provisions for their protection.
- ***LHS Principle 2, Action 1B:*** Continue to identify and conserve items of environmental heritage, and heritage conservation areas:
 - Identify this action in the Local Strategic Planning Statement
 - Undertake a heritage review across the LGA in conjunction with place-based studies
 - Consult with the community and other key stakeholders
 - Amend LEP Schedule 5 and LEP heritage maps as needed

The Inner West LSPS was adopted by Council on 25 February 2020 and received a Letter of Support from the Greater Cities Commission (then Greater Sydney Commission) on 25 March 2020.

Inner West's LHS was adopted by Council on 3 March 2020 and approved by the DPE on 8 July 2021.

Consultants GML Heritage were commissioned to undertake a strategic heritage assessment report on Council's behalf, *Inner West Heritage Study – Residential (Stage 1) (Attachment 1)*. This PP implements the independent recommendations contained in this study, with the following exception:

- The original recommended extension to Austenham Estate HCA (as shown in the GML Heritage Study) extended northward from Rayner Street, up to Perry Street, cutting through the middle of Orange Grove Public School. This recommended boundary was based on the original boundary of Austenham Estate, which once included residential properties along Emmerick Street and up to Perry Street. However, that land has been occupied by the school grounds for several decades and there is no justification for its inclusion in the proposed extended HCA. GML Heritage has since clarified that its recommended boundary should have excluded the school ground, however its study was finalised before this error was noticed. Therefore, the proposed boundary of Austenham Estate HCA, as outlined in this PP, excludes the parcels inside Orange Grove Public School, reverts to part of the current HCA's northern boundary at the end of Rayner Street and extends along the northern boundaries of 20 Rayner Street and 17 Emmerick Street to the west.

Assessment of heritage significance

The assessment of heritage significance reviewed the subject areas and properties in accordance with *Assessing heritage significance* (NSW Heritage Office, 2001) and *Investigating heritage significance* (Heritage NSW, 2021). There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historic – an item is important in the course or pattern of NSW’s cultural or natural history

Criterion (b) – Associative – 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

Criterion (c) – Aesthetic – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW

Criterion (d) – Social – an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons

Criterion (e) – Technical/Research – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history

Criterion (f) – Rarity – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history

Criterion (g) – Representativeness – an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or cultural or natural environments.

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. The detailed heritage assessments concluded that the proposed new and extended HCAs and heritage items proposed to be retained meet at least one of the criteria, thus confirming their local heritage significance.

Table 1 outlines the criteria met and not met by each proposed new and extended HCA, reduced HCA (excluding lots proposed for removal) and amended heritage items.

For properties proposed to be removed from an existing HCA and heritage items proposed for delisting, it is concluded that these properties do not meet the threshold for listing under any of the criteria.

Table 1 – Assessment of sites against heritage significance criteria

Location	Heritage Significance Criteria						
	Historic	Associative	Aesthetic	Social	Technical / Research	Rarity	Representativeness
Proposed New HCAs							
Petersham Hill, Dulwich Hill	✓	✓	✓	?	?	x	✓
Campbell's Dairy, Dulwich Hill	✓	x	✓	?	?	x	✓
The Parade, Dulwich Hill	✓	x	✓	?	?	x	✓
Fredbert Street, Lilyfield	✓	✓	✓	?	?	✓	✓
Woodlands Estate, Marrickville	✓	✓	✓	?	?	✓	✓
The Warren, Marrickville	✓	✓	✓	✓	?	x	✓
Terrace Garden Estate, Marrickville	✓	x	✓	?	?	✓	✓
Marrickville Market Gardeners Estate, Marrickville	✓	x	✓	?	?	x	✓
Shrublands Estate, Marrickville	✓	x	✓	?	?	✓	✓
Proposed Extended HCAs							
Austenham Estate, Lilyfield	✓	✓	✓	?	?	x	✓
Campbell's Broughton Estate, Lilyfield	✓	x	✓	?	?	x	✓
Inter-War Group, Marrickville	✓	x	✓	?	?	✓	✓
Proposed Reduced HCAs (excluding properties to be removed)							
Ivanhoe, Croydon	✓	✓	✓	?	?	✓	✓
Rathgael Estate, Croydon	✓	✓	✓	?	?	✓	✓
Fleet Street, Summer Hill	✓	✓	✓	?	?	✓	✓
Proposed Revised Heritage Items							
44-46 Smith Street, Rozelle	✓	✓	✓	?	?	✓	✓
28 Gower Street (56 Liverpool Road), Summer Hill	✓	✓	✓	?	x	✓	✓

? Further assessment is needed to determine if the property meets the threshold of significance for this criterion

Question 2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

The objective of this PP is to make a number of amendments to Schedule 5 Environmental heritage of IWLEP 2022 to implement evidence-based recommendations regarding

residential heritage across Inner West LGA. The best, and only, means of achieving this objective is through the PP process.

Heritage listing will provide ongoing protection and recognition of the heritage significance of these properties and areas. Other options, such as adding site-specific objectives and controls to the relevant development control plans, or including heritage conservation conditions to a development consent, will not provide the same level of heritage protection and recognition.

A small number of properties are proposed for removal from HCAs or delisting as heritage items, which will more accurately define the threshold of significance for heritage listing under IWLEP 2022 across the LGA.

Section B Relationship to strategic planning framework

Question 3 – Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The PP is consistent with the relevant objectives of the Greater Sydney Region Plan: A Metropolis of Three Cities (GSRP) and the relevant planning priorities and actions of the Eastern City District Plan (ECDP), as discussed below:

Greater Sydney Region Plan: A Metropolis of Three Cities

The PP gives effect to the directions and objectives of the GSRP, in particular Direction 5 A City of Great Places – Objective 13 ‘Environmental heritage is identified, conserved and enhanced.’

Eastern City District Plan (ECDP)

The PP is also consistent with the directions, priorities and objectives of the ECDP, particularly Planning Priority E6 and Action 20:

- *Planning Priority E6: ‘Creating and renewing great places and local centres, and respecting the District’s heritage’*
 - *Action 20: ‘Identifying, conserving and enhancing the environmental heritage of the local area through:*
 - *Engaging with the community early to understand heritage values;*
 - *Applying adaptive reuse and interpreting heritage to foster distinctive local places managing and monitoring the cumulative impact of development on the heritage values and character of places.’*

A detailed explanation of the PP's consistency with the broader strategic planning framework, including the GSRP and ECDP, is contained at **Attachment 3**.

Question 4 – Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes.

The PP is consistent with the relevant planning priorities and actions of Council's adopted LSPS. It is also consistent with strategies of Council's Community Strategic Plan and principles and actions of Council's LHS. This is discussed in further detail below:

Inner West Local Strategic Planning Statement – *Our Place Inner West* (LSPS)

Council adopted its LSPS in March 2020 in accordance with section 3.9 of the EP&A Act and State Government guidance. The LSPS aligns with priorities set out in the Region and District Plans, as well as Council's own priorities set out in its Community Strategic Plan.

As outlined in Question 1, the PP is aligned with LSPS Planning Priority 6 and Action 6.2.

Inner West Community Strategic Plan: *Our Inner West 2036* (CSP)

The Inner West's CSP, adopted June 2022, sets the strategic direction for Council's Delivery Program and Operational Plans. The strategic directions, outcomes and strategies outlined in the plan inform Council's activities towards achieving the identified outcomes.

The PP is aligned with the following strategic directions, outcomes and strategies of the CSP:

- *Strategic Direction SD2: 'Liveable, connected neighbourhoods and transport'*
 - *Outcome 2: 'The unique character and heritage of neighbourhoods is retained and enhanced'*
 - *Strategy: 'Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres'*
- *Strategic Direction SD3: 'Creative communities and a strong economy'*
 - *Outcome 1: 'Creativity and culture are valued and celebrated'*
 - *Strategy: Celebrate and promote awareness of the community's history and heritage'*

Inner West Local Housing Strategy: *Our Inner West Housing Strategy* (LHS)

The purpose of the Inner West's adopted LHS is to set the strategic framework and vision for housing in the Inner West LGA up to 2036. The LHS was adopted by Council in March 2020 and approved by DPE in July 2021.

The LHS, prepared by consultants Elton Consulting in collaboration with Council, accords with the NSW Government Local Housing Strategy Guidelines and Template (2018) and the requirements of the GSRP and ECDP. The LHS was also prepared in tandem with, and having regard to, Inner West's LSPS.

Council is required to meet the ECDP housing target of 5,900 dwellings between 2016 and 2021, deliver a 6 to 10 year housing target, and outline its contribution to the Eastern City District's 20 year housing target. The ECDP also requires all councils to develop an affordable housing contributions scheme.

To respond to these requirements, Council has developed the following housing targets for the Inner West LGA (Table 2). The evidence base behind these targets is contained within the LHS.

Table 2 – Inner West Housing Targets

0 – 5 years	6 – 10 years	10 – 20 years
(2016-2021)	(2021-2026)	(2026-2036)
5,900	5,000	10,000
Eastern City District Target expected to be met	Meeting DPIE Implied Dwelling Production	Meeting DPIE Implied Dwelling Production

The LHS contains a constraints and opportunities analysis to determine the parts of the Inner West LGA that are most suited to accommodating additional housing, through identification of investigation areas. It includes detailed analysis of each investigation area, including potential uplift scenarios.

The LHS also includes an implementation and delivery plan, outlining principles and actions to deliver the strategy's findings.

The PP was prepared having regard to Principle 2 and Action 2B of the LHS:

- *Principle 2: 'Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.'*
 - *Action 2B: Continue to identify and conserve items of environmental heritage, and heritage conservation areas'*

This Action contains the following Implementation steps:

- *Identify this action in the Local Strategic Planning Statement*
- *Undertake a heritage review across the LGA in conjunction with place-based studies*
- *Consult with the community and other key stakeholders*
- *Amend LEP Schedule 5 and LEP heritage maps as needed.*

There are a number of proposed amendments that occur within investigation areas identified in the LHS. These include:

Investigation Areas from 2019

- New HCAs: The Parade, Terrace Garden Estate and part of Campbell's Dairy – within Dulwich Hill Investigation Area
- New HCA: Part of The Warren – within Marrickville Investigation Area

Investigation Areas from 2026

- New HCA: Part of Petersham Hill – within Waratah Mills Investigation Area
- New HCAs: Part of Petersham Hill and part off Campbell's Dairy – within Arlington Investigation Area
- Reduction to existing HCA: Ivanhoe – within Croydon Investigation Area

These ongoing housing investigations are being carried out in coordination with the proposed heritage changes. The PP will help inform the outcomes of the investigations without impeding Council's delivery of actions in the LHS relating to those areas.

Inner West Employment and Retail Lands Strategy (EaRLS)

The EaRLS came into effect in September 2020. It aims to facilitate the management of Inner West employment lands and commercial centres, prioritising actions for productive commercial and industrial land uses to facilitate job growth and a thriving economy.

The PP affects mostly residential properties, or properties located within residential neighbourhoods, with a small number of E1 (B1 and B2) zoned properties also captured within proposed HCA boundaries. The inclusion of these non-residential zoned properties impacts their potential for more intensive employment purposes. However, the Strategy does not specifically identify these sites for employment-related uplift, nor does their inclusion in the proposed HCA boundaries have any substantial impact on the achievement of relevant actions in the Strategy.

Overall, the PP does not have an unacceptable impact on this Strategy.

Question 5 – Is the planning proposal consistent with any other applicable State and regional studies or strategies

Yes.

There are no other State and regional studies or strategies directly relevant to this PP.

Question 6 – Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes.

The PP is consistent with all applicable SEPPs. A detailed explanation of the PP's consistency with relevant SEPPs is contained at **Attachment 3**.

Question 7 – Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Yes.

The PP is consistent with all applicable section 9.1 Directions, with the exception of:

- 3.2 Heritage Conservation: partially inconsistent as it proposes to delist certain properties currently identified in Schedule 5 of IWLEP 2022, but is justified by a study prepared in support of the PP.

A detailed explanation of the PP's consistency with relevant section 9.1 Directions is contained at **Attachment 3**.

Section C Environmental, social and economic impact

Question 8 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

Although some properties proposed for heritage listing occur within the IWLEP 2022 Terrestrial Biodiversity layer, this PP will result in further protection of existing built form in these areas, rather than generating significant change. Therefore, there is no likelihood that any critical habitat or threatened species, populations or ecological communities or habitats will be adversely affected.

Question 9 – Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No.

There are no likely environmental effects that would arise as a result of the PP. Protection of the items will be required when development is proposed, or if there is development proposed in their vicinity. Protection measures are not likely to result in environmental harm.

Question 10 – Has the planning proposal adequately addressed any social and economic effects?

Yes.

The heritage assessments measured the subject areas and properties against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The detailed heritage assessments found that the areas proposed for heritage listing meet at least one of the criteria, thus confirming their local heritage significance.

The proposed heritage listings will have some impact on redevelopment and refurbishment options for affected owners. However, any impact will be offset by the public benefit associated with the protection of recognised heritage values, as identified in the heritage assessment.

Section D Infrastructure (Local, State and Commonwealth)

Question 11 – Is there adequate public infrastructure for the planning proposal?

Yes.

The PP does not involve any amendments to planning controls that will facilitate intensified development.

Currently, the affected areas and properties have access to adequate public infrastructure and there is no significance infrastructure demand that will result from the PP.

Section E – State and Commonwealth Interests

Question 12 – What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Should the PP proceed to public exhibition, consultation with the relevant public authorities will be carried out. These authorities will include:

- Department of Planning and Environment – Office of Environment and Heritage
- Heritage Council of NSW
- National Trust of Australia (NSW).

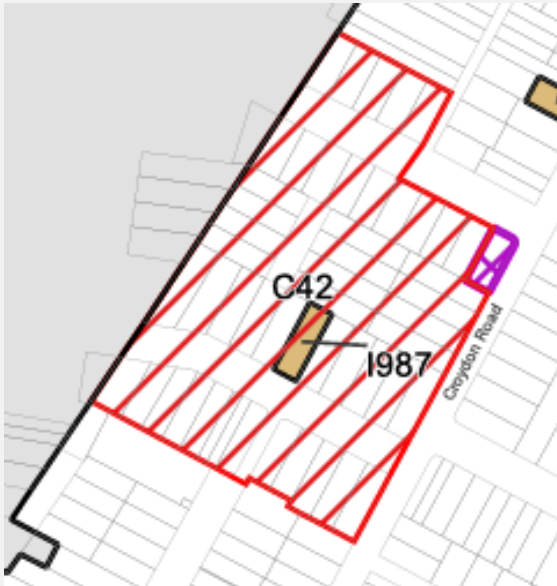
Statutory consultation will also be carried out with any further public authorities identified in the Gateway Determination.

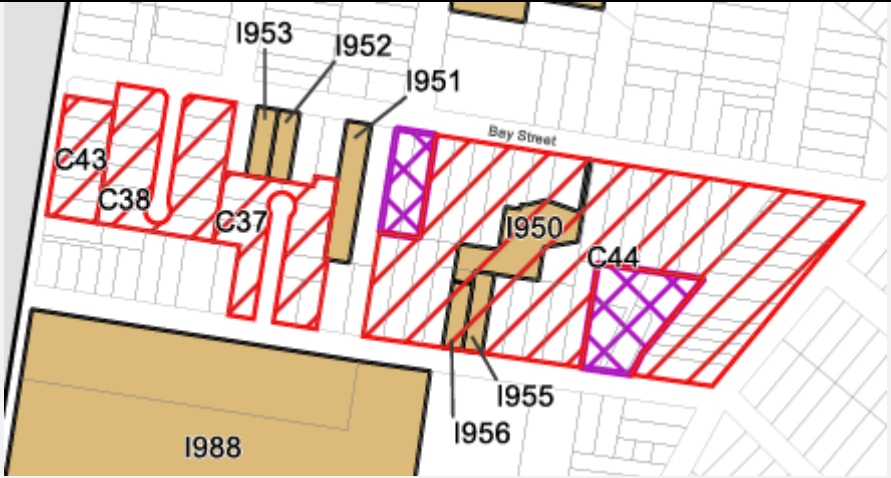
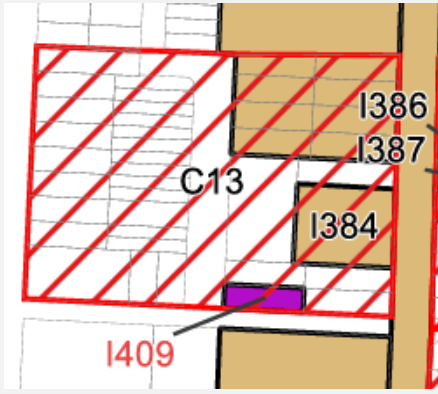

7. Part 4 – Maps

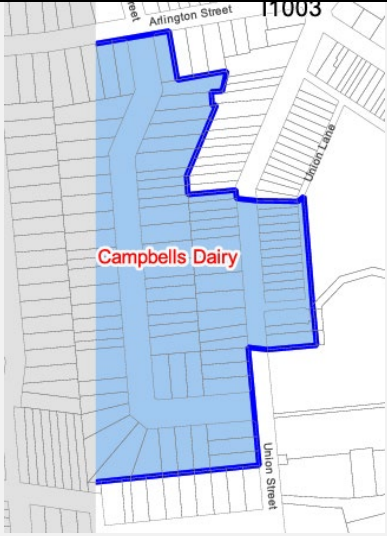
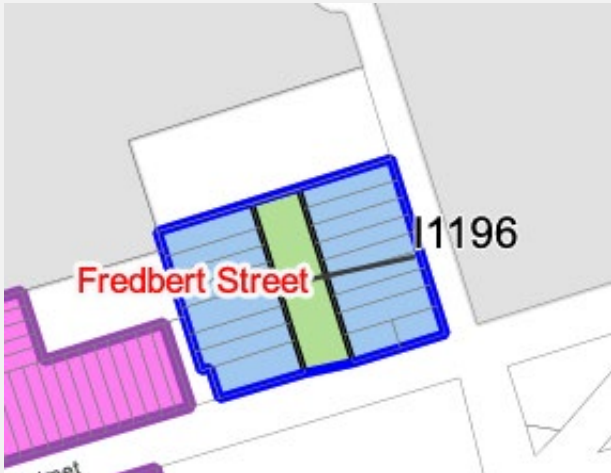

The PP proposes to amend the IWLEP 2022 Heritage Map to introduce 26 new ‘general’ heritage items across Inner West LGA. The proposed amended maps are included at **Attachment 2**.

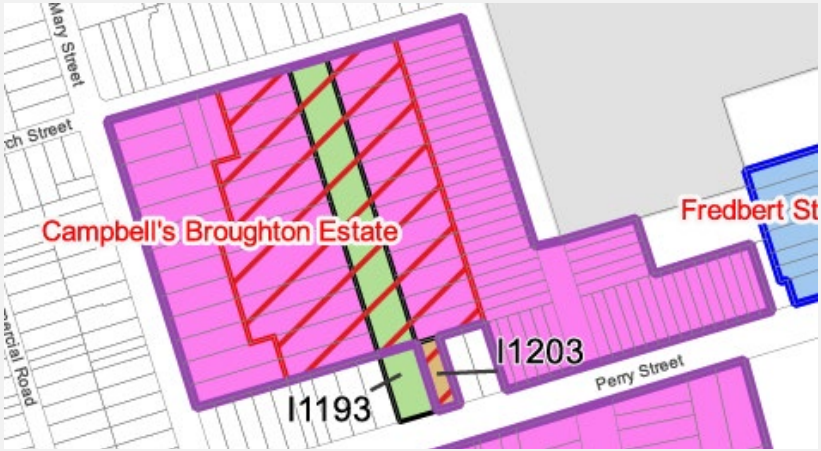
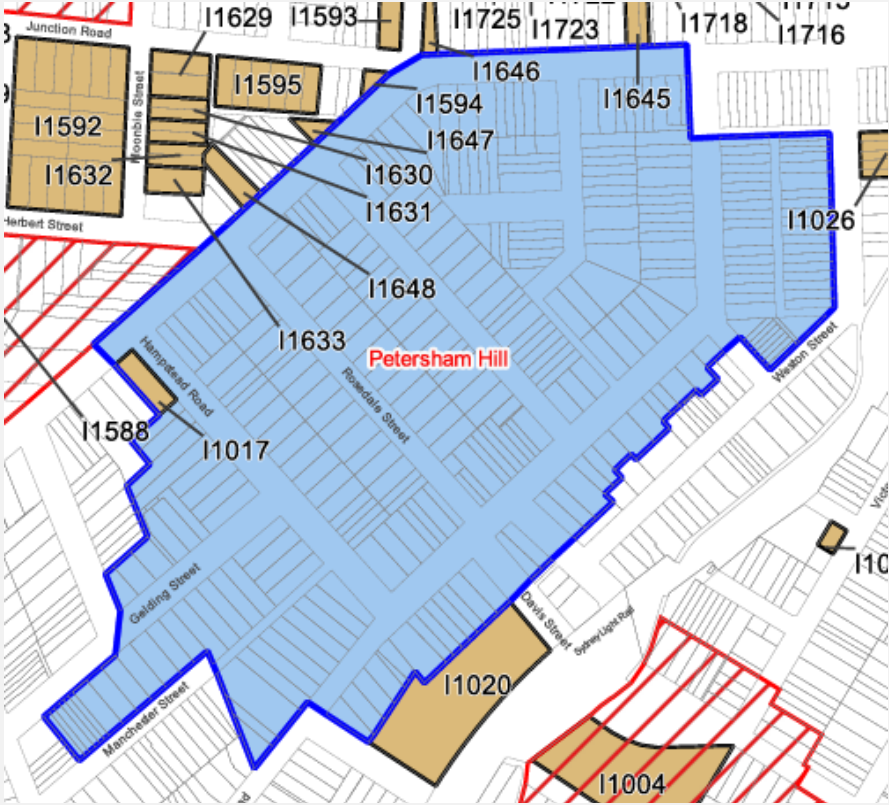
Refer to **Table 3** for an outline of the changes to the IWLEP 2022 Heritage Map.

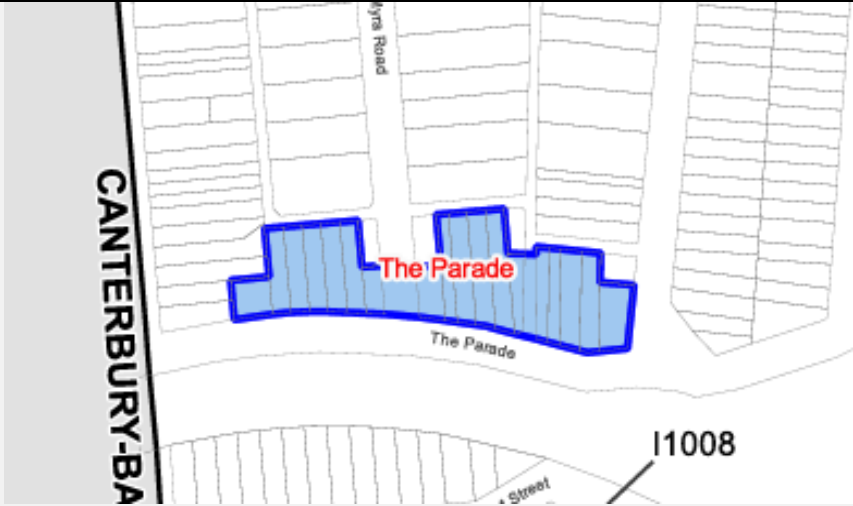

Table 3 – Proposed Map Sheet Amendments

Map Tile No.	Proposed
HER_001	<p>Amend <i>Ivanhoe</i> Conservation Area – General (C42) to remove:</p> <ul style="list-style-type: none"> 2 Ranger Road, Croydon – <i>shown in purple below</i> 
	<p>Amend <i>Rathgael Estate</i> Conservation Area – General (C44) to remove:</p> <ul style="list-style-type: none"> 32 and 34 Bay Street and 79, 79A, 81 and 81A Church Street, Croydon – <i>shown in purple below</i>

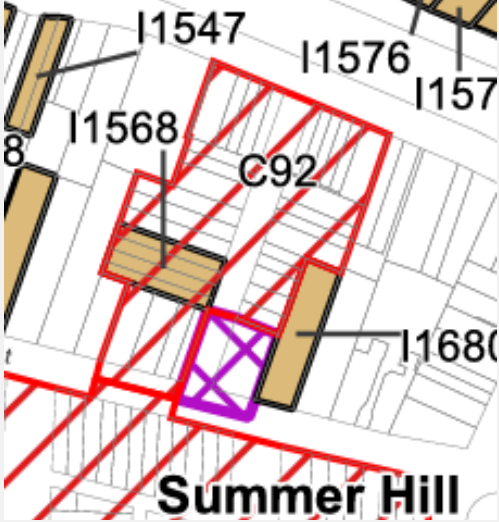

Map Tile No.	Proposed
	
HER_002	<p>Delete Item – General:</p> <ul style="list-style-type: none"> 40 William Street, Ashfield (I409) – shown in purple below 
HER_002 and HER_005	<p>New Conservation Area – General:</p> <ul style="list-style-type: none"> Campbell's Dairy – shown in blue below <p>HER_002</p>  <p>HER_005</p>

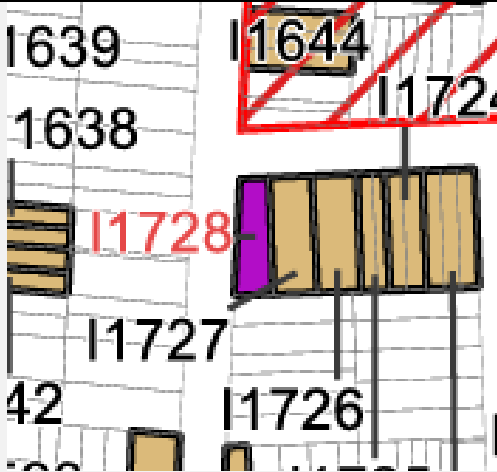

Map Tile No.	Proposed
	
HER_004	<p data-bbox="486 831 901 860">New Conservation Area – General:</p> <ul data-bbox="534 864 1037 896" style="list-style-type: none"> • <i>Fredbert Street – shown in blue below</i>  <p data-bbox="486 1411 1380 1478">Amend Austenham Estate Conservation Area – General (C62) as shown in pink below</p> 


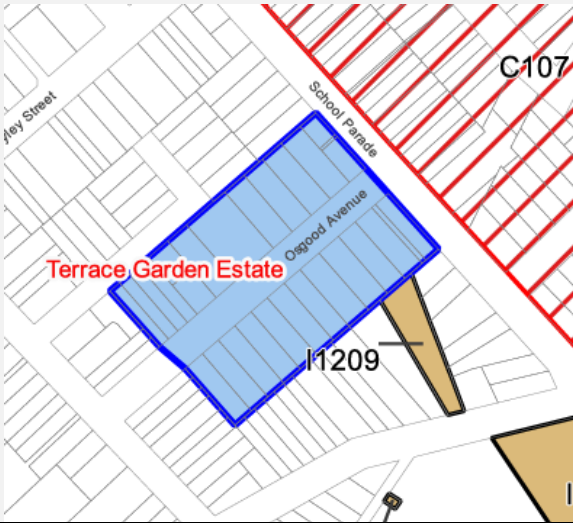
Map Tile No.	Proposed
	<p>Rename <i>Campbell Estate</i> Conservation Area – General (C64) to <i>Campbell's Broughton Estate</i> and amend as shown in pink below</p>  <p>The map shows a residential area with streets including Mary Street, Ch Street, Fredbert Street, Perry Street, and Peral Road. A large area is highlighted in pink and labeled 'Campbell's Broughton Estate'. Within this area, two specific lots are labeled I1193 and I1203. A green diagonal line runs through the center of the pink area.</p>
HER_005	<p>New Conservation Area – General:</p> <ul style="list-style-type: none"> <i>Petersham Hill</i> – shown in blue below  <p>The map shows a residential area with streets including Junction Road, Bondie Street, Herbert Street, Hampstead Road, Golding Street, Manchester Street, Roseville Street, Davis Street, and Weston Street. A large area is highlighted in blue and labeled 'Petersham Hill'. Numerous lots are labeled with numbers: I1592, I1632, I1595, I1629, I1593, I1725, I1723, I1718, I1716, I1646, I1594, I1647, I1645, I1630, I1631, I1648, I1633, I1588, I1017, I1026, I1020, and I1004. A red diagonal line runs through the bottom left of the blue area.</p> <p>New Conservation Area – General:</p> <ul style="list-style-type: none"> <i>The Parade</i> – shown in blue below

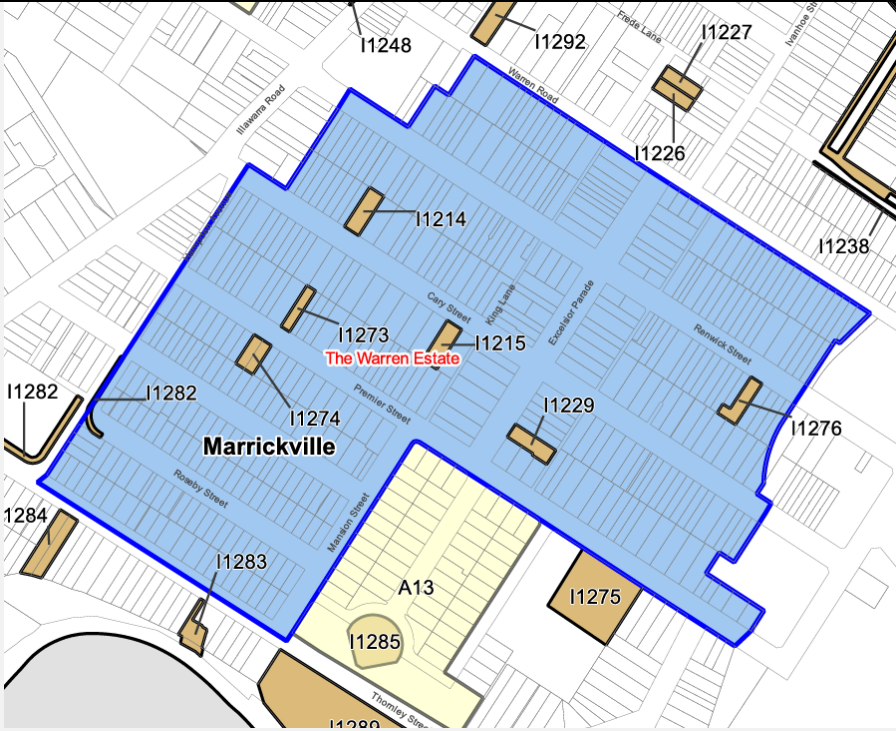
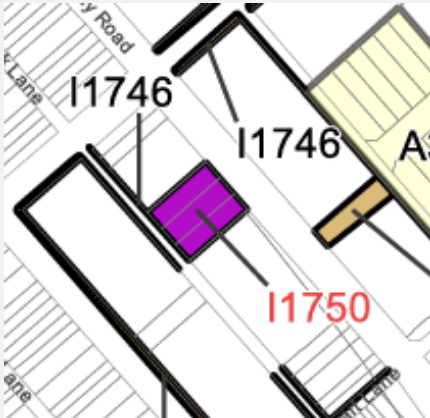
Map Tile No.	Proposed
	
	<p>New Conservation Area – General:</p> <ul style="list-style-type: none"> Marrickville Market Gardeners Estate – shown in blue below 
	<p>New Conservation Area – General:</p> <ul style="list-style-type: none"> Shrublands Estate – shown in blue below

Map Tile No.	Proposed
	 <p>A map showing the Shrublands Estate, a residential area outlined in blue. The estate is bounded by Manickville Road to the north, Livingstone Road to the south, and David Street to the west. A green line runs through the center of the estate. The text 'Shrublands Estate' is written in red in the center.</p>
	<p>Amend Inter-War Group Conservation Area – General (C67) as shown in pink below</p>  <p>A detailed map of the Marrickville Market Gardeners Estate and the Inter-War Group. The estate is outlined in blue and contains several streets: Manickville Road, Livingstone Road, David Street, Harry Street, Crawford Place, Pine Street, South Street, Robert Street, and David Street. The Inter-War Group is outlined in pink and contains several streets: Manickville Road, Livingstone Road, David Street, Harry Street, Crawford Place, Pine Street, South Street, Robert Street, and David Street. The map also shows other areas: C67 (pink hatched), I1015 (brown), I1269 (brown), I1295 (brown), I1287 (brown), I107 (brown), I1260 (brown), and I1255 (brown). The text 'Marrickville Market Gardeners Estate' and 'Inter-War Group' are written in red.</p>

Map Tile No.	Proposed
	<p>Amend Fleet Street Conservation Area – General (C92) to remove the following properties:</p> <ul style="list-style-type: none"> 41-43 Smith Street, Summer Hill – <i>shown in purple below</i> 
	<p>Delete Conservation Area – General:</p> <ul style="list-style-type: none"> David Street (C66) – <i>shown in green below</i> 
	<p>Delete Item – General:</p> <ul style="list-style-type: none"> 44 Wellesley Street, Summer Hill (11729) – <i>shown in purple below</i>

Map Tile No.	Proposed
	
HER_005 and HER_006	<p data-bbox="483 1126 901 1153">New Conservation Area – General:</p> <ul data-bbox="534 1160 1072 1187" style="list-style-type: none">• <i>Woodlands Estate – shown in blue below</i> <p data-bbox="483 1234 592 1261">HER_005</p>  <p data-bbox="483 1809 592 1836">HER_006</p>

Map Tile No.	Proposed
	 A map showing a residential area. A blue-shaded area is labeled 'Woodlands Estate' in red text. The area is bounded by a blue line. To the left of the estate, the number 'I1211' is visible. To the right, 'I123' is visible. Below the estate, 'Calvert Street' is labeled. A yellow line runs horizontally across the top of the estate.
HER_006	<p data-bbox="486 689 901 719">New Conservation Area – General:</p> <ul data-bbox="534 723 1125 752" style="list-style-type: none">• Terrace Garden Estate – shown in blue below  A map showing a residential area. A blue-shaded area is labeled 'Terrace Garden Estate' in red text. The area is bounded by a blue line. To the left, 'Aey Street' is labeled. To the right, 'School Parade' is labeled. Below the estate, 'Osgood Avenue' is labeled. To the right of the estate, 'C107' is visible. Below the estate, 'I1209' is visible. A brown-shaded area is visible to the right of the estate. <p data-bbox="486 1317 901 1346">New Conservation Area – General:</p> <ul data-bbox="534 1350 997 1379" style="list-style-type: none">• The Warren – shown in blue below

Map Tile No.	Proposed
	
HER_010	<p>Delete Item – General:</p> <ul style="list-style-type: none"> 24A Railway Road, Sydenham (I1750) – <i>shown in purple below</i> 

8. Part 5 – Community Consultation

Early engagement

In accordance with the Council resolution of 20 June, the PP has been subject to early engagement ahead of being submitted to Council for pre-Gateway decision making.

The consultation ran from 13 July till 13 August and involved:

- Letters to owners of affected properties – 1,599 properties, of which 167 were already within an HCA. Where relevant the letter included a map of the proposal, summary explanation of significance and implications of the proposal on development pathways, among other information.
- Your Say Inner West webpage for further information and online submission. Your Say Inner West electronically notifies registered user who has identified an interest in specific topics such as planning and heritage. This allowed a broader range of people to review material and provide a submission.

In total the consultation resulted in 200 interactions. These included:

- Phone calls – total 24 (all from owners directly affected by a proposed change)
- Emails – total 83 (including 71 from owners directly affected by a proposed change and 12 from other respondents)
- Online Submissions – total 93 (including 59 from owners directly affected by a proposed change and 34 from other respondents)

In total 152 (or 76%) of interactions were from affected property owners. This represents 9.5% of the 1,597 owners who received a consultation letter. Though it should be noted an owner may have phoned or emailed, in addition to providing an online submission. It could also be considered that those owners that did not comment may prefer to wait until the statutory consultation stage to provide a submission, or may have a neutral view on the proposed changes. The remaining 48 (24%) of interactions were from other interested parties.

Table 4 identifies the types of feedback received (email and online submissions) and levels of support for each type.

Table 4 – Early engagement – level of support

Level of support	Number of responses		
	Email	Online Submissions	Total
Very or completely Supportive	18	28	46
Moderately or Slightly Supportive	10	12	22
Total Supportive	28	40	68
Total Not Supportive	54	53	107
Total	83	93	176

Key themes emerging from the early engagement included:

- Not supportive themes
 - Heritage protection places restrictions on property and limits use of the SEPP (Exempt and Complying Development)
 - Heritage protection will impact houses updating to address sustainability, climate change and accessibility
 - Heritage protection will impact on delivering more housing
 - The Inner West has too much heritage protected areas already
 - Heritage protection affects property prices
 - Heritage protection will make increase cost of maintaining properties
 - The area has changed over time and does not totally retain heritage properties
- Supportive themes
 - The areas represent an important phase in the Inner West's development
 - Values being in a heritage protected area
 - The character of the area and its heritage is why I chose to live here
 - There should be more heritage protection
 - Heritage protection will stop intensification
 - Heritage will limit use of SEPP (Exempt and Complying Development) that is resulting in ugly and uncharacteristic development in the area

There were no issues raised in the engagement necessitating changes to the PP.

Statutory consultation

The PP will include statutory consultation for a minimum period of 28 days in accordance with the provisions of the EP&A Act and the *Environmental Planning & Assessment Regulation 2000* and any requirements of the Gateway determination.

Public exhibition will be carried out in accordance with the Inner West Community Engagement Strategy 2022–24, including Community Participation Plan.

As a minimum, the public exhibition will include:

- Letters to owners and occupiers of each affected property
- Letters to relevant public authorities, including those aforementioned, plus any additional bodies identified in the Gateway determination
- Dedicated project page on the Your Say Inner West website.

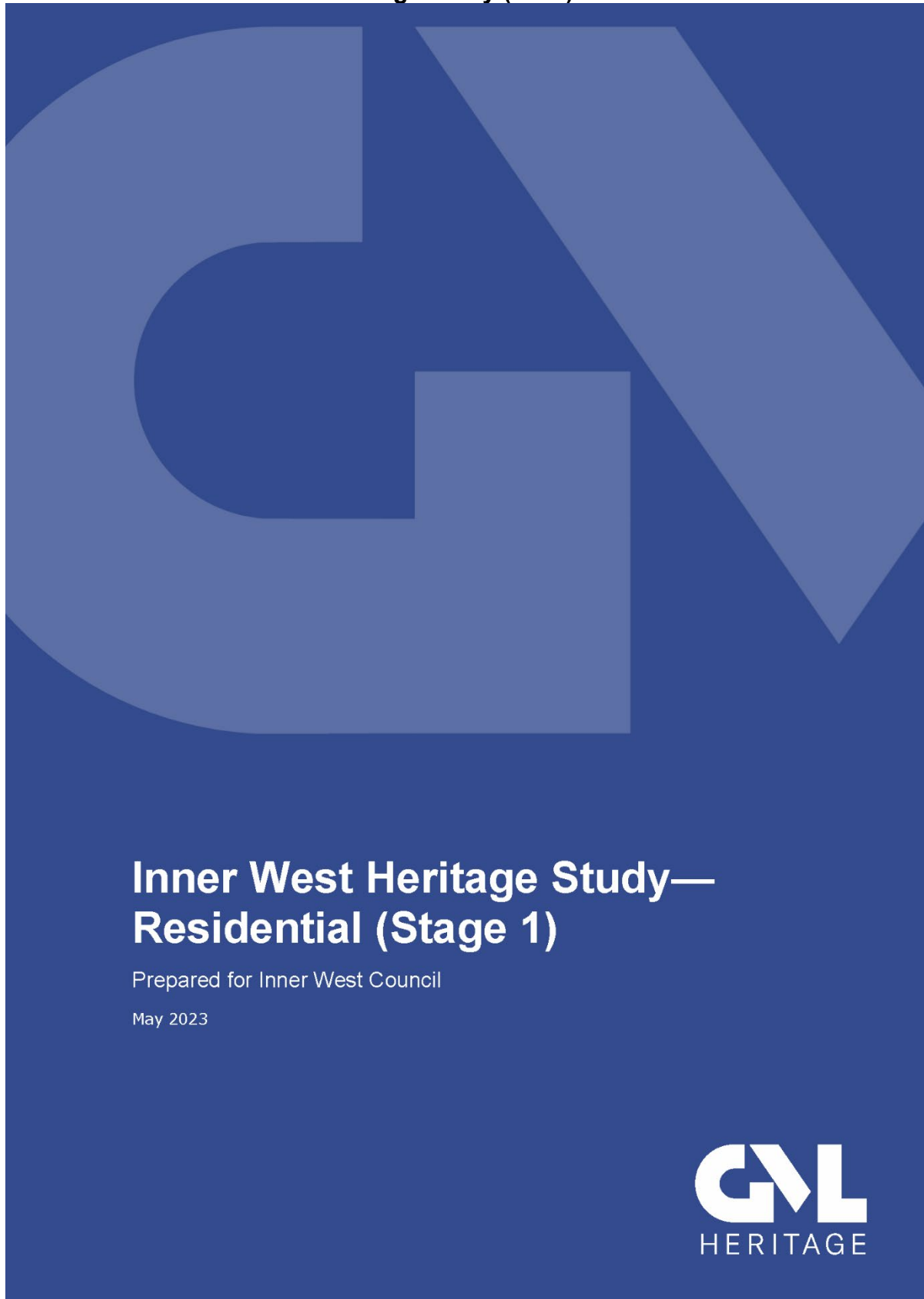
9. Part 6 – Project Timeline

Table 4 below provides a proposed, approximate timeline for the project:

Table 4 – Approximate Project Timeline

Task	Timing
Local Planning Panel Meeting	14 September 2023
Council Meeting (pre-Gateway)	21 November 2023
Submit to DPE for Gateway Determination	November 2023
Gateway Determination issued	February 2024
Completion of any further justification required by Gateway Determination	May 2024
Council Meeting (post-Gateway)	May 2024
Commencement and completion dates for public exhibition period	May-June 2024
Completion of post-exhibition review and any further studies	August 2024
Council Meeting (post-exhibition)	October 2024
Submission to DPE to finalise the LEP	October 2024
Gazettal of LEP amendment	December 2024

Attachment 1 – Residential Heritage Study (GML)



Acknowledgement of Country

We respect and acknowledge the Gadigal and Wangal peoples, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Gadigal and Wangal peoples to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.





Report Register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
21-0293D	1	Structural Draft Report	7 March 2023
21-0293D	2	Draft Report	6 April 2023
21-0293D	3	Final Report	21 April 2023
21-0293D	4	Revised Final Report	3 May 2023

Quality Management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

NSW Heritage Grant Program

This study was partly funded by the NSW Government through the NSW Heritage Grant program.



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Executive Summary

Inner West Council (Council) engaged GML Heritage Pty Ltd (GML) to undertake the Inner West Heritage Study. The study included three typological components:

- historic pubs;
- historic substations; and
- residential heritage.

The heritage study involved identifying and reviewing a range of existing and potential heritage items and heritage conservation areas (HCAs) throughout the Inner West Local Government Area.

This report focuses on the residential (stage 1) component and will inform a draft planning proposal to amend the *Inner West Local Environmental Plan 2022* (Inner West LEP 2022). It includes the findings of the residential study and provides recommendations for updates to existing heritage items and HCAs, and the creation of new HCAs.

Based on the findings of the residential heritage study, this report recommends that Schedule 5 of the Inner West LEP 2022 be amended as follows:

- List nine (9) new HCAs:
 - Petersham Hill, Dulwich Hill;
 - Campbell's Dairy, Dulwich Hill;
 - The Parade, Dulwich Hill;
 - Woodlands Estate, Marrickville;
 - Terrace Garden Estate, Marrickville;
 - The Warren Estate, Marrickville;
 - David Street, Marrickville: 'C66' reconfigured, extended and renamed to form two new HCAs:
 - Marrickville Market Gardeners Estate, Marrickville;
 - Shrublands Estate, Marrickville; and
 - Fredbert Street, Lilyfield.
- Extend three (3) existing HCAs:
 - Interwar Group—Hollands Avenue, Jocelyn Avenue and Woodbury Street, Marrickville: 'C67';
 - Austenham Estate, Lilyfield: 'C62'; and
 - Campbell Estate, Lilyfield: 'C64' and rename to 'Campbell's Broughton Estate' for clarity).



- Amend the boundaries of three (3) HCAs (involving removal of properties):
 - Rathgael Estate, Croydon: 'C44';
 - Ivanhoe, Croydon: 'C42'; and
 - Fleet Street, Summer Hill: 'C92'.
- Revise the listings for the following heritage items:
 - 56 Liverpool Road (28 Gower Street), Summer Hill (Hospital and outbuildings, including interiors): 'I1614'; and
 - 44-46 Smith Street, Rozelle (School, including interiors): 'I1487'.
- Delist the following heritage items as they do not meet the threshold under the heritage assessment criteria:
 - 40 William Street, Ashfield: 'I409';
 - 24A Railway Road, Sydenham: 'I1750'; and
 - 44 Wellesley Street, Summer Hill: 'I1728'.



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1 Introduction



1 Introduction

Inner West Council (Council) engaged GML Heritage Pty Ltd (GML) to undertake the Inner West Heritage Study in 2021. The heritage study included a study of three typologies:

- historic pubs;
- historic substations; and
- residential heritage.

The heritage study involved identifying and reviewing a range of existing and potential heritage items and heritage conservation areas (HCAs) throughout the Inner West Local Government Area (LGA).

This report focuses on the residential (stage 1) and supports a draft planning proposal to amend the *Inner West Local Environmental Plan 2022* (Inner West LEP 2022). It includes recommendations for heritage items and HCAs.

The approximate location of the Inner West LGA is identified in Figure 1.1.

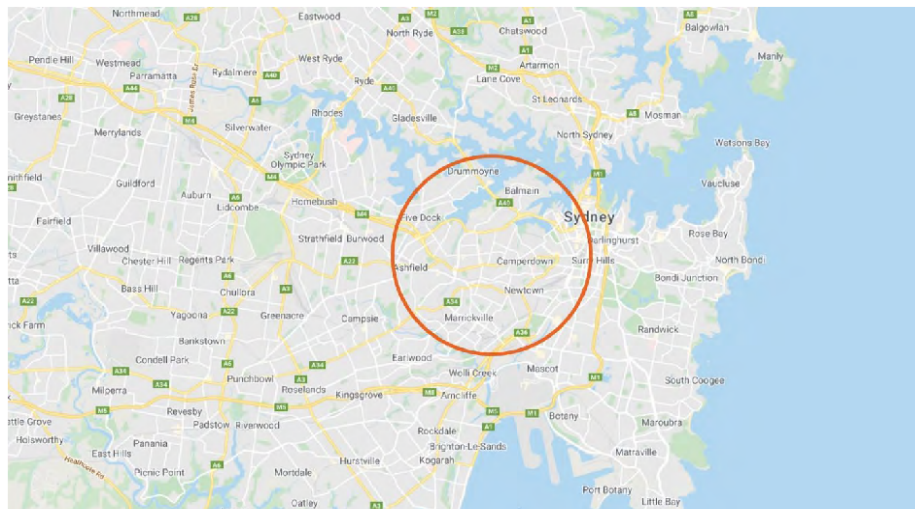


Figure 1.1 Location of the Inner West LGA within the wider Sydney context. (Source: © Google Maps with GML overlay)



1.1 What is a Heritage Conservation Area?

HCA's are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historical character. They often demonstrate one or more significant heritage value(s). Under the NSW *Heritage Act 1977*, there are 7 criteria which are used to assess the significance of places.

HCA's often provide evidence of a particular historical development period and/or a distinct architectural style. They generally have a high proportion of original historic buildings. HCA's are protected because they demonstrate a distinctive identity, that has a particular sense of place and character that is valued by the community. The significance of a HCA is often a function of the underlying landform, subdivision layout and street pattern, and buildings that share common periods of development, with historical associations, and harmonious materials, form and scale.

1.2 What is a Heritage Item?

Heritage items are places, buildings, works, relics, movable objects and precincts that are recognised to have one or more significant heritage value(s). Under the *Heritage Act 1977*, there are 7 criteria which are used to assess significance. Heritage items are important places or objects from the past which should be conserved so they can be accessed, appreciated and enjoyed by future generations. Like HCA's, they often provide physical evidence of a particular historical period or style which is considered to be of importance.

In NSW, heritage items are identified, managed and protected through heritage listing. Heritage listing is a mark of community esteem. It is intended to recognise and safeguard the significant values of places. Both privately and publicly owned places and objects can be heritage listed. Various types of places can be listed, if they are assessed as significant.

1.3 Statutory Context and Heritage Listings

In NSW, items of heritage significance, historical archaeological remains (referred to as 'relics') and Aboriginal objects and places are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPW Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act).



1.3.1 Heritage Act 1977

The Heritage Act is a statute that aims to conserve the state's environmental heritage.

The objects of the Act are:

- (a) to promote an understanding of the State's heritage,
- (b) to encourage the conservation of the State's heritage,
- (c) to provide for the identification and registration of items of State heritage significance,
- (d) to provide for the interim protection of items of State heritage significance,
- (e) to encourage the adaptive reuse of items of State heritage significance,
- (f) to constitute the Heritage Council of New South Wales and confer on it functions relating to the State's heritage,
- (g) to assist owners with the conservation of items of State heritage significance.

The Act is used to regulate the impacts of development on the state's heritage assets.

The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'. Definitions of heritage significance under Clause 4A are as follows:

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Local heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects and precincts.

1.3.2 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment (DPE) and provides for environmental planning instruments to be made to guide the process of development and land use. The objects of this Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,



- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

The EPA Act also provides for the protection of local heritage items and conservation areas through LEPs and State Environmental Planning Policies (SEPPs), which provide local councils with a framework within which they make planning decisions.

1.3.3 Local Environmental Plans and Development Control Plans

The Inner West Council area is subject to the provisions of the Inner West LEP 2022. The LEP provides the statutory planning and development framework for the Inner West LGA.

Clause 5.10 covers heritage conservation and sets out the objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are:

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

The LEP contains a list of environmental heritage items, referred to as Schedule 5.

The Inner West LEP 2022 is supplemented by development control plans (DCPs) which provide more detailed planning controls for the former local government areas of Ashfield, Leichhardt and Marrickville. The DCPs provide for the matters set out in Division 3.6 of the EPA Act (preparation of development control plans).



1.4 Limitations

This report is subject to the following limitations:

- Most properties were inspected from the public domain only. No internal inspections were undertaken unless access was granted by the property owners/managers. This access was, however, granted for the following properties:
 - 56 Liverpool Road (28 Gower Street), Summer Hill; and
 - 44–46 Smith Street, Rozelle.
- Historical research has predominantly been undertaken as a desktop assessment. Limited additional archival research was conducted.
- An assessment of Aboriginal cultural heritage values and investigations into Aboriginal archaeological potential was outside the scope of this project.

1.5 Acknowledgements

This project has developed in consultation with Inner West planning and heritage officers. GML gratefully acknowledges the input and assistance of Jennifer Gavin, Nigel Riley, Michaela Newman, Terri Southwell, and Daniel East from Inner West Council.

2 Methodology and Terminology



2 Methodology and Terminology

2.1 Heritage Assessment Methodology

The heritage significance assessments of the HCAs recommended for listing, provided in Section 4 of this report, draw upon the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter) and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance, 2001*.

The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. A specific set of criteria for assessing the significance of items and HCAs, including guidelines for inclusion and exclusion, has been developed in NSW for heritage at state and local levels.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven technical criteria on which significance assessments are based are outlined below:

Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;

Criterion (b) Associative—an item has a 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;

Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item or area is of state or local heritage significance if it meets one or more of the criteria and satisfies the threshold.



2.2 Summary of the Project Scope

The scope of work for the Inner West Heritage Study—residential (stage 1) was divided into the following steps.

Table 2.1 Summary of the residential (stage 1) project scope.

Step	Description
Step One	<p>Review of existing listings, comprising:</p> <ul style="list-style-type: none"> • eight existing individual listed items; and • three existing HCAs. <p>This review included:</p> <ul style="list-style-type: none"> • physical investigations of each HCA to determine the current integrity and intactness of each item; • additional historical research to further understand the historical development of the item; • review of existing heritage documentation, to understand their heritage context; • where appropriate, review of any development applications or associated documentation to understand alterations and change undertaken at some items; and • assessment of the heritage values against the NSW heritage criteria to determine whether the items continue to meet the threshold for heritage significance.
Step Two	<p>Assessment of extensions to three existing HCAs and assessment of nine proposed new HCAs.</p> <p>This review included:</p> <ul style="list-style-type: none"> • physical investigations of each HCA including site inspections, photography, and the preparation of a site description and statement of integrity; • historical research to understand the historical development and significant historical associations of each HCA; • conducting internal 'expert panel' workshops and consultation with the Inner West Council team; • assessment of the heritage values of each HCA against the NSW heritage criteria; and • preparation of report with initial recommendations.
Step Three	<p>Preparation of heritage inventory sheets for items recommended for heritage listing and updating existing inventory sheets for existing items recommended to be retained as heritage items.</p>
Step Four	<p>Preparation of the final report summarising the findings of steps one and two, and appending inventory sheets.</p>



This report comprises Step Four of the study. Background studies which informed this report include additional recommendations that will form future stages of the Inner West Heritage Study program.

3 Review of Existing Heritage Items



3 Review of Existing Heritage Items

3.1 Overview

Step One comprised a review of 8 LEP Schedule 5 listed heritage items to determine whether they met threshold for heritage significance. The review identified that changes to Schedule 5 of the Inner West LEP 2022 were necessary for several heritage items as shown below and included on Figure 3.1.

Existing Individual Items

- 56 Liverpool Road (now 28 Gower Street), Summer Hill;
- 44–46 Smith Street, Rozelle;
- 40 William Street, Ashfield;
- 24A Railway Road, Sydenham; and
- 44 Wellesley Street, Summer Hill.

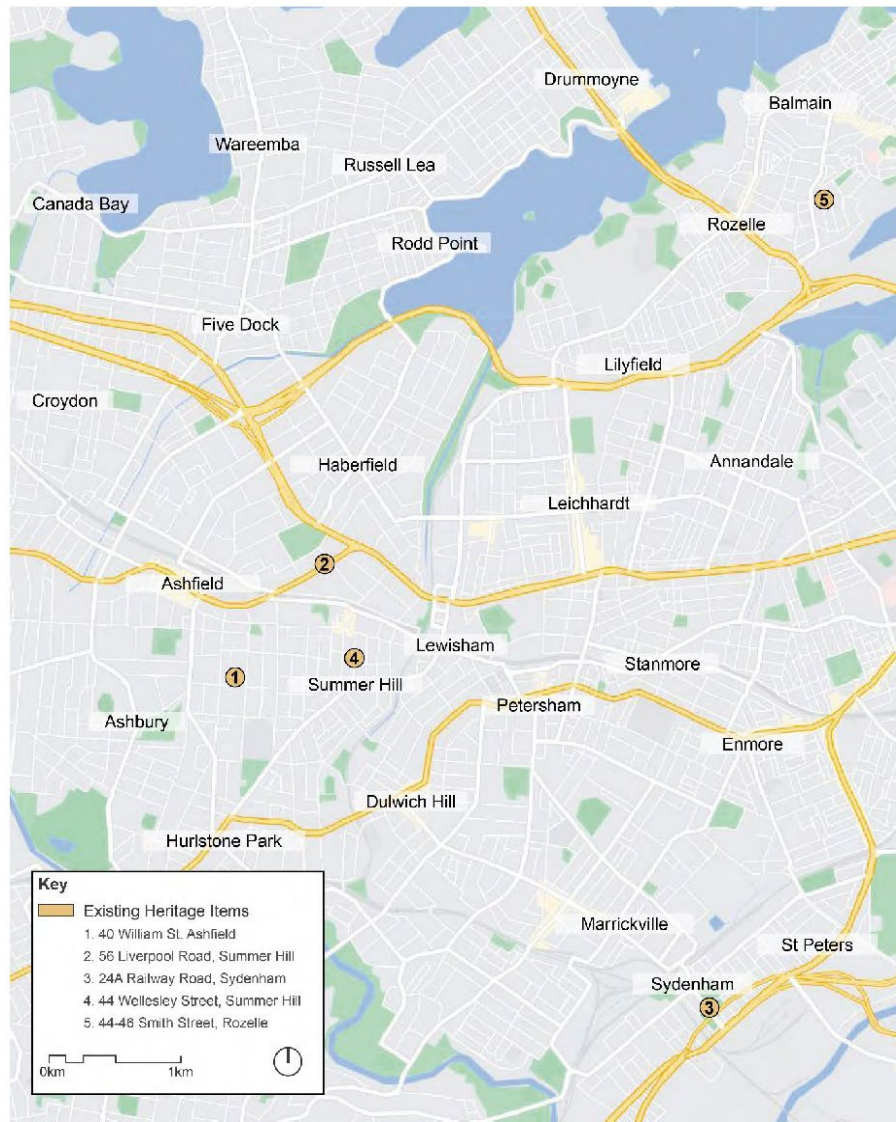


Figure 3.1 The locations of the existing heritage items within the Inner West Council LGA. (Source: © Google Maps 2023, with GML Heritage overlay)



3.2 56 Liverpool Road (28 Gower Street), Summer Hill

In the Inner West LEP 2022 this property is currently identified as item I1614, 'Hospital and outbuildings, including interiors' at 56 Liverpool Road, Summer Hill.

Recommendation

- This item should be retained as a heritage item, as it continues to meet the threshold for individual heritage listing under several criteria, including historic, associative, aesthetic, and representative values.
- Currently the item is identified on the Inner West LEP as 'Hospital and outbuildings, including interiors' at '56 Liverpool Road'. This should be updated to 'Carleton House and Stables, including interiors' at '28 Gower Street'.
- The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be adopted. The significant elements are shown below in Figure 3.2.

Description of the Item

The site currently comprises the grand Victorian building 'Carleton' and the former stables building, along with two modern apartment buildings, plus extensive gardens.

Carleton is a large two-storey Victorian Italianate villa built in 1883. It is largely square in plan, with two full-height projecting faceted bays, one on each side of the main entrance, facing away from Liverpool Road. Flanking the main block are two two-storey verandahs with cast iron foliated posts, pedestals, friezes and brackets. The verandahs terminate at traditional firewalls, beyond which is the large complex of former associated domestic and entertainment spaces. One of these spaces was formerly a ballroom, the location of which is marked by the faceted bay facing Liverpool Road.

The conversion of Carleton to the Renwick Hospital for Children (1921) then Grosvenor Hospital (1965) and various alterations introduced a range of modifications to the building and grounds of the property. However, much of the architectural detail and design of the original mansion were retained, at least externally.

From 2011 to 2014 the house, associated stables and the grounds were converted to 'Carleton Estate', comprising 74 luxury apartments across four buildings. Carleton was restored and converted to several apartments. The stables building was converted to a communal complex and a pool was constructed next to it.

In the early 2010s two apartment buildings were built on the approximate site of mid-twentieth century hospital buildings. The curtilage of Carleton was retained in the new development.



Discussion

The current listing refers to 'Hospital and outbuildings'. Since the hospital site was listed as a heritage item, the nurses' home which comprised part of the hospital complex has been demolished. Although the site's phase of usage as a hospital contributes strongly to its significance, its presentation as a Victorian residence, with associated stables and landscaping, is the most immediately apparent significant value of the site. Therefore, given the loss of the nurses' home and associated hospital structures, which gave context to its description as a hospital site, the site would more appropriately be described as 'Carleton House and Stables', with its hospital usage described in its history.

Despite the conversion of the site to private residences, and the introduction of contemporary apartment buildings, the historically significant main house and the stables complex remain within the site, along with extensive grounds and landscaping. These elements express the history and former use of the site while making a significant visual contribution to the surrounding area. The new buildings introduced to the site respect the original footprint of the early buildings and, although they obscure views of the significant properties, they do not detract from the significance of the remaining buildings.

Further, during the development of the site, the legal address of the complex was changed from 56 Liverpool Road to 28 Gower Street. The LEP description and associated documentation should therefore be updated to reflect this change.

Despite the demolition of hospital structures, such as the nurses' home, and the change of address, the site continues to demonstrate the significant historic, associative and aesthetic values for which it was listed.



Figure 3.2 Aerial view showing the Carleton House and Stables site. (Source: SIX Maps with GML overlay)



3.3 44–46 Smith Street, Rozelle

In the Inner West LEP 2022 this property is currently identified as item I1487, 'School, including interiors'.

Recommendations

- The listing should be retained, as the school continues to represent the historic, aesthetic and representative values for which it was listed.
- The name of the item should be updated to 'Former Smith Street Superior Public School, including interiors' to better represent its historical values.
- The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be adopted. The significant elements are shown below in Figure 3.3.

Description of the Item

The former Smith Street School extends between Smith and Rosser streets. There are several later buildings located around the main Victorian period building, which is situated towards the Smith Street frontage. The school site features open asphalted and paved areas, with a variety of trees and plantings.

The main building is a one and two storey painted and face brick structure with a gabled and half-gabled roof clad in corrugated steel and brick chimneys. The main façade to Smith Street is face brick with brick and stone details and timber-framed multipaned double-hung windows with toplights over and some smaller awning windows. A gable roofed bay at the northern end of the façade has rough-cast rendered finish to the gable end and bracketed extended eave. The base also has a single door opening. The southern end of the façade has a timber gate with brick arch and surround with face stone decorative details. The building entry is located in a single-storey section attached to the northern façade of the building which also has two-storey painted brick, gable roof wings. Gable roofed wings also extend to the west. Despite modifications to expand its usage, the interiors of this building retain a good degree of integrity, with many retaining their original layout and significant original fabric including timber window frames and reveals, original timber staircase and balustrade, and interior windows/room dividers.

The surrounding school buildings include a two-storey timber weatherboard clad building constructed close to the Smith Street frontage on the northeastern corner of the site. The second storey appears to be a later addition with steel stair fixed to the street-facing façade. A two-storey brick and lightweight building is also located in the northwestern corner of the site. A low timber picket fence and gate extends along the northern end of the Smith Street frontage. A central courtyard has been retained between the school buildings and provides an understanding of the context of the original school building.



The Rosser Street frontage is elevated well above street level, with buildings and fences constructed over rock and built-up retaining walls. The school site is a prominent feature of the Smith Street 'hill'. It has with a number of mature trees and plantings including specimen Ficus trees.

Discussion

The Smith Street Superior Public School opened in 1887. It has been continuously occupied as an educational campus for over a century including as the former public school and infants department, Balmain Teachers College, Sydney College of the Arts and Sydney University. In 2001 the site was taken over by the Inner Sydney Montessori School.

Despite changes in ownership, the school has been in near continuous use for education for over a century. The original Victorian building demonstrates a good degree of integrity and intactness. Its original external form and character are clearly legible, with significant original fabric retained. Although modifications have been introduced to allow for expanded use, these are typical of school buildings and provide an understanding of the building's evolution and changing educational requirements and standards. The interiors of the Victorian building also demonstrate a good degree of integrity, retaining significant original fabric and detailing. The retention of the central courtyard is significant to the site, providing context for the setting of the original Victorian building. Although the later school buildings relate to the historic and ongoing use of the school, they are not considered to be significant. The weatherboard structure along Smith Street has been highly modified and is not considered to demonstrate significance. Similarly the later buildings, though sympathetic, are contemporary in character and do not contribute to the significance of the site as a former Victorian school. The site continues to meet the threshold for heritage listing; however, the significant elements—the original Victorian building and central courtyard—should be identified in the heritage inventory sheet.



Figure 3.3 An aerial view of the Former Smith Street Superior School identifying the significant elements. (Source: SIX Maps with GML overlay)



3.4 40 William Street, Ashfield

In the Inner West LEP 2022 this property is currently identified as item I409, 'House, including interiors'.

Recommendations

- The item should be delisted as it no longer meets the threshold for listing as a heritage item.

Description of the Item

This property is a contemporary single-storey dwelling with loft over garage. Constructed in 2002, the building features a pitched roof and is an early example of sustainable design. The basic structure is a timber post-and-beam system, with heavy posts of cypress pine and oregon beams. The walls are built of mud blocks and the floor is concrete. The construction methods were optimal for mass and thermal control. The design is sympathetic to the surrounding street character.

The property was one of the earliest residential buildings in Ashfield to use passive solar design techniques in timber post-and-beam and mud brick construction.

Discussion

Considered to be the first private residence in the former Ashfield LGA to be purpose-designed for environmental sustainability, the property is no longer distinctive in the LGA, nor is it a landmark building in the immediate area, or the Inner West LGA more broadly.

The significant design features pertaining to passive solar techniques are not visible on the exterior. The solar panels on the roof are the only sustainable building design elements that are visible from the public domain. However, these are now used in many homes throughout the LGA and are considered neither unique nor rare.

Further, the significant garden design is no longer distinguishable from non-environmentally sustainable landscapes in private properties throughout the LGA. Therefore, the significant rare environmental design and landscaping for which the property were listed are no longer legible, and, with sustainable design implemented throughout the LGA, these elements are no longer considered to have rarity value.



3.5 24A Railway Road, Sydenham

In the Inner West LEP 2022 this property is currently identified as item I1750, 'Former St Mary and St Mina Coptic Orthodox Church'.

Recommendation

- This item should be delisted, as it no longer meets the threshold for listing as a heritage item.

Description of the Item

The former church building was demolished in 2017 as part of Council plans to extend Sydenham Green. The park was created after the Federal Government bought and demolished houses for the construction of the airport, as it is situated directly under the flight path.

Discussion

The St Mary and St Mina Coptic Orthodox Church building has been demolished. As a former site of religious worship, there were intangible values connected to the site. However, these values were connected to the church building and although they are commemorated in the current sculpture, the site no longer meets the threshold for individual listing.



3.6 44 Wellesley Street, Summer Hill

In the Inner West LEP 2022 this property is currently identified as item I1728, 'House, including interiors'.

Recommendation

- This item should be delisted, as it no longer meets the threshold for listing as a heritage item.

Description of the Item

This house is situated on the southeast corner of Wellesley and Nowranie streets, with its main elevation to Wellesley Street oriented to the north. The dwelling was formerly listed as part of Wellesley Street Group, comprising 17 separate buildings. The group was subsequently separated into individual listings.

The single-storey building has been heavily modified in the mid to late twentieth century, including the introduction of a terracotta tiled roof, the alteration of the primary elevations, the rendering and painting of the external walls, the introduction of intrusive aluminium windows, and an infilled street-facing verandah to Wellesley Street. The house has also been extended to the rear (to the south). There is a garage on the southern boundary of the property which is accessed off Nowranie Street.

These alterations have altered the presentation and footprint of the original dwelling, and have removed much of the significant Victorian details and original fabric. The property has a low degree of integrity and intactness, and is no longer recognisable as part of the former group.

Discussion

The property at 44 Wellesley Street was originally built around 1886 as a single-storey Victorian villa. The dwelling was heavily modified throughout the twentieth century to the extent that its original form, decorative elements, and overall Victorian design and detailing are no longer evident. However, the line from the front steps to the street has been retained, and the location of the former porch (now enclosed) is legible. Although the building retains the significant low scale of the area, overall, the property is not consistent with the scale and character of the streetscape, or the Victorian group of houses which comprise the remainder of the group.

The building does not make a positive contribution to the predominantly Victorian character of the neighbourhood and detracts from the presentation of the (former) Wellesley Street Group, which comprises highly intact detached single-storey houses and two-storey terrace houses.



The dwelling no longer represents the aesthetic values for which it was listed. As a group, the Wellesley group has historic value; however, as the remaining houses within the group have been retained, the removal of the property at 44 Wellesley Street would improve the overall presentation of the item, without detracting from the historical values of the site. The item no longer meets the threshold for listing.

3.7 Summary of Recommendations

Table 3.1 Summary of Recommendations from the Review of Existing Items.

Item Address	Summary of Review
56 Liverpool Road (28 Gower Street), Summer Hill	<ul style="list-style-type: none"> Retain listing. The name of this item should be updated to 'Carleton House and Stables, including interiors' and its address changed to '28 Gower Street' on the Inner West LEP 2022. The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be uploaded to the State Heritage Inventory.
44–46 Smith Street, Rozelle (Former Smith Street School)	<ul style="list-style-type: none"> Retain listing. The name of the item should be updated to 'Former Smith Street Superior Public School, including interiors' on the Inner West LEP 2022. The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be uploaded to the State Heritage Inventory.
40 William Street, Ashfield	<ul style="list-style-type: none"> De-list.
24A Railway Road, Sydenham	<ul style="list-style-type: none"> De-list.
44 Wellesley Street, Summer Hill	<ul style="list-style-type: none"> De-list.

4 Review of Existing Heritage Conservation Areas

4 Review of Existing Heritage Conservation Areas

4.1 Overview

Step One partly included a review of three existing HCAs to determine whether they continued to meet the threshold for heritage listing.

The review identified that amendments to Schedule 5 of the Inner West LEP 2022 were required for three existing HCAs as below and shown on Figure 4.1.

Existing HCAs

- Rathgael Estate HCA, Croydon;
- Ivanhoe Estate HCA, Croydon; and
- Fleet Street HCA, Summer Hill.

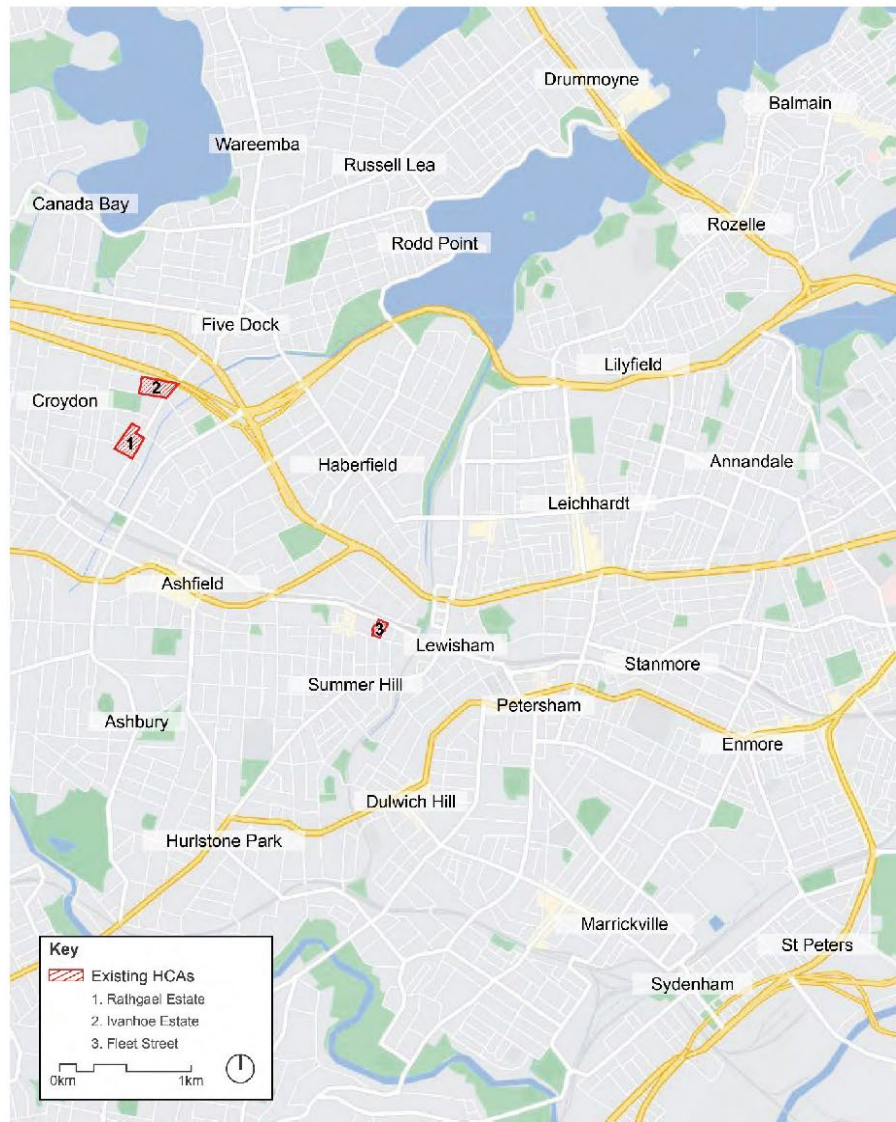


Figure 4.1 The locations of the existing HCAs within the Inner West Council LGA. (Source: © Google Maps 2023, with GML Heritage overlay)



4.2 Rathgael Estate HCA, Croydon

The Inner West LEP 2022 identifies the Rathgael Estate HCA as item C44.

Recommendation

- Retain the HCA listing.
- Amend the HCA boundary to exclude the heavily modified houses at 32 and 34 Bay Street, and the uncharacteristic properties at 79, 79A, 81 and 81A Church Street.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.2.

Description of the Item

The Rathgael Estate area is a residential area. It is bounded by Croydon Road on the east, Bay Street on the north and Church Street on the south. To the south is Centenary Park and Wests Sports Club.

The residential buildings within the area are predominantly detached single-storey dwellings. The exceptions are three pairs of semi-detached houses fronting Croydon Road.

The original subdivision road and lot layout has generally been retained. The topography of the conservation area rises gently from the southeastern corner to the northwestern edge. There are no notable street plantings. Remnant Victorian tree plantings are retained in the grounds of Loreley Court (81/81B Bay Street) and the centre of the conservation area.

The primary architectural character of the area is one of single-storey Federation and Inter-War California Bungalow style houses. The predominant building material is brick; however, there are at least three houses constructed in weatherboard and 'Rathgael' is built in sandstone.

The three-storey brick 1920s residential flat building Loreley Court does not conform to the overall scale and bulk of housing but is consistent with the period of development of the Rathgael Estate.

Houses are generally set back from the street with modest front yards and side driveways with garages to the rear. There are a few houses with carports or garages in the front gardens, including 87, 89, 97 and 103 Church Street.

Overall, the housing collectively retains integrity representing the historic period of development. A small number of houses have been altered resulting in removal of original details and materials. These houses detract from the surrounding character of the HCA. Examples include 79, 79A, 81 and 81A Church Street. The 1970s and



contemporary houses at 4 Bay Street and 79 Church Street are uncharacteristic buildings in the HCA.

Discussion

The Rathgael Estate HCA is a residential area comprising predominantly single-storey Federation and interwar dwellings, of brick construction with hipped and tiled roofs. The area reflects a period of twentieth-century development and, despite modifications, is generally consistent.

Paul Davies and Associates recommended in 2016 that the boundary of the HCA be amended to exclude 32 and 34 Bay Street as they were heavily altered houses. Our assessment has confirmed that these houses have been heavily modified and are no longer contributory to the remainder of the HCA. They detract from the character and presentation of the area. In addition, the properties at 79, 79A, 81 and 81A Church Street do not reflect the architectural character of the area.



Figure 4.2 Map showing the updated boundary of the revised Rathgael HCA (C44). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)



4.3 Ivanhoe Estate HCA, Croydon

The Inner West LEP 2022 identifies Ivanhoe Estate HCA as item C42.

Recommendation

- Retain the HCA listing.
- Amend the boundary of the HCA to exclude the uncharacteristic property at 2 Ranger Road.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.3.

Description of the Item

The Ivanhoe Estate HCA consists of interwar detached brick houses on large lots. The houses are set back from the street with modest front yards, side driveways and rear garages. The streets are lined with wide grassed nature strips and street plantings of palms and brush box. There are a range of Federation Queen Anne and Inter-War California Bungalow house styles throughout the HCA. The housing stock is predominantly face brick single-storey homes with face brick walls, original timber joinery in windows and front doors, unglazed terracotta tiles, and gable ends with original timber shingles, roughcast stucco or imitation half-timbered finishes.

Front fences and gates are mostly original. These include timber picket, low brick, brick and timber picket and timber-framed wire mesh examples. Overall, the houses appear at the street front as intact 1920s and early 1930s housing. Contemporary buildings at 1 Astwin and 2 Ranger Road are uncharacteristic in the HCA. Alterations to 9 Ranger Road, 64 Croydon Road and 10 Kenilworth Street maintain the characteristic composition and scale but do not retain the architectural integrity of the neighbouring houses. Likewise, alterations to 5 and 7 Kenilworth Street, best described as late twentieth-century Mediterranean, are uncharacteristic elements in the Ivanhoe HCA streetscape.

Large over-scaled upper floor and rear additions to 4 and 10 Ranger Road have eroded the intactness of the original interwar houses.

Contemporary buildings have intruded into the HCA at 21 Astwin Street, 2 Ranger Road and 9 Kenilworth Street. These are inconsistent with the historic subdivision and architectural character.

Discussion

Overall, the HCA retains a high degree of integrity and intactness as a group of detached single-storey brick interwar houses built following the land subdivision in 1919.



The streetscape elements comprise grass verges and plantings, which are consistent with the 1919 subdivision pattern and development up to World War II. Despite the intrusion of contemporary development and minor alterations to remnant properties, the HCA continues to demonstrate the historic and aesthetic values for which the area was listed. However, a contemporary building on the periphery of the boundary does not contribute to the presentation of the HCA, and does not appear to have significant historic connections to the area.



Figure 4.3 Map showing the updated boundary of the revised Ivanhoe HCA (C42). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)



4.4 Fleet Street HCA, Summer Hill

The Inner West LEP 2022 identifies Fleet Street HCA as item C92.

Recommendation

- Retain the HCA listing.
- Amend boundary of the HCA to exclude the uncharacteristic property at 41–43 Smith Street.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.4.

Description of the Item

The Fleet Street HCA comprises a range of modest detached and semi-detached Victorian and Federation cottages in Fleet Street, Carlton Crescent and Smith Street. The buildings occupy small, narrow allotments originating in Bartlett's 1880 Fleet Street subdivision. Fleet Street is a compact narrow roadway connecting Carlton Crescent with Smith Street to the south. The site falls gently from the north in Carlton Crescent to the south in Smith Street. The area is characterised by small front gardens and some verandahs built to the street alignment. The HCA is exclusively residential, comprising single and two-storey detached and semi-detached houses. The properties are predominantly built in brick, although there is also at least one weatherboard cottage, at 2 Fleet Street.

The buildings vary in condition and intactness but the precinct overall retains the character, scale and bulk of Victorian and Federation era housing. The integrity of individual properties has been eroded by various modifications with changes to materials such as cement rendering of face brickwork to Federation, replacement of roof cladding, removal of chimneys and unsympathetic front fences. Modern carports have been added at the front of some of the houses within the HCA.

The contemporary building at 41–43 Smith Street is uncharacteristic in this HCA for its bulk, scale and mass.

Discussion

Overall, the HCA retains a generally cohesive group of Victorian and Federation detached and semi-detached houses of one and two storeys on small, narrow allotments dating back to the 1880s subdivision. It includes several significant original buildings such as the set of terrace houses, and a variety of small detached and semi-detached cottages. Throughout the area there is a consistent scale and materiality, with harmonious decorative elements, such as moulded chimneys, and original timber windows, retained throughout.



Several of the properties have been modified and the area is no longer a fine example of Victorian and Federation dwellings. Nonetheless, the area is a good example of a significant period of development in Summer Hill and contributes to the historic character and presentation of the suburb.

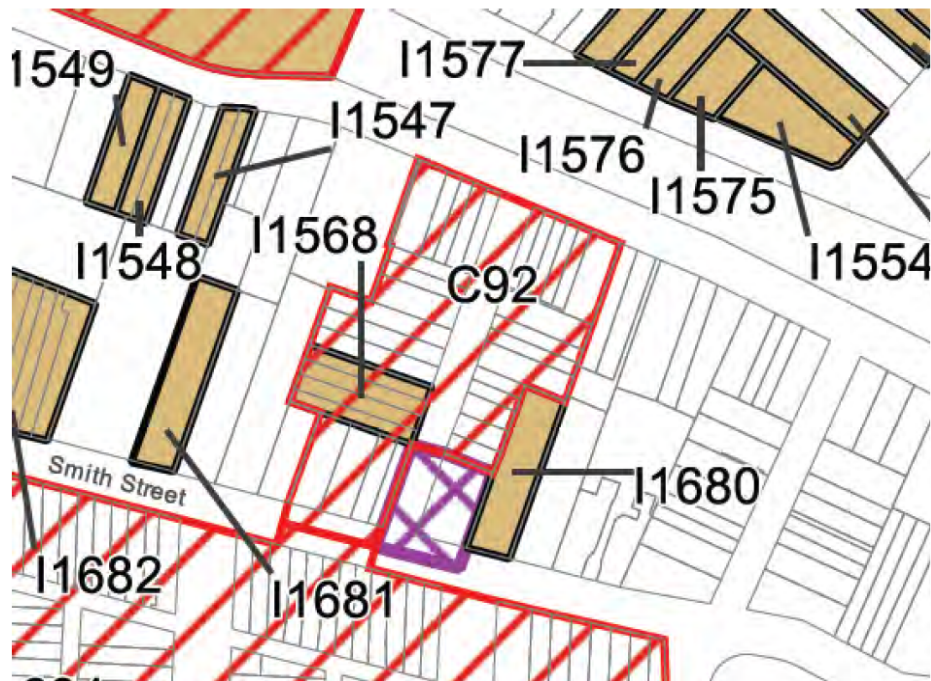


Figure 4.4 Map showing the updated boundary of the revised Fleet Street HCA (C92). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)



4.5 Summary of Recommendations

Table 4.1 Summary of Recommendations from the Review of Existing HCAs.

HCA	Summary of Review
Rathgael Estate HCA, Croydon	<ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory.
Ivanhoe Estate HCA, Croydon	<ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory.
Fleet Street HCA, Summer Hill	<ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory.

5 Assessment of Proposed Heritage Conservation Areas



5 Assessment of Proposed Heritage Conservation Areas

During Step Two of the heritage study GML assessed 12 existing and proposed HCAs including:

- Fredbert Street, Lilyfield;
- Petersham Hill, Dulwich Hill;
- Campbell's Dairy, Dulwich Hill;
- The Parade, Dulwich Hill;
- Woodland's Estate, Marrickville;
- Terrance Garden Estate, Marrickville;
- The Warren Estate, Marrickville;
- Marrickville Market Gardeners Estate (re-organisation of the existing David Street HCA C66), Marrickville;
- The Shrublands Estate (re-organisation of the existing David Street HCA C66), Marrickville;
- The Interwar Group (extension of the existing Interwar Group HCA, C67), Marrickville;
- Austenham Estate (extension to the existing Austenham Estate HCA C62), Lilyfield; and
- Campbell's Broughton Estate (extension to the existing Campbell's Estate HCA C64), Lilyfield.

This section includes assessments of the potential new HCAs, including nine new HCAs and extensions to three existing HCAs. The proposed HCAs are shown in Figure 5.1 below.

The assessments of significance have been undertaken in accordance with the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001. The assessments are supported by HCA specific histories and updated mapping with recommended boundaries of the HCAs.

A summary of the section's recommendations is included in Table 5.1 below.

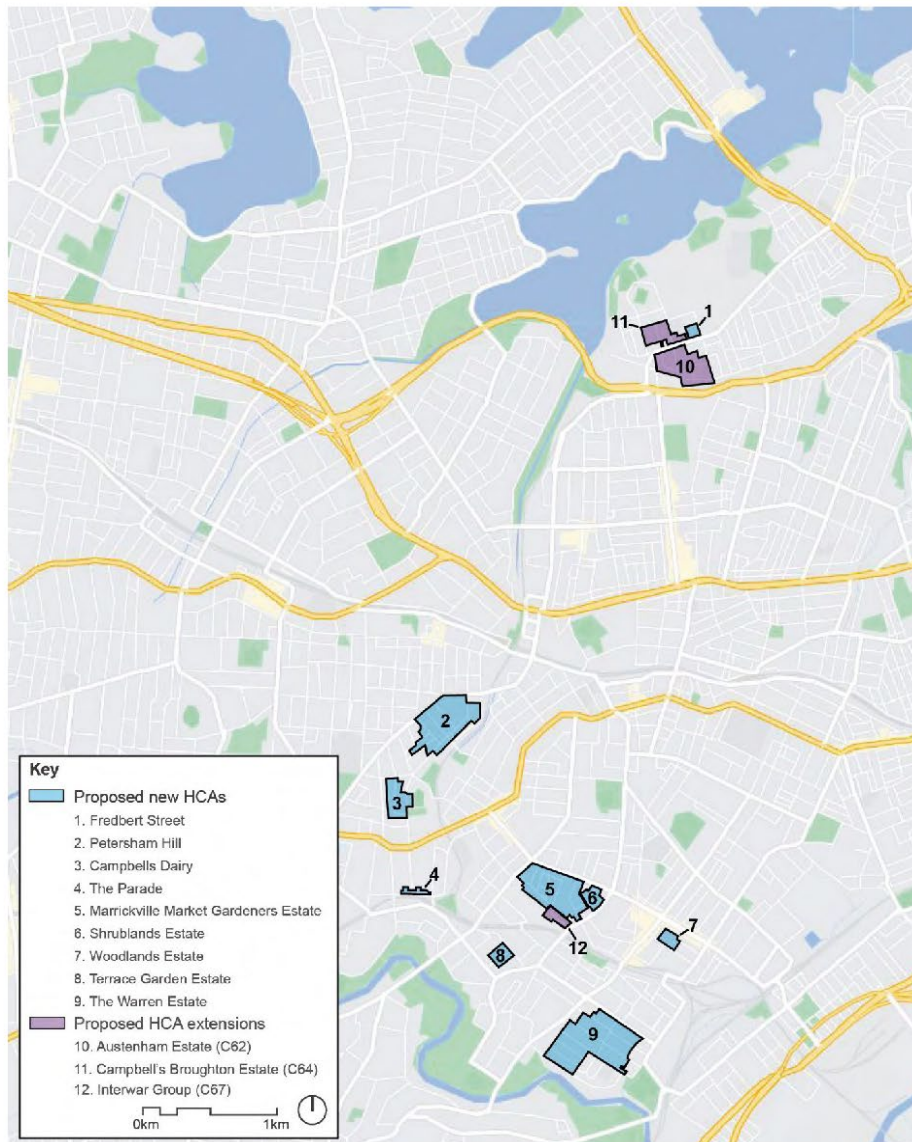


Figure 5.1 Map showing proposed HCAs. (Source: © Google Maps 2023, with GML Heritage overlay)



5.1 Dulwich Hill

5.1.1 Petersham Hill

History

The Petersham Hill HCA is located on the land of the Wangal people. The Aboriginal name for the area is Bulanaming.

The Petersham Hill HCA is located within the 50-acre grant in December 1794 to James Bloodworth, master builder and bricklayer. He had arrived in the colony as a convict on the First Fleet and was appointed master bricklayer. He married fellow convict Sarah Bellamy and they had seven children.

He died insolvent in March 1804. His landholdings at present-day Dulwich Hill were purchased in the 1820s by Dr Robert Wardell and consolidated into the Petersham Estate.

In September 1834, Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth, who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle. They progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.

The area was intensively developed from 1877 when early purchasers in the Canterbury Sydenham Farms and Virginia Water subdivisions further subdivided their landholdings to take advantage of the rapid residential spread and population growth across Sydney.

Local businessmen and merchants including Alexander McIntosh, William Charles Renwick, Captain O'Hagan and John and William Gelding were among the owners who sought to profit from their large blocks at Dulwich Hill.

The Petersham Hill Estate HCA comprises of several subdivisions spanning the 1880s to early 1900s including:

- 22 Choice Allotments, 12 February 1881;
- Fairmount Estate, May 1882;
- Hampstead Hill Estate, 15 November 1884;
- Metropolitan Estate, 12 September 1885; and
- Virginia Estate, 19 October 1901.

In December 1880, Frederick Weston purchased Lot 2 Sec 4 of the Virginia Water Estate from James Finlayson. He promptly subdivided the land into 22 allotments fronting Windsor Road, Weston Street and Channel Street, each lot with 50-foot frontages. The lots, still in old system title, were advertised for auction sale on 12 February 1881. At the



date of the sale there was a brick cottage on Lot 8 Sec 1 at the southeast corner of Windsor Road and Channel Street and a shed straddling lots 1 and 2 in Section 2.

Fairmount House was subdivided between Old Canterbury Road and Windsor Road with two new roadways formed through the estate, Rosedale and Fairmount streets. The Fairmount Estate was advertised for auction sale on 30 April 1882 comprising 'the elegant residence and 42 good Building Sites' (*Sydney Morning Herald*, 29 April 1882, p 8). Fairmount House fronted Old Canterbury Road on Lot 1 while a cottage and attached shed was shown on Lot 28 and the stable straddling lots 26, 27 and 29. In December the same year 'a few choice lots' (*Sydney Morning Herald*, 2 December 1882, p 6) were advertised for sale by the New South Wales Property Investment Company Limited.

The Gelding brothers also saw the potential for profit, subdividing off portions of their Victoria Nursery property in 1884. The Hampstead Hill Estate extended from Windsor Road and Old Canterbury Road, creating two sections, A and B, with allotments fronting Rosedale Street, Hampstead Road and Maddock Street straddling the nursery itself, as well as five allotments each in Windsor Road and Old Canterbury Road. The houses of John and William Gelding were shown on lots 1 and 1A in section B and a single cottage on Lot 19 in Section A. The estate was advertised for auction sale on 15 November.

Alexander McIntosh undertook the first subdivision in late 1880, forming 30 allotments on the Blair Gowrie Estate in Old Canterbury Road, Windsor Road and along one side of Blairgowrie Street opposite his residence. The whole of the subdivision was reportedly sold at the auction sale on 4 December. The house and gardens remained intact until 1902 when an additional 25 villa lots and a cottage were advertised for auction sale fronting Old Canterbury Road, Blairgowrie Street and Benham Street. Several portions of the estate were sold at the August auction sale.

In 1869, brothers John and William Gelding, nurserymen, purchased several blocks of land in the Virginia Water, Petersham View and Canterbury Sydenham Farms subdivisions of the Petersham Estate. They established the Victoria Nursery on the 12 acres fronting Old Canterbury Road. The Gelding brothers had originally formed J & W Gelding, General Nurserymen, Seedsmen & Florists in 1861, founding their first nursery at Rushcutters Bay. They also opened a retail seed and florist shop in the old George Street Market in the city centre.

In 1869, the brothers moved their stock from the Eastern Suburbs location to a site on Old Canterbury Road comprising approximately 12 acres of 'good loamy soil' (*Sydney Mail and New South Wales Advertiser*, 6 May 1871, p 296). The *Sydney Mail and New South Wales Advertiser* account of the nursery on 6 May 1871 described the nursery as being laid out solely as a flower garden, including camellias, rose trees, dwarf and herbaceous plants, tall growing trees and shrubs, with oriental plant trees planted in the road boundary. There were also fruit trees, mostly a variety of stone fruit and pears. The nursery was bisected by a creek providing water to the gardens. Customers entered the



gardens from Old Canterbury Road and the two brothers built homes on either side of the entrance to the nursery.

William Gelding died in 1897, followed by his brother John in 1900. The nursery closed soon after and the land was sold in November 1903 to estate agent Charles Henry Crammond of Petersham. He subdivided lots 1A, 8, 9, 10, 11 and 11A of Section B of DP 1609 (Hampstead Hill) into at least 40 allotments (DP 4293), with the subdivision extending from Old Canterbury Road to Windsor Road, including part of Gelding Street and Manchester Street. The first sales of the lots in this estate commenced in May 1904. They were sold progressively to several individual owners. However, lots 16–23 and 24–29 in Gelding Street were sold to contractor William Robert Ibbotson.

Lot 1 Sec 4 of Virginia Water Estate, consisting of over 5 acres of land south of Old Canterbury Road bounded to the east by Gambling Creek, to the west by Windsor Road and to the south by land owned by George Davis, was purchased in May 1885 by the Metropolitan Mutual Permanent Building and Investment Association Ltd. The land was converted to Torrens title and subdivided the same year as the Metropolitan Estate, comprising 90 allotments in Windsor Road, Old Canterbury Road and Edward Street South (now Weston Street). The auction sale was held on 12 September 1885 with only a few allotments selling on the day. Sporadic land sales in the subdivision took place over several years.

In May 1901, the Australian Mutual Provident Society converted over 1 acre of land forming part of Sec 4 of the Virginia Water Estate to Torrens title. It was also originally part of adjoining land grants to husband and wife James Bloodworth and Sarah Bellamy. The society subdivided the land into 23 allotments fronting Windsor Road, Davis Street and Weston Street as the Virginia Estate. There was a brick cottage offered for sale on Lot 1 in the occupation of Mrs Monaghan. The auction was held on 19 October 1901 though sales of land in the subdivision were not registered on the land title until July 1906.

Collectively the various estates in the HCA established the area's subdivision pattern and residential character across the Victorian and Federation periods.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The subdivision pattern is representative of the key phases of historical land development in the area spanning the Victorian and Federation periods. The area is also historically representative of changing tastes in residential architecture, displaying a variety of Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses.</p> <p>The Petersham Hill HCA evidences an important historical wave of land subdivision from 1877 when early purchasers in the Petersham Estate</p>



Criterion	Assessment
	<p>(Canterbury Sydenham Farms or Virginia Water subdivisions) took advantage of Sydney's rapid population growth and re-subdivided. Dulwich Hill's prevailing subdivision pattern formed during this period following this phase of division of many of the larger estates and villa properties.</p> <p>Various periods of development reflect the rise and fall in market conditions and changing tastes, including house construction which took place in the 1880s, though the pace of building halted for a period coinciding with the 1890s depression. A second small wave of subdivision took place in the early 1900s and saw Federation-era housing introduced to the area.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>Fairmount and Blairgowrie streets are named for their respective houses and subdivisions while others bear romantic garden inspired names, such as Rosemont and Rosedale, probably named by the famous nurserymen John and William Gelding of the Victoria Nursery on Old Canterbury Road. The HCA includes the site of the former Victoria Nursery, commemorated in the street name 'Gelding', and is considered to have significant associations with the Gelding brothers. An old Jacaranda retained on Gelding Street is believed to be a remnant planting from the nursery.</p> <p>The Petersham Hill HCA is considered to have cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Petersham Hill HCA has cultural significance for its aesthetic values. The area originates from two subdivisions in the late Victorian era, the Blair Gowrie Estate and Fairmount Estate. It maintains the general subdivision pattern and its historic character is reflected in the late Victorian and Federation housing stock.</p> <p>The area has a high degree of intactness and, with the exception of a small number of modified properties, most dwellings retain a high degree of characteristic detailing and original fabric. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA includes several fine Victorian and Federation dwellings with decorative mouldings and timber detailing. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials. The HCA also includes a variety of two-storey Victorian terraces on Rosedale, Fairmount and Channel streets, many of which demonstrate a high degree of integrity and retain original fabric and finishes including timber-framed windows, and parapets, balustrades and fascias. Although later infill properties have disrupted the integrity of the HCA, they generally do not detract from the presentation of the remnant housing, or the overall character of the area.</p> <p>The Petersham Hill HCA reaches the threshold for cultural significance at a local level.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p>



Criterion	Assessment
	The Petersham Hill HCA is unlikely to meet the threshold of significance under this criterion.
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Petersham Hill HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Petersham Hill HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The HCA is a largely intact collection of late Victorian and Federation dwellings. They do not represent rare examples of housing typologies in Dulwich Hill nor are they collectively exceptional examples of their type as there are similar examples in the surrounding areas. There are some uncommon typologies for this area of Dulwich Hill, such as intact Victorian terraces, as well as fine examples of Victorian and Federation housing. However, as a whole the HCA is not considered to be rare.</p> <p>The Petersham Hill HCA does not meet the threshold under the criterion.</p>
Representativeness SHR criterion (g)	<p>The Petersham Hill HCA represents the subdivision of portions of the Victoria Nursery, Blair Gowrie and Fairmount estates in the 1880s and early 1900s, mirroring the development of former grand estates across the Victorian and Federation periods throughout the district. The HCA retains the original street alignment, allotment plan and boundaries established between the 1880s and 1904. The area contains a good collection of examples of Victorian terraces, Victorian Italianate cottages and Federation brick cottages. These dwellings demonstrate the use of popular architectural styles and preferred building materials through retention of the housing stock with typical elements such as iron lace, sheet metal, bullnose verandah roofs, Marseille tiles, decorative rendered mouldings, timber joinery and gable elements. There is also a consistent setback with small gardens and some original fences to properties. The HCA provides an understanding of the residential development of the Dulwich Hill area at the turn of the century.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Wangal Country, the Petersham Hill Heritage Conservation Area (HCA) has cultural significance at the local level for historical, associative, aesthetic and representative values.

The HCA has historic significance as a suburban development originating in the successive subdivision by owners and investors of portions of the extensive Petersham Estate (Sydenham Farms and Virginia Water) from the 1880s. This Victorian period was characterised by rapid residential spread and population growth across Sydney. The prevailing subdivision pattern in this part of Dulwich Hill was formed by the subdivision of large estates and several villa properties such as Fairmount and Blair Gowrie, as well as land forming part of Gelding's Victoria Nursery on Old Canterbury Road. The first wave of



house construction took place in the 1880s, but the pace of building stalled for a period coinciding with the 1890s depression.

A second small wave of subdivision took place in the early 1900s when larger blocks such as the residue of Blair Gowrie Estate and Gelding's Victoria Nursery were further subdivided, leading to a final phase of residential development. There was renewed building activity in the locality on the eve and early years of Federation, and vacant lots in the earlier subdivisions were sold pre-World War I. The HCA provides an understanding of a key period of historical development in Dulwich Hill, retaining the subdivision pattern established between the 1880s and early 1900s, with much of the original housing stock.

The Petersham Hill HCA has cultural significance for its aesthetic values. It retains a majority of its original housing stock and represents key Victorian and Federation housing styles including Victorian Italianate, Federation Queen Anne, and Arts and Crafts style houses. The area demonstrates a good degree of intactness and retains typical details with the exception of some houses which have undergone modifications to joinery and materiality. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA features a number of uncommon building types for this area of Dulwich Hill including two-storey Victorian terrace rows on Rosedale, Fairmount and Channel streets. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials.



Figure 5.2 Map of the proposed Petersham Hill HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map Sheet 005 with GML overlay)



5.1.2 Campbell's Dairy

History

Campbell's Dairy HCA is located on the traditional Country of the Wangal people.

The Campbell's Dairy HCA is located within Robert Wardell's extensive Petersham Estate, which comprised a consolidation of land grants including those of James Bloodworth, John Hammon and John Homerson.

In September 1834 Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions. These came to form the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.

Campbell's Dairy HCA is in Division 2C of the Petersham Estate. It consists of two subdivisions:

- '20 Choice Sites Dulwich Hill', 19 May 1883; and
- Campbell's Estate, 8 March 1919.

In 1883 the Metropolitan Mutual Permanent and Investment Association Limited acquired two portions of land measuring respectively 1 acre 3 roods and 2 roods 17 ½ perches fronting Union Street and Constitution Road bordering the New South Wales Brick Manufacturing Company works at Dulwich Hill. The same year the association subdivided that land into two sections comprising a total of 40 allotments. Section 2, consisting of 26 lots, fronted Union Street between Constitution Lane and the land and creek to the south. The estate was advertised for auction sale on 19 May 1883 as a 'liberal subdivision [which] is in a rapidly improving part of Petersham, with easy access to Petersham and Simmer Hill Railway Stations' (*Sydney Morning Herald*, 19 May 1883, p 16). Lots 16 to 26 in Section 2, comprised in this subdivision were sold to various owners but were not built upon until the interwar period. It is likely that one reason for the delay in housing development on the land was its proximity to the Standard Pottery Works, which closed in 1911, detracting from residential amenity. Development in this section of Union Street largely took place after World War I and in the early 1920s.

Dairyman Francis Campbell acquired over 9 acres of land in 1899 from Samuel Henry Terry's estate. On this land he established a dairy fronting Union Street. In 1915 he acquired an adjoining 5 acres of land from Hugh Dixon plus another small parcel of land, all of which were consolidated and subdivided in 1919 as Campbell's Estate. The subdivision adjoined 'Abergeldie', Hugh Dixon's mansion and grounds, and comprised about 12 acres subdivided into '70 splendid building sites, with liberal frontages and depths' (*The Sun*, 26 February 1919, p 8) in Abergeldie, Arlington and Union streets. It was advertised for auction sale in March 1919. Richardson and Wrench reported that 53



allotments were sold on the day, realising £11,720. The residue of unsold allotments was progressively sold up until 1928, with the majority sold and built upon in the early 1920s. Houses were erected on the estate throughout the 1920s. Since that time, some infill development has been constructed as have alterations and additions.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Campbell's Dairy HCA is substantially intact and provides evidence of a significant period of development in the local area. The area was subdivided in 1919 by Francis Campbell of Petersham, a dairyman. This subdivision was wholly developed in the period immediately following World War I. Together with the Abergeldie Estate (1926) to the north extending to Old Canterbury Road, it represents the final subdivision in the area comprising interwar, single-storey, detached houses of the Californian bungalow style.</p> <p>The Campbell's Dairy HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Campbell's Dairy HCA is associated with dairyman Francis Campbell. In 1899 Francis Campbell purchased some of the Petersham Estate from the Rafferty family, which covered this area. Part of the area was occupied as a dairy by Campbell until at least 1916. The dairy was entered via Union Street. Although this area is associated with Campbell, this association is of dubious historical importance.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of intact Inter-War Californian bungalows constructed during a concentrated period that demonstrate significant consistency in style and materiality.</p> <p>The properties share several common details such as double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences.</p> <p>Overall, the dwellings retain consistent architectural character, form and material and contribute positively to the character of the surrounding area.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Campbell's Dairy HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>



Criterion	Assessment
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Campbell's Dairy HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Campbell's Dairy HCA contains a largely intact collection of Inter-War Californian bungalows of similar style. The properties display a good degree of integrity and consistency, providing good examples of this typology. However, though the concentration and number of Inter-War Californian bungalows is somewhat uncommon, this typology is not considered rare in the Dulwich Hill area.</p> <p>The Campbell's Dairy HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Campbell's Dairy HCA represents interwar housing typologies and their development in the Inner West. The dwellings demonstrate typical characteristics of interwar housing such as their asymmetrical form, double fronted façades and masonry verandahs. The abundance of Californian bungalows within this area is representative of a significant period of interwar development and demonstrates the prevailing historic and architectural character.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Wangal Country, the Campbell's Dairy Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values, representativeness and intactness.

The HCA demonstrates the course and pattern of historic land ownership and development in Dulwich Hill following British colonisation. This spans from the original land grants in the 1800s, to 'improvement' through clearing and primary production, to subdivision and development of residential housing to accommodate Sydney's burgeoning working population close to mass transport in comfortable dwellings reflecting the design conventions and materials of the interwar period.

The Campbell's Dairy HCA was subdivided in 1919 by dairyman Francis Campbell of Petersham, who operated his dairy on this land from about 1899. The subdivision, together with the Abergeldie Estate (1926) to the north, was wholly developed in the period immediately following World War I, and represents the final subdivision in the area comprising affordable, detached, interwar, single-storey houses of the Californian bungalow style.

Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of highly intact Inter-War Californian bungalows of similar style and materiality. The houses display typical details of this



architectural style including double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences. Overall, the spatial arrangement, pattern, form and rhythm of the composition of streets and land allotments with a largely harmoniously designed suite of interwar housing typologies with a uniformity of colours and materials is aesthetically pleasing.

The HCA retains its original subdivision pattern and largely retains a consistent historic character, which contributes positively to the character of the area and its surrounds.



Figure 5.3 Map of the proposed Campbell's Dairy HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 002 and 005 with GML overlay)



5.1.3 The Parade

History

Dulwich Hill occupies the traditional land of the Wangal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Parade was formed in a subdivision of Yule's Estate in 1899. In 1873, Charles Bampfild Yule of Cornwell, England, converted lots 1, 2, 3, 5 and 6 in Sec E of Priddle and Macarthur's subdivision of part of 1B of the Petersham Estate to Torrens title. The 24 acres of land extended south from New Canterbury Road. Following Yule's death in November 1878, the property passed in October 1881 by transmission to Jane Elizabeth Margaret Emma Yule of Cornwall and Fanny Alexandria Augusta Chard and her husband William Wheaton Chard of India. They appointed a succession of representatives to deal with their land in Australia. Alfred Edmund Jaques and Alfred Consett Stephen commenced the subdivision of the 24 acres of land as Yule's Estate.

Yule's Estate was subdivided and advertised for auction sale on 21 January 1899 'by order of the Master in Equity' (Deposited Plan 3521). The estate comprised a total of 27 villa sites and large blocks fronting New Canterbury Road, Garnet Street, Myra Road, Terrace Road and The Parade. Only a few blocks sold at this time so the estate was resubdivided under two deposited plans, 3599 and 3830. Between April 1899 and March 1900 only a handful of lots sold on the estate including Lot 41 and lots 56–57 (in one transaction) fronting The Parade.

Lots 13, 19 and 21 in DP 3521 in Garnet Street were resubdivided in mid-1900 by the Universal Land & Deposit Bank Ltd to form 13 allotments (DP 3830).

The residual unsold allotments were progressively sold during the rest of 1900. Hardie and Gorman advertised the auction sale of the residue of Yule's Estate on 16 March 1901 as 'splendid open land, Torrens title, 33ft frontage and good depths' (*Daily Telegraph*, 9 March 1901, p3). The proximity of the estate to Fernhill Railway Station (Dulwich Hill)



and the Dulwich Hill Tram were key selling points for the 'grand building allotments' in the estate. The remaining allotments in Yule's Estate were sold by the end of 1901.

By 1905-06, seven houses were built in The Parade and, according to the Sands Directory, there were nine residents in the street.

The site at the corner of Garnet Street and The Parade was sold in 1908 to Charles Moore of Dulwich Hill, a carpenter. He promptly built a cottage on this parcel, which is listed in the 1908-1910 Valuation Book. There was little new development after this date.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Parade HCA is culturally significant within the Dulwich Hill and Marrickville area because it represents one of the major residential subdivisions forming the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>The area was subdivided and developed to meet the growing housing needs of a rapidly expanding Sydney metropolis. The Yule's Estate at Dulwich Hill was a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham-Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).</p> <p>The subdivision is associated with one of the key phases of development in the district, namely the Federation period. The Parade retains several well-maintained cottages that demonstrate the preference for modest single-storey forms and weatherboard fabrication. The precinct is one of the few remaining areas in this part of the Inner West with a collection of Federation-era weatherboard cottages.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Parade HCA is associated with notable local historical figures. The area originates from land associated with one of the early purchasers of the subdivision of Dr Robert Wardell's Petersham Estate. Charles Bampffield Yule, an explorer and author of the Admiralty Australia Directory, was based out of Sydney in the 1840s and married Jane Elizabeth Priddle, a member of the extended family of Dr Robert Wardell.</p> <p>Wardell had acquired Thomas Moore's extensive land grant and adjoining small grants, consolidating it into a 2500-acre (1011-hectare) property in the District of Bulanaming (Petersham). He was murdered in 1834 and the land was divided in 1840 among his three brothers-in-law on behalf of his three sisters. The land was exploited by Moore and Wardell for its rich stands of timber and remained unsettled until the 1840s when Wardell's family began to subdivide the Petersham Estate.</p> <p>There is no evidence that Yule occupied the site for any substantial period of time or utilised the land for purposes other than investment. Further, apart from the name of the estate, Yule's association with the area is incidental because he left the management of the estate in the</p>



Criterion	Assessment
	<p>hands of local agents and the land containing The Parade was not subdivided until 1899, long after his death.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Parade HCA has cultural significance for its aesthetic values. It generally retains a consistent architectural form and rhythm in the streetscape, though many of the buildings have lost some of their original architectural detailing and character. The subdivision pattern is legible in the streetscape as well as the lot boundary, which show few changes from the early Federation era.</p> <p>The properties are predominantly Federation cottages, although there are some interwar and postwar dwellings present. The cottages display typical features such as hipped and gabled roofs, timber battens to the gable, front verandahs with decorative posts, and window awnings. Similarly, interwar dwellings feature weatherboard cladding, timber joinery and masonry verandahs whereas postwar dwellings feature face brick façades, large double-hung timber windows and hipped roofs with brick chimneys.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of The Parade has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Parade HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of The Parade HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Parade HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Parade HCA comprises a variety of predominantly Federation and Inter-War housing typologies; however, these are common in the local area. The HCA features a collection of weatherboard Federation cottages, which are uncommon in the Dulwich Hill area, yet their lack of consistency and cohesion means the area does not meet the threshold of significance for rarity.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Parade HCA is representative of residential development during the early Federation period after the first two subdivisions of Yule's Estate and the following era which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials and featuring typical detailing.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>



Statement of Significance

Located on Wangal Country, the Parade Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values and representativeness.

The HCA has historic value for the subdivision represents a key phase of development in the district during the Federation period. It is culturally significant within the Dulwich Hill and Marrickville area as it evidences the residential subdivisions that formed the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.

Yule's Estate subdivision at Dulwich Hill, which included The Parade, was considered a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).

The HCA demonstrates aesthetic values for several fairly well-maintained cottages that demonstrate the use of weatherboard and brick in modest single-storey forms. The precinct is one of the few remaining areas in this part of the Inner West which retains a group of weatherboard Federation-era cottages.

The Parade HCA is representative of residential development during the early Federation period following the first two subdivisions of Yule's Estate. It also reflects the intermittent development that took place in subsequent eras, which introduced Inter-War and Post-War typologies to the area.

Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials of the period and featuring typical detailing.

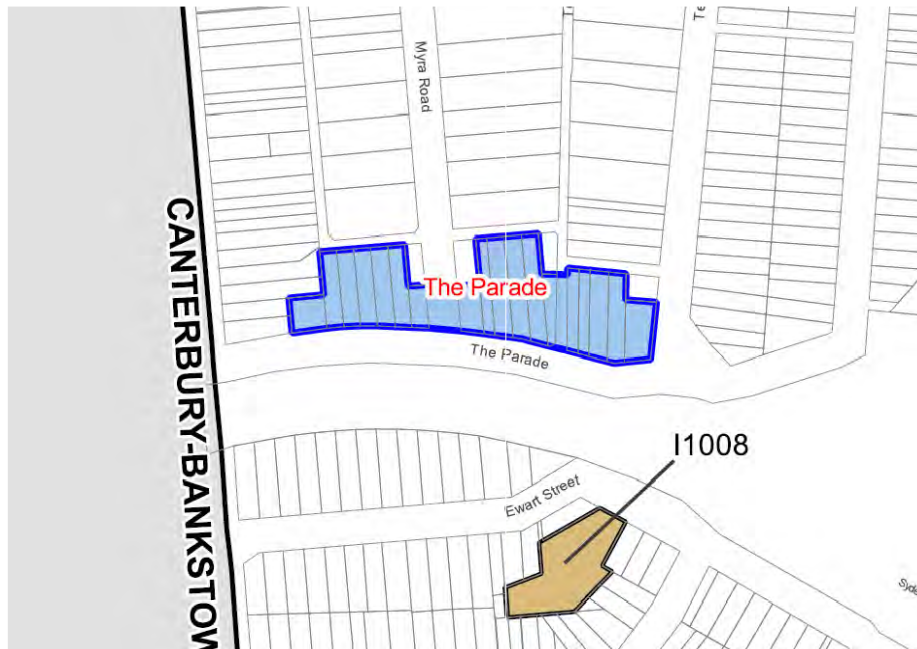


Figure 5.4 Map of the proposed boundaries of The Parade HCA. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)



5.2 Marrickville

5.2.1 Woodlands Estate

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2,000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Woodlands Estate is named for 'Woodlands', the residence of John Jackson Calvert on Marrickville Road. He lived there from 1875 to 1886 when he sold between 9 and 10 acres, including his cottage, for £13,500 to the Excelsior Land, Investment and Building Company and Bank Limited.

The Woodlands Estate was subdivided in 1886 and 1887, and the first houses and shops were built in the area in 1887. The estate was bounded by Illawarra Road, Marrickville Road, Gladstone Street and Calvert Street. The residue of unsold allotments was sold in May 1891 including additional lots formed in the second subdivision of the estate in Woodlands Street (now Gladstone Street).

The Marrickville Baptist Church purchased two lots in Silver Street in 1889 and the new building opened in October that year. The church has been in near-constant religious use since this time.

Both sides of Silver Street South were built upon by 1903–04. Calvert's residence Woodlands, which fronted Gladstone Street, was occupied by Sidney Cocking. This house and its stables were demolished before 1911 to make way for houses at 11–39 Gladstone Street.



Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area linked to the expansion of the rail network.</p> <p>The Woodlands Estate HCA originates from the first and second subdivision of John Jackson Calvert's Woodlands Estate between 1886 and 1891. Woodlands house was located on Lot 33A whereas the stables building was formerly located on lots 29 and 30, Section 2. The house was demolished in about 1913 when it was subdivided to form additional cottage lots. The area has historical significance for its relationship to the suburban development of Marrickville and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Woodlands Estate is historically associated with John Jackson Calvert, clerk of the Parliament and clerk of the Legislative Council, who lived in his residence Woodlands from 1875 to 1886. Calvert was a prominent figure in the local community and his sale of the land established much of the subdivision pattern of the area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Woodlands Estate HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The properties within the HCA have retained their original architectural integrity, with very few additions visible from the street. They display the use of key materials such as brick, painted plaster, timber and iron in both the corrugated roof sheeting and the iron lace balustrades. The scale of the properties (one to two-storey cottages and terraces) remains consistent with the surrounding area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Woodlands Estate HCA has not been undertaken. However, the HCA includes the Marrickville Baptist Church complex, the site of the Baptist Church Mission. Despite contemporary additions, the church has been operating on the site since c.1887. As such, the complex would hold social value to the local community through this ongoing religious use.</p> <p>The Woodlands Estate HCA is likely to have cultural significance at a local level under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Woodlands Estate HCA has not been assessed. It should be assessed to determine whether the</p>



Criterion	Assessment
	HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville. The Woodlands Estate HCA has not been assessed under this criterion.
Rarity SHR criterion (f)	The Woodlands Estate HCA was developed throughout the Victorian and Federation periods, representing several significant residential typologies. Although there have been modifications to some of the buildings in the area, they are generally constrained to the rear, and the properties present to the street as intact, high-quality examples of their typology. This consistent level of intactness and integrity is uncommon in the local area, which has been highly developed. The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.
Representativeness SHR criterion (g)	The Woodlands Estate HCA has cultural value as a representation of a significant phase of development following the subdivision of the Woodlands Estate. The area maintains the boundaries of sections 1 and 2 as well as the narrow lanes: Silver Lane, Illawarra Lane and Marrickville Lane. The HCA incorporates late Victorian houses and terraces as well as early Federation cottages. These dwellings demonstrate the use of popular materials including brick, corrugated iron, iron lace, and timber used for decorative bargeboards, brackets and finials. They retain a good degree of intactness and define the scale and character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in other areas of Marrickville. The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Woodlands Estate Heritage Conservation Area (HCA) has historic significance as the 1887 subdivision of John Jackson Calvert's property Woodlands, which occupied a portion of the Petersham Estate. This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.

The HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.

The area has social significance as the location of the Marrickville Baptist Church/Mission on Silver Street. The church was purpose-built here in 1887 and continues to minister to Baptists living in the district today.



The HCA demonstrates cultural significance for rarity and representativeness values. The area's housing erected in the Victorian and Federation periods retains a high level of integrity and intactness. The consistent level of intactness and integrity is uncommon in the local area.



Figure 5.5 Map of the proposed Woodlands Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 and 006 with GML overlay)



5.2.2 Terrace Garden Estate

History

Dulwich Hill occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Moore's land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Terrace Garden Estate HCA comprises a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately 9 acres of land from Priddle and Macarthur's subdivision of the Petersham Estate. He converted that land to Torrens title in 1886.

Following Starkey's death, the property passed by transmission in 1888 to his brother, John Starkey. When he later died, the property passed by transmission in 1898 to the Permanent Trustee Company of New South Wales Ltd. In 1909 the company subdivided the land into 40 lots as the Terrace Garden Estate (DP 5598). The estate was advertised for auction sale on 1 May 1909 as comprising 'excellent park like building land' (*Sunday Sun*, 17 April 1910, p 3) located in Osgood Avenue and Terrace Road (now Ewart Street). Raine and Horne reported that the auction was very successful with 'numerous [people in] attendance and the competition was keen throughout the sale' (*Sunday Times*, 2 May 1909, p 3) and a total of 22 lots were sold on the day, realising £1552 15s.

The residue of unsold allotments was auctioned on 23 April 1910 and several lots were sold, totalling £581 10s.

The allotments were listed for the first time in the 1908-1910 Valuation Book and their respective owners were named. The assessed unimproved capital values varied between £50 and £90. According to the 1911-1913 Valuation Book there were then 11 houses erected on the east side of the street and just four on the opposite side of the street. By 1917-1919 all but one allotment (No. 35) had been built upon on the west side of Osgood Avenue.



Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The subdivision pattern and buildings in Osgood Avenue, dating from 1909, are part of the residential development of the former Terrace Garden Estate which in the course and pattern of the Marrickville area is significant.</p> <p>The Terrace Garden Estate HCA originates from the Terrace Garden Estate, which was subdivided in 1909 from the property and block of land known as Terrace Gardens, Marrickville. Osgood Avenue, the key component of this HCA, was formed in the 1909 subdivision. In total 22 lots were sold at the sale and the residue was sold the following year. Purchasers built upon their allotments between 1909 and the end of World War I. Of the 22 lots in Osgood Avenue, 11 were built upon along the eastern frontage and four along the western side by 1911–1913. Houses were built on all bar one allotment (No. 35) by 1917–1919.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Terrace Garden Estate is historically associated with notable local people, including William Augustus Starkey and his brother John Starkey. William Augustus Starkey purchased 9 acres of land from the Petersham Estate in 1871 and owned it until his death in 1888, when it passed to his brother. The Terrace Garden Estate was subdivided by the Trustees in 1909.</p> <p>William Starkey founded Starkey's Ltd in 1838 as a ginger beer factory in the heart of the city. Starkey's Ltd was purchased by Shelley's in the 1950s. Starkey's was at one point the largest ginger beer factory in the Southern Hemisphere. William Augustus Starkey lived close by at Gladstone Hall, Marrickville.</p> <p>These connections are, however, incidental, and the subdivision does not provide clear and significant evidence of the life or works of associated people.</p> <p>The Terrace Garden Estate HCA therefore does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Terrace Garden Estate HCA has cultural significance for its aesthetic values. The area maintains the original block form of the Terrace Garden Estate and demonstrates well-maintained examples of key Federation housing typologies. The cottages throughout the HCA display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs, and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area.</p> <p>The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Terrace Garden Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p>



Criterion	Assessment
	The Terrace Garden Estate HCA is likely to meet the threshold of significance under this criterion.
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Terrace Garden Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Terrace Garden Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Terrace Garden Estate was developed during the early Federation period, representing several significant typologies. Despite modifications, the area displays a good degree of integrity and intactness. The variety of design along Osgood Avenue should also be noted as an uncommon occurrence in the local area where nearby streets have nearly identical properties.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Terrace Garden Estate HCA represents a period of development following the subdivision of the Terrace Garden Estate. It contains many examples of Federation housing which feature typical elements including timber joinery, front verandahs, pitched gabled roofs, brick fences and chimneys. The properties demonstrate the historic character of the area and are representative of the residential development in Marrickville during the early 1900s.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Terrace Garden Estate heritage conservation area (HCA) has significance for historic, aesthetic, rarity and representative values at a local level, as a highly intact Federation housing development. The HCA is historically associated with ginger beer manufacturers William Augustus Starkey and his brother John Starkey. William Starkey lived close by at Gladstone Hall, Marrickville, and had purchased 9 acres of land from the Petersham Estate in 1871 which he owned until his death in 1888.

In 1909, Starkey's land was subdivided by the trustees of his estate into 40 lots as the Terrace Garden Estate which was advertised for auction sale on 1 May 1909 in Osgood Avenue and Terrace Road (now Ewart Street). In total 22 of the allotments were sold on the day, suggesting the area was highly desirable to new residents.

The area maintains the original block form of the Terrace Garden Estate created in the 1909 subdivision and demonstrates key Federation housing typologies. The cottages throughout the HCA are well maintained and display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature



trees which positively contribute to the character of the area. The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period. The HCA is a largely intact streetscape which expresses the early twentieth-century character of the area.



Figure 5.6 Map of the proposed Terrace Garden Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 006 with GML overlay)



5.2.3 The Warren Estate

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The village of Marrickville was established in the 1855 Marrick Estate subdivision by Thomas Chalder. Up to this time the area had been sparsely settled by stonemasons, market gardeners and dairy farmers. The influx of new residents included lawyers, architects, members of parliament and senior public servants. Thomas Holt, a wool merchant and politician, built The Warren on his 130-acre (53-hectare) estate overlooking the Cooks River.

Trams connected Newtown to Marrickville by 1881 and to the city the following year. Transport was one of the key factors that opened up the district to residential development. Large landholders, in anticipation of the coming of the railway, undertook subdivision of land in close proximity to the proposed rail corridor. The Bankstown line opened from Sydenham to Belmore in 1895 and led to an influx of new residents settling in the cottages and terrace houses built in streets close to the station.

Brickmaking, woollen mills, steel and metal works, and service industries were established in the Marrickville area from the 1890s (as well as automotive industry from the 1920s) to take advantage of access to water, land, rail and a pool of potential workers. This in turn created a demand for cheap land and housing close to places of employment.

By 1935 Marrickville mayor Henry Morton boasted that everything you could want was made in Marrickville: chocolate, guitars, fishing lines, saucepans, shoes, radios, machinery, margarine, bathtubs and boots. After the Second World War a new wave of residents arrived in the area, many of whom were culturally diverse and recent arrivals, attracted by the availability of work in the many factories in Marrickville as well as cheap housing. Greek migrants were at one time the largest of the ethnic groups that settled in



Marrickville. They were joined from the 1970s by Vietnamese and Chinese migrants and refugees, making Marrickville a culturally diverse area.

The HCA comprises the first and second subdivisions of The Warren Estate and a small subdivision of land in CT Vol 1458, Fol 200 (1911). For the purposes of this brief history, heritage items A5 and I127 are excluded from the commentary.

Thomas Holt purchased 130 acres (52.6 hectares) of the Petersham Estate on the northern slopes leading down to the Cooks River. Here he built the grand castellated Victorian Gothic mansion named The Warren in 1857. It was designed by architect George Mansfield. The mansion contained an impressive art gallery filled with paintings and sculptures from Europe. There were also elaborate stables built into imposing stone walls, and large landscaped gardens filled with urns overlooking the Cooks River. The grounds were stocked with rabbits bred on the estate for hunting, as well as alpacas and other exotics.

After Holt returned to England to join his wife and daughters, The Warren was sold to the Excelsior Land, Investment & Building Co and Bank Ltd in 1880 for £50,000 (*Sydney Morning Herald*, 28 October 1880, p 4). That company commenced the subdivision of the property for residential development and the land immediately surrounding the building was sold off. The developers pulled out no stops to promote the Warren Estate. In November 1881 they held a promenade concert led by Charles Huenerbein allowing 'intending purchasers and others' to view the estate; 'a line of special omnibuses conveyed a number of invited guests to the grounds' (*Sydney Daily Telegraph*, 28 November 1881, p 3). The first subdivision, advertised for auction sale in 1881, extended south from Warren Road to Premier Street, bounded to the east by Park Road and west by Illawarra Road, and was bisected through the centre by Excelsior Parade. The second subdivision (sections 7, 8, 9 and 10) was located immediately south between Premier Street and Low Street, bounded by Mansion Street and Illawarra Road (Deposited Plan 759). The mansion was retained on a much reduced parcel of land east of Mansion Street and south of Premier Street.

The company offered generous terms to potential purchasers at the first subdivision sale during an auction on 3 December 1881:

'All buyers who have approve plans prepared and contracts entered into for the erection of buildings on the estate from three months from the day of sale, can have 90 percent of the cost of the building advanced to them and NO INTEREST will be charged on half the amount owing for the FIRST FOUR YEARS OF THE LOAN. And they who enter into contracts for the erection of buildings on the Estate from approved plans with six months from the day of sale can get 90 per cent of the cost of the building advances, and will be charged No Interest for the First Four Years on one-fourth of the amount owing.' (*Evening News*, 2 December 1881, p 3)



Land sales in December 1881 and again in February 1882 were not immediately registered on the land title, however allotments were sold and houses under construction in late 1881 as, for instance Thornley and Smedley, architects invited tenders for the 'erection and completion of 2 cottage villas, upon lots 11 and 12 Section 3, Cary Street, Warren Estate, Marrickville' (*Sydney Morning Herald*, 17 November 1881, p 10). The following year, McIntyre and Son advertised for three carpenters and joiners to work for them on the Warren Estate (*Sydney Morning Herald*, 7 March 1882, p 11). Thornley and Smedley, or Thornley as a solo architect, designed several houses in the estate as evidenced through tender notices in the *Sydney Morning Herald*, including a wood brick cottage (19 January 1882, p 2), four cottage villas (23 May 1882, p 11), a villa (3 February 1883, p 7), a cottage residence (25 March 1884, p 3), villa residence (3 May 1884, p 3), two cottage residences (17 May 1884, p 3), six detached cottage villas (24 March 1885, p 3), a house in Day Street (19 September 1885, p 4) and a cottage (12 February 1887, p 4).

In January 1883, a further 29 lots of the Warren Estate were sold, realising £2268 14s 5d (*Evening News*, 22 January 1883, p 2). The first land sale in the estate was, however, not formally registered until October 1883, being to Enoch Handley of part of Lot 26 in Section 5 in Deposited Plan 759. (Certificate of Title Vol 516 Fol 12). In December 1883 a second subdivision of the Warren Estate comprised the land south of Premier Street, with allotments located in Day, Roseby, Thornley and Mansion Streets and Illawarra Road (Deposited Plan 1142).

The last parcel of land occupied by The Warren and overlooking the river was subdivided in late 1919 as a government estate. The subdivision was prepared by John Sulman. It comprised 62 blocks with 40 foot frontages with the balance to be used as a park (present Warren Park and Richardson's Lookout south of Holts Crescent). Allotments were to cost on average between £150 and £170 and 'the total cost of homes will be about £1700' (*Smith's Weekly*, 4 October 1919, p 13). Building operations commenced on the site in October 1919.

In January the next year, the State Housing Board advertised ballots for the allotment of cottages at The Warren and other public housing sites across Sydney, noting 'ten of the cottages are to be allotted at the Warren' (*Sunday Times*, 25 January 1920, p 1). In March 1920 a ballot was held for 40 newly completed cottages, 14 of which were built on The Warren Estate (*Sydney Morning Herald*, 1 March 1920, p 7). *The Sun* reported in November 1920 that 61 cottages had been erected on the estate within the previous 12 months (*The Sun*, 2 November 1920, p 8).

The Minister for Housing announced the reconstructed housing scheme of the Government, whereby homes would be erected for over 200 landholders whose application had been approved and whose deeds and deposits had been lodged with the Savings Bank, providing money for the work (*Sunday Times*, 24 October 1920, p 3).



'Dissatisfaction having been expressed at certain features of the Housing Board's scheme on the old "warren" site at Marrickville, a conference took place there yesterday afternoon ... It was decided that the Housing Board would recommend to the Minister that two streets be completed and linked up at both ends...' (*Sydney Morning Herald*, 15 June 1921, p 12).

Three new streets were formed to the corner site fronting Mansion and Premier streets to make lots for 61 cottages under a 'build-to-sell' scheme promoted by the Housing Board. The Government incurred heavy losses on the Warren Housing Scheme, leading to the sale by the Housing Board of the remaining land as no funds were available for building purposes (*Construction and Local Government Journal*, 14 January 1925, p 8). The surplus land was sold within one month.

An unused portion of the land fronting Premier Street was transferred to the Education Department for a public school and the Ferncourt Public School opened on this site in 1922.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Warren HCA has historical value within Marrickville as it evidences the subdivision of Thomas Holt's extensive and prominent landmark property called The Warren.</p> <p>The expansive grounds of The Warren were subdivided progressively in 1881 and 1882 after Holt returned to England, with a final subdivision taking place in the early 1920s after the State Government purchased and demolished the mansion. Social housing was established on the last parcel of The Warren Estate.</p> <p>The street and subdivision pattern in the HCA is representative of the key phases of historical development, including the Victorian, Federation and interwar periods. The block grid plan established in 1881 and 1882 remains legible as does the 'square' on which was the site of The Warren mansion was located until it was demolished in 1919 to make way for a social housing estate. Richardson's Lookout and Ferncourt Public School were also established during this period to cater to the growing population in this area.</p> <p>The area was subdivided in anticipation of the opening of the Bankstown–Sydenham railway. The cheap land in the vicinity of Marrickville Station led to an influx of a predominantly working class population. The area is also representative of key residential typologies, displaying a variety of late Victorian workers' cottages, Federation workers' cottages and bungalows and modest Inter-War Californian bungalows. It shows the development of workers' housing in the area, retaining several well-maintained cottages, detached, semi-detached and terrace forms constructed in brick, as was common in Sydney subdivisions of this period, and reflecting the prevalence of brick manufacture in the district. Most of the area has remained in continual residential use since its establishment except on Illawarra Road, which forms a continuation of the retail/commercial hub for the suburb. Ferncourt Public School was established in 1922 in the original Victorian mansion called Prosna (later</p>



Criterion	Assessment
	<p>Jesmont). Above the Cooks River is Richardson's Lookout, which features the relocated gateposts from The Warren.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Historical association significance</p> <p>SHR criterion (b)</p>	<p>The Warren HCA is historically associated with a notable local figure, Thomas Holt, and his extensive estate, The Warren. The grand Victorian Gothic mansion of the same name occupied a central flat section of the 130-acre property overlooking the Cooks River. The mansion was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley, visible for many miles around. It was built of sandstone to about 70 feet, and was surmounted by castellated battlements. The Warren was Holt's family residence until about 1879 then, on much reduced grounds of 12 acres, was occupied by Carmelite nuns until 1903. It was used during the Second World War as an artillery training range. It was resumed by the New South Wales Government in 1919 and demolished for an NSW Housing Board estate.</p> <p>The original extent of The Warren property and site of the former mansion is still legible in the subdivision pattern of the HCA. Further, Richardson's Lookout (containing the relocated gates of The Warren) and the unused burial vaults adjoining the Cooks River provide evidence of the occupation of the site by Holt and his family for a significant period to 1879.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level for historical association.</p>
<p>Aesthetic significance</p> <p>SHR criterion (c)</p>	<p>The Warren HCA has cultural significance for its aesthetic values, demonstrating key late Victorian, Federation and interwar housing typologies. The area maintains the strong rectangular grid pattern from the original Warren subdivision and represents the development of the area from the late 1880s to the interwar era.</p> <p>The properties display a good degree of integrity and intactness, incorporating typical details such as ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings. Brick Federation cottages feature front verandahs and timber elements including decorative posts and brackets, bargeboards and finials.</p> <p>Overall, the architectural character of the properties contributes positively to the surrounding area.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Social significance</p> <p>SHR criterion (d)</p>	<p>The Warren HCA demonstrates cultural and social changes in the area with evidence of a variety of cultural overlays to fabric by migrant groups, for example Greek column-style verandah posts, and fibreglass balustrades to verandahs and fences.</p> <p>The Warren HCA has cultural significance at a local level under this criterion.</p>
<p>Technical/research significance</p> <p>SHR criterion (e)</p>	<p>The historical archaeological potential of the HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Warren HCA has not been assessed under this criterion.</p>



Criterion	Assessment
Rarity SHR criterion (f)	<p>The Warren HCA is a largely intact collection of late Victorian, Federation and interwar houses. Although there are some fine, highly intact examples of the various housing types, they do not represent a rare example of housing in the local area as there are similar precedents of these typologies elsewhere in Marrickville. However, collectively they are an uncommonly intact grouping, which contributes to the historical character of the area.</p> <p>The Warren HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Warren HCA represents the development of The Warren Estate and its immediate surroundings from the late 1880s through to the interwar era. The HCA retains the boundaries of sections 1 to 6 of the first Warren Estate subdivision and the partial boundary of Sections 7 to 10 of the second subdivision.</p> <p>The area incorporates a variety of late Victorian houses and terraces, as well as Federation brick cottages and interwar bungalows. These dwellings demonstrate the use of popular materials such as brick and weatherboard, and typical features such as front verandahs and decorative timber elements. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Warren Heritage Conservation Area (HCA) has cultural significance at a local level for historical, aesthetic and representative values, demonstrating key late Victorian, Federation and interwar housing typologies. The HCA is historically associated with Thomas Holt and his extensive estate, The Warren. The grand Victorian Gothic mansion, known as The Warren, overlooking the Cooks River, was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley.

The remains of the house lie outside the HCA boundary; however, this HCA is representative of the original extent of The Warren property, with the site of the former mansion still legible in the subdivision pattern of the HCA. The grounds of the estate were progressively subdivided and developed, leading to the creation of several layers of residential development in the Victorian, Federation, and interwar periods. Most properties maintain their early lot pattern from the first and second subdivision of The Warren Estate.

Dwellings in the HCA display a good degree of integrity and intactness, incorporating typical characteristics such as low-scale, modest construction, timber joinery, hipped and gabled roofs, and details—for example, ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings.



Overall, the architectural character of the properties contributes to the surrounding area, representing the development of The Warren Estate and its immediate surrounds from the late 1880s through to the interwar era.

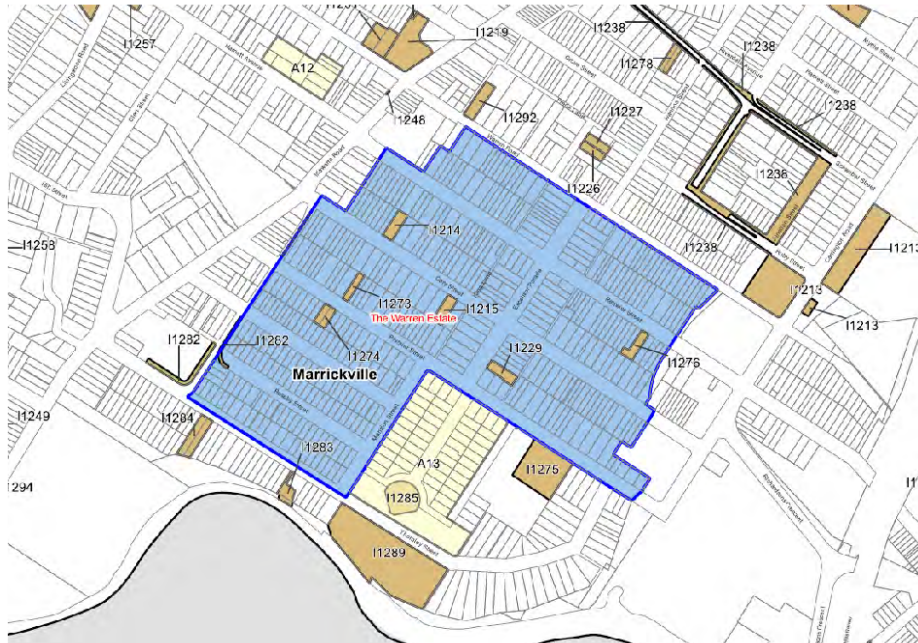


Figure 5.7 Map of the proposed Warren Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 006 with GML overlay)



5.2.4 Marrickville Market Gardeners Estate (re-organisation of the existing David Street HCA C66)

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Thomas Moore's 700-acre (283.3-hectare) land was acquired by Dr Robert Wardell in the 1820s and consolidated into his Petersham Estate, which totalled over 2000 acres (800 hectares). Moore and Wardell exploited the rich timber stands on the estate, clearing the ground for later occupation by dairymen, market gardeners, quarrymen and brickmakers.

Wardell was murdered in 1834 and the estate was divided among his three brothers-in-law on behalf of Wardell's sisters. They were Charles Frederick Priddle (husband of Jane Isabella Wardell), John Fisher (husband of Ann(e) Fisher Wardell) and John Frazer (husband of Margaret Frazer Wardell). Of the trio only Charles and Jane Priddle emigrated to Sydney. They arrived in 1843. Division 1B was awarded to Charles Frederick Priddle and his wife Jane Isabella Wardell. This portion comprised 652 acres (263 hectares).

Over the next decade, the Priddles commenced the subdivision of this extensive parcel of land. In 1884, Robert Pfoefffer, F Randall and Henry Teege were among a small group of people operating market gardens south of Marrickville Road and east of Livingstone Road.

The establishment of tramways in the area in the early 1880s encouraged residential development in the vicinity. Large landholders, seeking to profit from the residential boom, subdivided their land in close proximity to the proposed rail corridor. Also during the Victorian period Marrickville developed as an industrial area and was home to many brickmaking ventures, wool mills, steel and metal works, and from the 1920s automotive and service industries, which drove demand for cheap land and housing close to places of employment.

During 1884 and 1885, three subdivisions were carried out in the area. Compagnoni's Garden comprised 24 allotments by private sale in Livingstone, Gordon and Robert streets. Pfoefffer's Garden was advertised for auction sale on 15 November 1884, promoted as 'the best Building Position at Marrickville. Surrounded by highly improved



Estates' (*Sydney Morning Herald*, 10 November 1884, p 11). The estate comprised 40 allotments including that of Mr Pfoeffer's residence and well-matured garden. Randall's Garden was advertised for auction sale on 13 December 1884, consisting of 42 allotments with frontages to Livingstone Road, Marrickville Avenue and Randall Street. Simultaneously Mr Randall advertised for auction sale various structures, equipment and livestock including two heavy draught horses, six pigs, a cart shed with iron roof, a four-roomed building with an iron roof, ploughs, harrows, three harnesses, a new saddle and so on at this property in Livingstone Road.

By 1886, cottages were beginning to appear on Pfoeffer's and Randall's Estates but Gordon and Robert Street, previously known as South and Regent Streets respectively were not listed at this time. One decade later the Rate Books show several cottages throughout the precinct, including Mrs JE Anderson's cottage and land fronting Livingstone Road on 'Compagnoni's Subdivision'. Cottages on Pfoeffer's Garden and Randall's Estate. Residential development took place throughout this period and continuing into the early 1900s.

Teege's Estate was advertised for auction sale in October 1900, consisting of 24 building allotments fronting South, Harney and Pine streets with the electrified tramway at its doorstep and the estate 'within easy access of the city' (*Sydney Morning Herald*, 17 October 1900, p 3).

The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents to the district.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Marrickville Market Gardeners HCA is of historical significance as an area developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise on and profit from the boom in residential development and the growing working-class population.</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents, and the area retains much of the subdivision pattern instituted at this time. The HCA is representative of the size and layout of the allotments which were created across the successive estates in the area. It is representative of the two key phases of historical development in the Victorian and Federation periods with associated typologies including single-storey Victorian workers' cottages and Federation bungalows constructed in brick, a common material with local manufactories in the area. Houses are predominantly detached though some groups of semi-detached buildings are scattered</p>



Criterion	Assessment
	<p>throughout the area. There have been some late twentieth-century new builds and alterations/additions with evidence of cultural overlays. This does not, however, alter the prevailing low-scale residential character of the HCA nor the historical subdivision and development pattern.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Historical association significance</p> <p>SHR criterion (b)</p>	<p>The Marrickville Market Gardeners HCA is associated with the extensive land grant awarded to Robert Moore in 1799. The principal use of the land during its early history was timber-getting and the subsequent owner, Dr Robert Wardell, continued to exploit the timber stands located across his expanded Petersham Estate. There is little evidence of Moore or Wardell's association with the HCA area. Their connection is incidental and applies to the entire suburbs of Marrickville and Dulwich Hill.</p> <p>The division of the Petersham Estate among Wardell's three sisters/brothers-in-law led to the subdivision of the estate from the late 1840s. Division 1B was owned by the Priddles, and although this family was heavily involved in the subdivision of its land and is recalled in at least one street name in the Dulwich Hill/Marrickville area, the Priddles did not occupy the site for any substantial period of time nor utilise the land for any purposes other than investment.</p> <p>The Marrickville Market Gardeners HCA is associated with several market gardeners who established farms in the area in about the mid-1880s, including Robert Pfoeffler, John Henry Teege and F Randall. They occupied the land as market gardens, growing a range of produce and running some livestock. Although this historical association is important in the early development of Marrickville, there is no physical evidence of this phase of occupation.</p> <p>The Marrickville Market Gardeners HCA does not meet the threshold for listing at a local level under this criterion.</p>
<p>Aesthetic significance</p> <p>SHR criterion (c)</p>	<p>The Marrickville Market Gardeners HCA has cultural significance for its aesthetic values, demonstrating the development of the area during the late Victorian and early Federation eras through to the interwar transition.</p> <p>The collection of buildings in the HCA demonstrates a good degree of integrity and intactness, incorporating typical details of Federation housing such as front verandahs, timber posts, hipped and gabled roofs with bargeboards and battens to the gable, and timber double-hung windows. Streetscapes within the HCA possess an open, suburban quality due to the predominantly low-density and single-storey residential development. Harney Street is flanked on both sides by mature Plane trees featuring an expansive canopy. Street trees, albeit smaller species, are present throughout the HCA, which enhances its presentation.</p> <p>Overall, the HCA retains a consistent scale and form, and together with the associated landscaping, contributes positively to the character of the surrounding area.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance	<p>A detailed social values assessment of the Marrickville Market Gardeners HCA has not been undertaken. There is no specific indication</p>



Criterion	Assessment
SHR criterion (d)	<p>of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Marrickville Market Gardeners HCA is unlikely to meet the threshold for significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Marrickville Market Gardeners HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Marrickville Market Gardeners HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Marrickville Market Gardeners HCA is a generally intact group of late Victorian and Federation dwellings. The HCA does not represent a rare example of housing typology in the local area because there are similar precedents such as the adjoining South Dulwich Hill HCA (C107), which has a more uniform Federation-era character.</p> <p>The Marrickville Market Gardeners HCA does not reach the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Marrickville Market Gardeners HCA represents the development of this area of Marrickville through several subdivisions in the late Victorian era.</p> <p>Late Victorian, Federation and interwar houses are prominent in the HCA and have a good degree of integrity and intactness. A high proportion of houses in this area are substantially intact and have retained much of their original detailing such as face brickwork, slate roofs and decorative terracotta ridge capping, tall rough-cast chimneys, timber windows, hoods, timber verandah detailing and face brick façades. This establishes an integrity that characterises the streetscapes in this area.</p> <p>Many houses in the HCA have undergone alterations and additions, many resulting from cultural overlays. However, much of these works have been undertaken to the rear of properties and are not highly visible elements in the local streetscape.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Marrickville Market Gardeners Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.

The HCA possesses historic significance, demonstrating the key phases of development in the Victorian, Federation and interwar periods. The area was developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway



Station in 1889 provided impetus to many owners seeking to capitalise and profit from the boom in residential development and the growing working-class population. The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents.

The HCA retains the historical subdivision pattern and street alignment dating back to 1884, and contains a collection of typical Victorian and Federation era workers' cottages. The houses are predominantly detached although some groups of semi-detached buildings are scattered throughout the area. Some late twentieth-century new builds and alterations/additions with evidence of cultural overlays are also present. However, collectively the houses in the area demonstrate a good degree of integrity and are representative of both a significant period of residential development in the area, and the growing popularity of brick fabrication, owing to the local brick manufactories in the area.

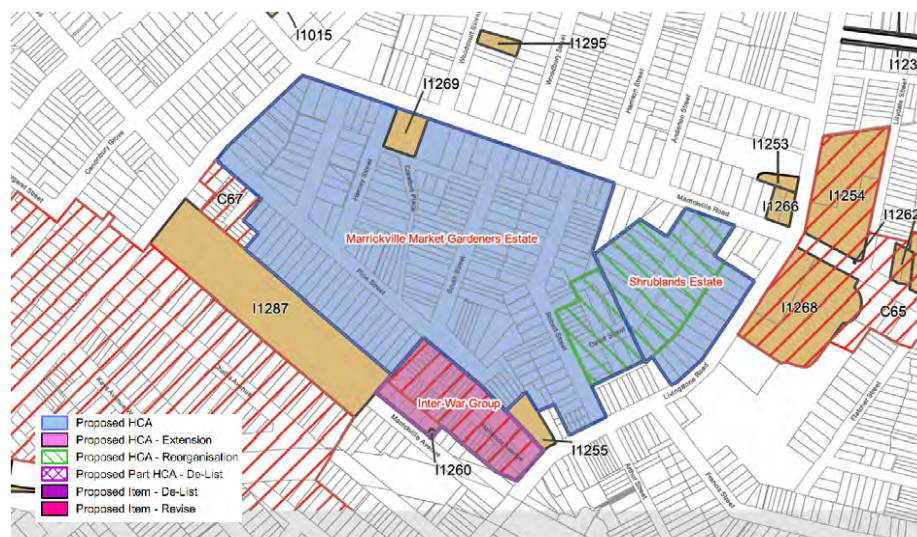


Figure 5.8 Map of the proposed Market Gardeners HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)



5.2.5 The Shrublands Estate (re-organisation of the existing David Street HCA C66)

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his three sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.

In 1871 George Frederick Durham Priddle and John Fairfowl Macarthur converted several parcels of land, including allotments in the subdivision of Section 1B of Petersham Estate, to Torrens title. A certificate of title was issued in July 1873 to James Norton for lots 7-8 and 21-22 of Section D of Priddle and Macarthur's subdivision of Division 1B of the Petersham Estate. Norton, a prominent Sydney solicitor, was related by marriage to Wardell because his daughter Augusta was married to Wardell's nephew Rev Charles Frederick Durham Priddle. Macarthur was married to Wardell's niece Margaret Anne Priddle.

In December 1874, James Norton conveyed lots 7 and 8 of Section D to Macarthur. He in turn conveyed these seven acres of land in October 1884 to James Smith, the second owner of the property. A large mansion, called 'Shrubland', was erected on land to the west of Livingstone Road by mid-1874 and was in the occupation of Thomas Thomas, but for unknown reasons his name is not recorded on the land title. In October 1878 Thomas instructed auctioneers to sell Shrubland, 'that delightfully situated family mansion ... together with the highly improved extensive grounds, in all nine acres' (*Sydney Mail and New South Wales Advertiser*, 19 October 1878, p 631). The advertisement boasted that the Shrubland property was 'second only to The Warren'.

James Smith was one of the partners in Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. He died in 1884 and the estate passed by transmission in late 1888 to William Smith of Melbourne and James Little of Sydney.



They transferred Shrubland in August 1895 to James Little and Jessie Smith of Sydney. Following the former's death in 1909, Jessie Smith conveyed the property to herself and auctioneer James Gregg.

Simultaneously the estate was subdivided and part of it was advertised for auction sale on 20 March 1909 in two sections as the Shrublands Estate, 'the pick of Dulwich Hill' (Deposited Plan 5482). The estate spanned Marrickville Road west of Livingstone Road. David Street was formed at this date north from Robert Street to connect with Marrickville Road. There were 39 allotments in Section 1 fronting Marrickville Road, David Street and Livingstone Road.

The allotments in this estate are first listed in the 1908–10 Valuation Book, with houses erected by 1910 on lots 12–14, 16 and 22–23 in in Section 1 (David Street) and upon Lot 8 in Section 2 (Livingstone Road). The majority of allotments were built upon within the next three years.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Shrublands Estate HCA is of historical significance as an area developed within a short time frame within the Federation period (1890–1915). It features many houses built for entrepreneurs of the period such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (of the Marcus Clark retailing family). The HCA demonstrates a significant period of development in the Marrickville area, and the expansion of middle-class housing in the suburb.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Shrublands Estate HCA is historically associated with the creation of the Shrublands Estate by subdivisions in the early 1900s. Shrubland (now part of St Brigid's) was erected by 1874 for Thomas Thomas on land purchased from George Fairfowl Macarthur. The Thomas family lived in this large villa from 1874 until 1878 when it was sold to James Smith of Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. Shrublands was a prominent landmark in the district, and after Smith's death the property was conveyed in 1895 to James Little and Jessie Smith of Sydney. Little and Smith owned the grounds of Shrubland House and much of the land in the surrounding area, including the site of the HCA. Their property was progressively subdivided from 1909, and the Shrublands Estate was created in 1909. The HCA originates from this 1909 subdivision. Although the land has historic associations with the Shrublands Estate broadly, neither the Thomas family nor the Smith family lived or worked on the site of the HCA, nor is there extant tangible connections to this earlier phase of use.</p>



Criterion	Assessment
	The Shrublands Estate HCA does not reach the threshold for cultural significance at a local level under this criterion.
Aesthetic significance SHR criterion (c)	<p>The Shrublands Estate HCA is of aesthetic significance for its substantial Federation period detached housing in David Street set amid generous gardens and mature brush box street plantings, giving the appearance of a Federation period 'garden suburb'. The dwellings demonstrate the introduction of middle-class housing in the area, shown through the scale, form and materiality of the dwellings. The properties retain fine architectural detailing characteristic of their typologies, which contribute to the character of the streetscape.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Shrublands Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Shrublands Estate HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Shrublands Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Shrublands Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Shrublands Estate HCA is rare within the Marrickville area as a distinctive enclave of substantial Federation period detached houses, gardens and street planting. Although Federation housing is not uncommon in Marrickville, the Shrublands Estate HCA demonstrates a highly intact grouping of well-detailed and maintained properties that is uncommon in the area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Shrublands Estate HCA comprises a series of intact Federation housing developed for affluent, middle class and upper-middle class residents in the early twentieth century. The dwellings demonstrate characteristic Federation typologies, and are representative of characteristic streetscapes of the period, retaining generous gardens and landscaping. The HCA is historically and aesthetically representative of a significant period of development in the Marrickville area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Shrublands Estate Heritage Conservation Area (HCA) is locally rare within Marrickville as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings.



It is a representative area of Federation period housing, which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.

The Shrublands Estate HCA is of historical significance as an area subdivided as Section 1 of the Shrublands Estate in 1909 and comprising houses erected within a narrow time frame leading up to World War I. The HCA features many houses built for merchants and businessmen of the period, such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (a member of the Marcus Clark retailing family).

The Shrublands Estate HCA has aesthetic significance for its substantial Federation period detached housing on David Street, Livingstone Road and Marrickville Road, set amid generous gardens and the mature brush box trees in David Street planted (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period 'garden suburb'.



Figure 5.9 Map of the proposed Shrublands HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)



5.2.6 Interwar Group (C67) Extension

History

The Interwar Group HCA is located on the traditional Country of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands on this landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, eventually amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. After he was murdered in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Interwar Group HCA is formed from three interwar subdivisions of the Petersham Estate. Most of the houses and flats in the area were erected by Ashfield builder Herbert Henry Hollands.

Hollands Avenue/Marrickville Avenue/Livingstone Road

This subdivision comprised 22 lots fronting Hollands Avenue, Livingstone Road and Marrickville Avenue. The land was occupied by Alfred William Cooper of Newtown, a grocer, by 1913. Following his death in 1920, 'late of Marrickville, retired dairyman', the lease was surrendered and a new lease was registered to Cyril Cleveland Cooper of Marrickville, a dairyman. Cyril Cooper bought the property in 1925 from Caroline Milne Williams.

In April 1935 Cooper transferred part of the land to the Dairy Farmers Co-operative Milk Company Ltd. The following year the other portion, comprising 3 acres and 16 perches, was transferred to the Municipal Council of Marrickville. That land was subdivided as Deposited Plan 17947 and Council began to sell the allotments from late 1936. Builder Herbert Henry Hollands appears to have built all the houses in this HCA, which were predominantly pairs of brick semi-detached houses and a few detached brick cottages. Hollands lodged several successful building applications to Council between June 1936 and October 1937 for pairs of brick semi-detached cottages and at least three single brick cottages.

Jocelyn Avenue/Wardell Road/Pine Street

In late 1940 Herbert Henry Hollands of Ashfield acquired 1 acre, 1 rood and 4 perches of land at the corner of Pine and Wardell streets. He subdivided that land and formed



Jocelyn Avenue (Deposited Plan 19258) and began to build on the lots including, but not limited to, two blocks of six flats in Wardell Road and two pairs of semi-detached cottages in Jocelyn Avenue. Sales in the estate commenced in February 1941 and continued to October the same year. Lots 4-6 and 10-12 were not sold until 1948. During 1940 Hollands lodged several successful building applications to Marrickville Council for a single brick cottage, two blocks of six flats, one block of four flats and seven pairs of brick semi-detached cottages in Jocelyn Avenue and Pine Street.

Woodbury Street/Enfield Street

In 1936 and 1938, Herbert Henry Hollands of Ashfield consolidated two parcels of land in Woodbury and Enfield streets and subdivided it in 1938 as Deposited Plan 18407. Hollands lodged several successful building applications to Marrickville Council between March and December 1938 for pairs of brick semi-detached cottages and single brick cottages. Hollands reported that Atkinson and Radford had sold 'my pair cottages, Woodbury Street, Dulwich Hill' (*Sydney Morning Herald*, 16 June 1938, p 1) in June 1938. He proceeded to sell the houses commencing from June 1938 until the end of 1939.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Interwar Group HCA is of historical significance as one of the last residential subdivisions in the area, a resubdivision of earlier Victorian-period estates, developed by local builder Herbert Henry Hollands between 1936 and 1943. The area demonstrates this significant period of development, retaining much of the original lots from the subdivisions.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Hollands Avenue section of the Interwar Group HCA is associated with Newtown grocer Alfred William Cooper. He operated a dairy on the land and upon his death in 1920 at Lone Pine, Marrickville Road, he was described in the probate notice as 'late of Marrickville, retired dairyman' (<i>Daily Telegraph</i>, 12 August 1920, p 3). The lease was surrendered after his death and a new lease was registered to his son Cyril Cleveland Cooper of Marrickville, a dairyman. Another member of the family, Thomas, was involved with the dairy in the same period. Cyril owned and operated a dairy on this land until 1935. However, as the land was later subdivided, there is no physical evidence of this period of use.</p> <p>The Interwar Group HCA does not meet the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Interwar Group HCA is of aesthetic significance for its highly intact group of interwar housing. The area maintains much of its 1930s subdivision pattern, demonstrating a strong streetscape with consistently expressed built forms. The houses retain much of their original form, layout, fabric and detailing, and are collectively representative of the stylistic details of working-class housing at a time of significant austerity.</p>



Criterion	Assessment
	The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Interwar Group HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Interwar Group HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p>
Rarity SHR criterion (f)	<p>The Interwar Group HCA comprises a highly intact group of interwar dwellings, which have largely retained their original architectural forms, scale, massing, detailing and materials in both dwellings and ancillary development such as fences. The properties demonstrate characteristic interwar typologies and are easily understood as a group within the wider area. The integrity of the dwellings individually, and the streetscapes cumulatively, is consistent and rare within the context of the wider Marrickville area.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Interwar Group HCA represents three former subdivisions of residential housing created in the interwar period. The built forms demonstrate the transformation of the area from a dense urban to detached suburban cultural landscape, and then the adaptation of the suburban form to a higher density and austere built form. Historically, the HCA is representative of the final phase of interwar subdivision in the Inner West.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Interwar Group Heritage Conservation Area (HCA), comprising three separate but connected precincts in Marrickville, has cultural significance for historic and aesthetic values which are rare locally and important to the Inner West.

The group of buildings in the HCA form a series of highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing, reflecting their construction by a single builder within a limited period of time. Herbert Henry Hollands was a prolific builder in the Marrickville area and was responsible for most of the



buildings erected in the HCA, comprising detached brick cottages, pairs of semi-detached cottages and larger blocks of flats.

The precincts were developed during the interwar period, through the redevelopment of earlier land holdings. The resultant pattern and form of the areas reflects the process of land development and changing concepts of density and home in a 'suburban' working class area.

The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings are consistent throughout the three areas. The building stock is high in quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed. This detailing contributes visual and sensory appeal to the area.

The consistent single-storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings in the group. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

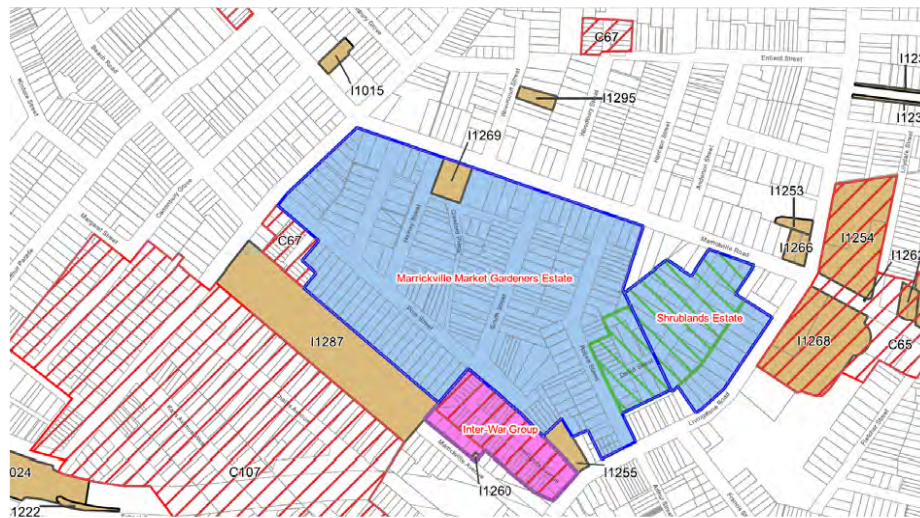


Figure 5.10 Map of the proposed revised Interwar Group HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)



5.3 Lilyfield

5.3.1 Austenham Estate (C62) Extension

History

The Austenham Estate HCA is located on the traditional Country of the Wangal people.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brennan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Austenham Estate HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (*Sydney Morning Herald*, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902. The house was demolished in 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.

From December 1900 to 1905, John Keep progressively conveyed portions of his landholding to local builders Herbert Rayner Steward and Frederick Henry Emmerick including allotments in Deposited Plan (DP) 3796, 3948 and 4162.

In 1901 two new streets, named after Emmerick and Steward, were created, releasing 60 allotments. In 1902 a further 40 allotments were offered for sale. Austenham Road (now Lilyfield Road) appeared on the map in this period. Another new road, Rayner Street, was created in 1903, and 30 building allotments became available. The fourth and final subdivision in 1905 created Eric Street and 23 allotments. Each of the streets created by the subdivisions fulfilled the requirements of the Width of Streets and Lanes Act 1881.

Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of Keep's Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (*Balmain Observer and Western Suburbs Advertiser*, 21 June 1902, p 5) costing a total of £56,000. They also supervised subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate, and all lots were connected to the sewerage system. Steward is believed to have designed all the



villas and no house was erected costing less than £400. Buyers could have a house of their own design or select from standard designs offered by Steward and Emmerick. Steward lived in the estate, on Steward Street, in a house called Ravenscourt. This was also the Austenham Estate office for potential buyers and the teams of contractors working for the company.

In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build upon the estate after his partner's death. The Austenham Estate was substantially developed by 1910, totalling over 200 houses.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Austenham Estate and its successive historic subdivisions established the suburb's character as reflected in the street pattern along with its prevailing built character, spanning the Federation and early interwar periods. The expanded Austenham Estate HCA demonstrates a significant period of historic land subdivision and housing development in the Lilyfield area.</p> <p>The Austenham Estate HCA is located on part of a 100-acre (40.47-hectare) grant to John Austin (Austen) in 1819. Austin's grant came to be owned by civil servants and merchants such as George John Rogers and Samuel Augustus Perry, who were responsible for the construction of the grand villas such as Austenham (1), Austenham (2) later renamed Kalouan and Broughton House. These prominent gentlemen also established the early subdivision patterns and first streets in the area.</p> <p>A later owner, John Keep, subdivided Austenham House and sold much of this land to builders Emmerick and Steward. These two men were responsible for the construction of over 200 houses in the area. The subdivision also established many of the surrounding streets including Fredbert, Austenham, Steward, Emmerick, Eric, Rayner and Perry streets and Balmain Road. Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area with single-storey brick Federation cottages laid out across five wide streets with gas, water and sewerage connections.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Austenham Estate HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from land originally granted to John Austin (generally spelt Austen). He only had a brief association with 'Spring Cove' but is likely to have cleared part of the land and established some form of dwelling on the farm.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, with further subdivisions creating the residential lots throughout the surrounding streets, undertaken in the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the</p>



Criterion	Assessment
	<p>early Federation character of the area. Further, Steward is known to have lived within the HCA during this period of development, on what is now Steward Street.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Aesthetic significance</p> <p>SHR criterion (c)</p>	<p>The Austenham Estate HCA has cultural significance for its aesthetic values. It maintains the general patterns of several historical subdivisions. The retention of the original lot boundaries and block plan are particularly evident on the west side of Emmerick Street.</p> <p>The expanded HCA is predominantly late Victorian to Federation in character and there is consistency and integrity of architectural style, scale and materials across the area. The Victorian dwellings display typical details including steep-pitched roofs, rendered mouldings, iron lace balustrades, bullnose verandahs and masonry fences. Similarly, the Federation dwellings—which account for most properties in the HCA—display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets. The house designs were largely developed in-house by Emmerick and Steward, the developers and builders of the Austenham Estate.</p> <p>Overall, the architectural character of the properties positively contributes to the surrounding area.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Social significance</p> <p>SHR criterion (d)</p>	<p>A detailed social values assessment of the Austenham Estate has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Austenham Estate HCA does not meet the threshold of significance under this criterion.</p>
<p>Technical/research significance</p> <p>SHR criterion (e)</p>	<p>The historical archaeological potential of the Austenham Estate HCA has not been assessed. There is potential for remains associated with Austenham House to be found in its original location within the HCA.</p> <p>The historical archaeological potential should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Austenham Estate HCA has not been assessed under this criterion.</p>
<p>Rarity</p> <p>SHR criterion (f)</p>	<p>The Austenham Estate HCA was developed by builders Emmerick and Steward who developed much of the surrounding area. Many of the remnant houses from this significant period were built to stock designs, designed by Steward, and there are similar examples in the surrounding area. Therefore, the HCA does not demonstrate rarity in its housing typology or subdivision pattern.</p> <p>The Austenham Estate HCA does not meet the threshold for cultural significance under this criterion.</p>
<p>Representativeness</p> <p>SHR criterion (g)</p>	<p>The Austenham Estate HCA represents the Austenham Estate and its subsequent subdivisions, demonstrating residential development from the late Victorian to the interwar period. The HCA retains the general block</p>



Criterion	Assessment
	<p>boundary and lots from the original subdivisions; however, there are instances of further subdividing and combining of lots such as the western side of Emmerick Street.</p> <p>The area incorporates late Victorian houses and terraces; however, it predominantly comprises Federation dwellings, mostly built by Emmerick and Steward, the promoters of the estate. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and typical features such as front verandahs, decorative timber elements and window awnings. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>It also demonstrates the availability of machine-made face bricks and the bulk buying of building materials during the period of its development.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Wangal Country, the Austenham Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic and representative values. Demonstrating the evolution of land development in Lilyfield following colonisation from land grants to smaller residential allotments, this HCA originates from a subdivision of John Austin's (or Austen's) 1819 land grant, which was one of the five originally in the area. They also established the early subdivision patterns and first streets in the area.

Lots in this area were sold to several civil servants and merchants who built grand villas, reflecting their social and economic status. Austenham House was designed by architect, John Verge, and the estate was subdivided and sold to builders Emmerick and Steward in about 1900. Steward and Emmerick subdivided during 1901, 1902, 1903 and 1905, establishing the character of the HCA within the former Austenham Estate. The streets demonstrate the spatial effect of the Width of Streets and Lanes Act 1881, and with the construction of over 200 houses in the area during the early 1900s the HCA evidences a consistency of suburban and architectural character, pattern and language, spanning the Federation and early interwar periods. The streetscapes exhibit the historic subdivision block pattern and the harmonious arrangement of double and single fronted detached and attached dwellings, through scale, form, materiality, setbacks and siting. The expanded Austenham Estate HCA is significant in the historic development of Lilyfield.

Forming part of Emmerick and Steward's Austenham Model Home Estate, commenced in 1901, the HCA is predominantly Federation in character. Many of the houses were designed in-house by Emmerick and Steward, thus the area displays an overall consistency and integrity of architectural style, scale and materials across the area. Federation dwellings, which account for the majority of properties in the HCA, display



typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets.

Overall, the architectural character of the properties positively contributes to the existing HCA and the surrounding area. It also demonstrates the efforts of two local builders and developers, Emmerick and Steward, in establishing a suburban development with houses occupied by a 'better class of tenants who have virtually formed themselves into a small township' (Balmain Observer and Western Suburbs Advertiser, 21 June 1902, p 5).

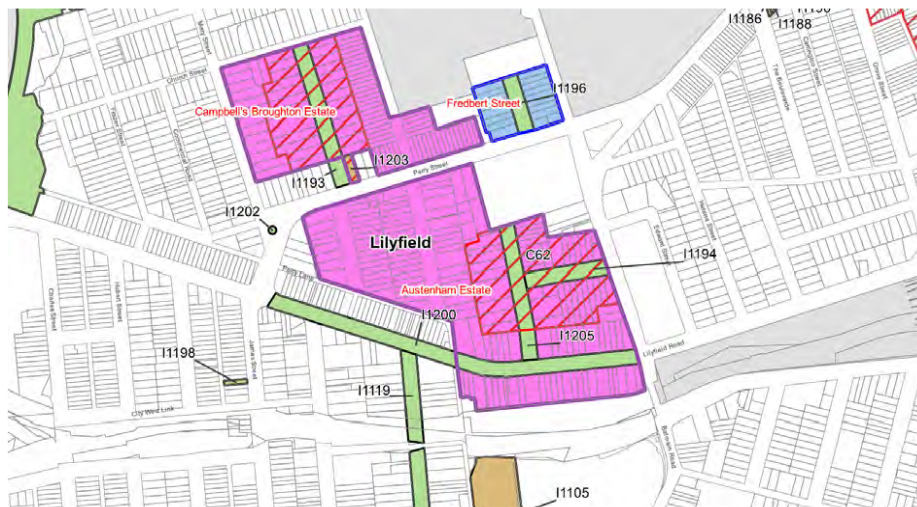


Figure 5.11 Map of the proposed Austenham Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)



5.3.2 Campbell's Broughton Estate (extension and renaming of existing Campbell's Estate C64)

History

Campbell's Broughton Estate HCA is located on the traditional Country of the Wanggal people. It is recommended the HCA be renamed from 'Campbell's Estate' to 'Campbell's Broughton Estate' to better reflect its historical values as a subdivision of the Broughton Estate.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brennan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Campbell's Broughton Estate HCA comprises two subdivisions of Duncan Campbell's 'Broughton Estate'. Campbell purchased a large block of land in 1843 from Samuel Augustus Perry's extensive landholding. Following his death in 1871, his widow Hannah conveyed the property to his son James Campbell and his wife Isabella Campbell in 1874. Duncan Campbell's death was recorded at Broughton Park, Balmain Road, but it is not known whether this is the house later located in Campbell Avenue. 'Broughton' may have been erected at this date or during Duncan's time. This building is not to be confused with the Broughton Hall located within the present Callan Park property.

In November 1913, the Campbell family sold off part of the property to William James Henderson and Charles Henry Crammond, respectively an accountant and estate agent. They converted the land to Torrens title in 1915 and subdivided the land in early 1918, laying out allotments in Glover and Perry streets. They proceeded to erect brick cottages on the allotments which they progressively sold from April 1918 to September 1921. Many, if not all, of the cottages were built by G Jones.

In the intervening period the residue of the Campbell's Broughton Estate was subdivided and advertised for auction on 22 January 1921 with allotments fronting Campbell, Mary, Church and Perry streets.

Following the death of James Campbell in 1924 at Broughton, the house was sold and demolished, and the land subdivided into additional smaller residential lots in Campbell Avenue in 1935.



Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	<p>The Campbell's Broughton Estate HCA has historical significance within the local area as it represents a major subdivision in the early interwar period, featuring characteristic Californian bungalow style houses. The area was a subdivision of Duncan Campbell's Broughton Estate, which he had purchased in 1843 and on which he had built the house Broughton Park.</p> <p>The 1918 subdivision of Campbell's Broughton Estate by CH Crammond and WJ Henderson, estate agents and developers, established the subdivision pattern in Glover Street and part of Perry Street at the entrance. They commissioned G Jones to build the modest, single-fronted, one-storey Californian bungalows which today bear similar design, form and detailing. Three years later James Campbell subdivided most of the land surrounding his house and established a new street bearing the family name.</p> <p>The Campbell's Broughton Estate HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criterion (b)	<p>The Campbell's Broughton Estate HCA is associated with Duncan Campbell, who purchased the land in 1843 to build Broughton Park, for which the Campbell's Broughton subdivision sale was named. Although this area is associated with Campbell, this association is of dubious historical importance beyond the name of the subdivision sale.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criterion (c)	<p>The Campbell's Broughton Estate HCA has cultural significance for its aesthetic values. It maintains the historic subdivision pattern formed in 1918, 1921 and 1935. The retention of the original lot boundaries and block plan are particularly evident on the west side of Glover Street and both sides of Campbell Street.</p> <p>The Campbell's Broughton Estate HCA was developed in the interwar period and retains a good consistency and integrity of architectural style, scale and materials across the area pertaining to a narrow date range of development from 1918 to 1921 and a subdivision of part of Campbell Street in 1935. The dwellings range from single-fronted cottages on half-width allotments in Glover Street and the northern part of Perry Street, and double-fronted houses with narrow driveways and rear garages on wider allotments in Campbell Avenue and Perry, Mary and Church streets. The houses display typical details including timber joinery, face brick walls, unglazed terracotta tiled roofs, gabled roofs and front verandahs with decorative posts and brackets. There is a uniformity of design represented in Glover Street and along the adjoining section of Perry Street, attributed to a single builder, G Jones. The pattern and rhythm of the street tree plantings in the Campbell Street carriageway provides an aesthetically pleasing streetscape composition.</p> <p>Overall, the architectural character of the properties is visually harmonious and positively contributes to the surrounding area.</p> <p>The Campbell's Broughton Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>



Criterion	Assessment
Social significance SHR criterion (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Broughton Estate HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Campbell's Broughton Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Campbell's Broughton Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The proposed HCA does not demonstrate rarity in its housing typology or subdivision pattern because there are similar examples in the surrounding area.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>The Campbell's Broughton Estate HCA represents a typical middle-class estate of the interwar period. The HCA retains the overall subdivision pattern and allotments formed in the original subdivisions in 1918, 1921 and 1924.</p> <p>The area incorporates a collection of predominantly intact single-storey Californian bungalow style dwellings built in during a short period after the end of World War I and the mid-1920s. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and evidence typical stylistic features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts. Collectively the building stock maintains a good degree of integrity and intactness and contributes to the historic character of the development and its representativeness.</p> <p>The HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Wangal Country, the Campbell's Broughton Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.

The HCA originates in the progressive subdivision of John Austin's (or Austen's) 1819 land grant and provides evidence of the growing market for capital investment in suburban land subdivision in early nineteenth century. The land was acquired by investors and speculators who established the main streets in the area and built the first affordable houses for a working middle class community close to transport. This set the stage for the later suburban development and growth outwards from the City of Sydney.



Duncan Campbell built Broughton Park after the 1840s. His family retained ownership until 1915, when Duncan's son James sold a part to CH Crammond and WJ Henderson, real estate agents, who were responsible for the first subdivision of the Broughton Estate in 1918. James Campbell subdivided the residue of his land in 1921, retaining his house, and formed Campbell Avenue.

The two principal subdivisions of 1918 and 1921 established allotments for single and double-fronted detached houses. Through the scale, shape, siting and materials of its buildings, the HCA provides a good example of an early interwar middle-class inner city suburban area.

The Campbell's Broughton Estate HCA is substantially intact despite some later intrusions and unsympathetic alterations. The streetscapes across the estate demonstrate unity of scale, form, siting, setbacks and materials, and the pattern formed by the prominently gabled Inter-War housing. Campbell Avenue and Glover Street are characterised by the pattern and rhythm of street tree plantings set within the carriageway and framed by sandstone kerbs and gutters, with low brick and timber fences along the footpath. The dwellings collectively evidence the use of popular materials in the interwar period including brick, roughcast render and terracotta roof tiles, and typical features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts which contributes to the visual harmony in the composition of the streetscape.

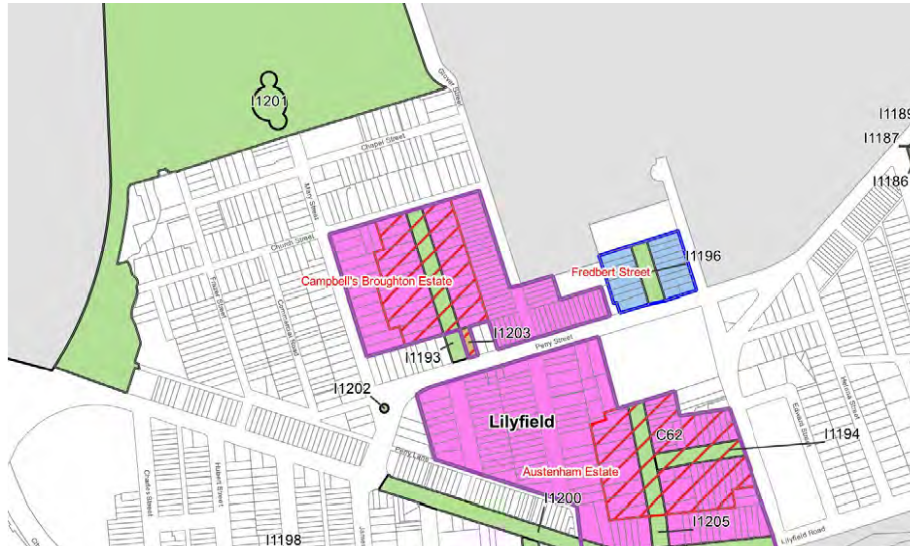


Figure 5.12 Map of the proposed Campbell's Broughton Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)



5.3.3 Fredbert Street

History

The Fredbert Street HCA is in the suburb of Lilyfield on the traditional Country of the Wangal people.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Fredbert Street HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (*Sydney Morning Herald*, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.

Lot 3 of a subdivision of the Austenham Estate consisted of over 2 acres of land on the north side of Perry Street, bounded to the east by Wharf Road and to the west by the Campbell Estate. In November 1901 this land was sold to Frederick Henry Emmerick and Herbert Rayner Steward. They promptly subdivided the land as Deposited Plan 3883, part of their Model Austenham Estate. The date of the survey was 24 June 1901, pre-dating the formal transfer of the land to Emmerick and Steward. The subdivision comprised 21 allotments fronting Fredbert Street and Wharf Road. Fredbert Street was a cul-de-sac, with the name being a combination of part of the partners first names, Frederick and Herbert. They also planted 'ornamental shade trees' in the centre of the street. Like all streets in the Model Austenham Estate, Fredbert Street fulfilled the requirements of the Width of Streets and Lanes Act 1881.

Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of the Model Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (*Balmain Observer and Western Suburbs Advertiser*, 21 June 1902, p 5) costing a total of £56,000. They supervised the layout of the subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate and all allotments were connected to the sewerage system.



Steward is believed to have designed all the villas and no house was erected on the estate costing less than £400. Buyers could build a house of their own design or select from standard designs offered by Steward and Emmerick; it appears that most, if not all, of the houses on the estate were built to designs supplied by Steward and Emmerick. Steward lived in the Austenham Estate, on Steward Street, in a house called Ravenscourt. It also served as the Model Austenham Estate office for potential buyers and the teams of contractors working for the company.

Prior to formalising their purchase of Lot 3 of the Model Austenham Estate, Steward and Emmerick advertised in July 1901 as follows: 'We build to suit our Clients' tastes. We have plenty of Land to choose a site from, facing on elevated, broad, kerbed and guttered, Steward, Emmerick and Fredbert Streets. We give easy terms' (*Daily Telegraph*, 19 July 1901, p 2). This indicates that the subdivision of the land in Fredbert Street had already taken place by mid-1901 along with formation of the street and associated services such as sewers, kerbs and gutters.

The first block of land sold in Fredbert Street was Lot 2 in DP 3883, to William Lorimer in December 1901. This transaction was followed by a succession of sales throughout 1902. The Rate Book dated to February 1902 does not contain any listings for Fredbert Street. However, by the February 1903 edition, there were houses rated on lots 2, 4-10 along the eastern frontage of the road. The following year only Lot 1 in DP 3883 was undeveloped bar for 'enclosed land'.

In June 1902 Steward and Emmerick resubdivided lots 11-21 of DP 3883 as DP 3928 comprising lots 1 to 9 in Fredbert Street. The lots varied in size from 12 perches to 20 perches, the largest being Lot 2. According to the 1903 Rate Book the west side of Fredbert Street contained ratings for five properties owned by Steward and Emmerick, namely: enclosed land; footings; house; house; and house and land. Twelve months later the western side of the street was mostly built up excepting enclosed land and shed on Lot 1.

In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build elsewhere on the Model Austenham Estate after his partner's death. The Model Austenham Estate, including Fredbert Street, was substantially developed by 1910, totalling over 200 houses.

Assessment Against Criteria

Criterion	Assessment
Historical significance SHR criterion (a)	It is therefore historically representative of the Federation character of the area, evidencing a period of significant early twentieth-century subdivision and development in Lilyfield. Fredbert Street is important as a planned cul-de-sac, designed to fulfil the requirements of the <i>Width of Streets and Lanes Act 1881</i> and



Criterion	Assessment
	<p>incorporating 'ornamental shade trees' in the centre of the street. Advertised in the early 1900s, Emmerick and Steward allowed purchasers to choose from several standard designs. This distinctive streetscape planning in response to changing legislative requirements is evidenced in the HCA.</p> <p>The Fredbert Street HCA is located on part of the subdivision of John Keep's Austenham Estate, which formed part of a 1901 subdivision known as the 'Model Austenham Estate' which was promoted by Frederick Henry Emmerick and Herbert Rayner Steward, a partnership of builders who developed much of the surrounding area.</p> <p>Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing single-storey brick Federation cottages laid out across the cul-de-sac with gas, water and sewerage connections. The housing along the street was largely completed by 1910, and, despite minor modifications, remains largely intact.</p> <p>The Fredbert Street HCA has cultural significance at a local level under this criterion.</p>
<p>Historical association significance</p> <p>SHR criterion (b)</p>	<p>The Fredbert Street HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from a 1901 sale of land from John Keep's Austenham Estate to builders FH Emmerick and HR Steward. Emmerick and Steward purchased large swathes of land in what is now the Lilyfield area, building houses from a series of stock designs, establishing the subdivision pattern, streets, and dominant housing character in the area. The Fredbert Street HCA was a planned cul-de-sac, named after a portmanteau of the builders' first names, Frederick and Herbert.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, and further subdivisions created the residential lots throughout the surrounding streets over the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the early Federation character of the area. Steward lived nearby on Steward Street and is believed to have designed most of the standard 'villa' types that purchasers could choose from. Although neither Steward nor Emmerick lived on Fredbert Street, they have a strong association with the Lilyfield area, and established the character of Fredbert Street.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<p>Aesthetic significance</p> <p>SHR criterion (c)</p>	<p>The Fredbert Street HCA has cultural significance for its aesthetic values as a largely intact collection of Federation cottages. The HCA was a planned cul-de-sac largely developed between 1902 and 1910. It maintains its historical subdivision pattern, including the original lot boundaries and block plan.</p> <p>The HCA includes a series of single and double-fronted, single-storey Federation cottages, characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency among the housing stock, because these cottages originate from a series of standard designs, thought to have been designed by Steward. The single-fronted properties are largely identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the</p>



Criterion	Assessment
	<p>primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses demonstrate varying degrees of modifications, including the removal and replacement of significant original fabric, unsympathetic façade treatments, and the introduction of rear additions. However, these alterations do not obscure the original design intent, and collectively, the houses are a highly intact group. The Federation architectural character, and retention of setbacks, front gardens, landscaping and tree plantings along the street give the area a pleasant, leafy character, which contributed positively to the Lilyfield area.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criterion (d)	<p>A detailed social values assessment of the Fredbert Street HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Fredbert Street HCA does not meet the threshold of significance under this criterion.</p>
Technical/research significance SHR criterion (e)	<p>The historical archaeological potential of the Fredbert Street HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Fredbert Street HCA has not been assessed under this criterion.</p>
Rarity SHR criterion (f)	<p>The Fredbert Street HCA was created as part of the subdivision of the Model Austenham Estate. Similarly to the remainder of the Model Austenham Estate, it was designed and developed by builders FH Emmerick and HR Steward, who designed standard housing types that were constructed throughout the Lilyfield area, with at least 200 built by 1910. The housing stock demonstrates many of the same designs seen throughout the other areas developed by Emmerick and Steward and are not considered to be rare in the area. Further, many of the houses have been modified and do not represent the most intact examples of their kind in Lilyfield. However, as a group, the original houses have been largely retained, and the modifications do not obscure the original form or design intent. The street was a planned cul-de-sac and retains many of its original landscaping elements including areas of sandstone kerbing and 'ornamental tree plantings'. It therefore provides a more intact example of a Federation-era streetscape within the Lilyfield area, and provides an effective representation of Emmerick and Steward's Federation-era development.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance under this criterion.</p>
Representativeness SHR criterion (g)	<p>Forming part of a subdivision of the Model Austenham Estate, and developed as part of the wider scheme of works by builders Emmerick and Steward, the Fredbert Street HCA is representative of a significant period of Federation development in the Lilyfield area. The street was a planned cul-de-sac and retains much of its original subdivision pattern.</p>



Criterion	Assessment
	<p>The houses, though modified, demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in the area. The houses demonstrate the use of popular materials and details including tuck-pointed brick, Marseille tiled roofs, tiled paths and floors, verandahs, and decorative timber detailing. The popularity of brick construction on the street is particularly demonstrative of the availability of machine-made face bricks and the bulk-buying of building materials during the period of its development. The street also retains key landscape elements such as the ornamental tree plantings and sandstone kerbings, representative of the amenities provided by the developers.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

Statement of Significance

Located on Wangal Country, Fredbert Street Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic, rarity and representative values.

The HCA originates from a subdivision of John Keep's Austenham Estate, and formed part of a 1901 subdivision called the 'Model Austenham Estate'. The site was purchased by Frederick Henry Emmerick and Herbert Rayner Steward, two builders who formed a partnership and developed much of the surrounding area. Fredbert Street was a planned cul-de-sac designed to fulfil the requirements of the *Width of Streets and Lanes Act 1881* and planted with ornamental shade trees in the centre of the street.

Emmerick and Steward were responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing cottages with gas, water and sewerage provided. The historical subdivision pattern, including the original lot boundaries and block plan, have been largely maintained.

The single and double-fronted single-storey Federation cottages are characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency across the cottages, because they originated from a series of designs, thought to have been developed by Steward. The single-fronted properties are largely identical in form—they have rectangular plans, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses have been modified with the introduction of unsympathetic contemporary materials and façade treatments. However, despite modifications, the houses demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in



their area. The street also retains significant landscape features including ornamental shade trees planted along the centre of the street and sandstone kerbs. The HCA is representative of the Federation character of parts of Lilyfield, providing evidence of a period of significant early twentieth-century subdivision and development in the suburb.

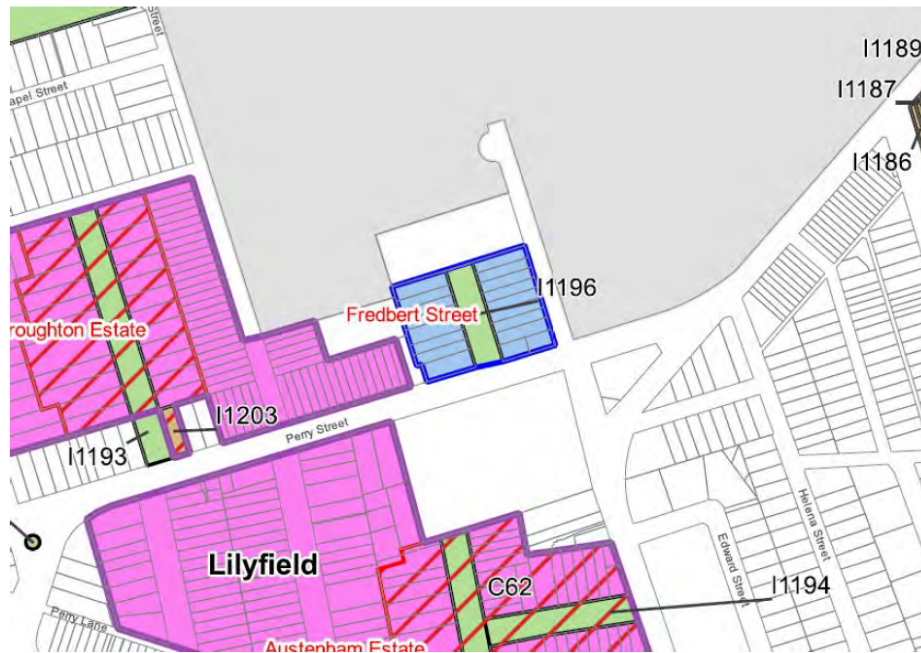


Figure 5.13 Map of the proposed Fredbert Street HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)



5.4 Summary of Recommendations

Table 5.1 Summary of the Recommendations of the Review of Proposed Heritage Conservation Areas.

Proposed HCA	Summary of Recommendation
Petersham Hill, Dulwich Hill	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Campbell's Dairy, Dulwich Hill	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
The Parade, Dulwich Hill	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Woodland's Estate, Marrickville	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Terrace Garden Estate, Marrickville	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
The Warren Estate, Marrickville	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Marrickville Market Gardeners Estate, Marrickville	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022 and reconfigure the existing David Street HCA (C66). • Remove the David Street HCA (C66) if this new HCA is included on Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
The Shrubland's Estate	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022 and reconfigure the existing David Street HCA (C66). • Remove the David Street HCA (C66) if this new HCA is included on Schedule 5 of the Inner West LEP 2022.



Proposed HCA	Summary of Recommendation
	<ul style="list-style-type: none"> • Upload the heritage inventory sheet (appended to this report to the State Heritage Inventory.
The Interwar Group	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Interwar Group HCA (C67). • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Austenham Estate	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Austenham Estate HCA (C62). • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.
Campbell's Broughton Estate	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Campbell's Estate HCA (C64). • Rename the HCA to 'Campbell's Broughton Estate' on the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) should be uploaded to the State Heritage Inventory.
Fredbert Street	<ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory.

6 Conclusions and Recommendations



6 Conclusions and Recommendations

Based on the findings of the residential heritage study, this report recommends that Schedule 5 of the Inner West LEP 2022 be amended to:

- List nine (9) new HCAs:
 - Petersham Hill, Dulwich Hill;
 - Campbell's Dairy, Dulwich Hill;
 - The Parade, Dulwich Hill;
 - Woodlands Estate, Marrickville;
 - Terrace Garden Estate, Marrickville;
 - The Warren Estate, Marrickville;
 - David Street, Marrickville: 'C66' reconfigured, extended and renamed to form two new areas:
 - Marrickville Market Gardeners Estate, Marrickville;
 - Shrublands Estate, Marrickville; and
 - Fredbert Street, Lilyfield.
- Extend the boundaries for the following three (3) existing HCAs:
 - Interwar Group—Hollands Avenue, Jocelyn Avenue and Woodbury Street, Marrickville: 'C67';
 - Austenham Estate, Lilyfield: 'C62'; and
 - Campbell Estate, Lilyfield: 'C64' and rename to "Campbell's Broughton Estate" for clarity.
- Amend the boundaries for the following three (3) local HCAs:
 - Rathgael Estate, Croydon: 'C44';
 - Ivanhoe, Croydon: 'C42'; and
 - Fleet Street, Summer Hill: 'C92'.
- Revise the heritage listings for the following items:
 - 56 Liverpool Road (28 Gower Street), Summer Hill (Hospital and outbuildings, including interiors): 'I1614'; and
 - 44–46 Smith Street, Rozelle (School, including interiors): 'I1487'.
- Delist the following heritage items:
 - 40 William Street, Ashfield: 'I409';
 - 24A Railway Road, Sydenham: 'I1750'; and
 - 44 Wellesley Street, Summer Hill: 'I1728'.



Attachments



Attachment A—Inventory Sheets

Heritage Data Form

ITEM DETAILS					
Name of Item	Former Smith Street Superior Public School, including interiors				
Other Name/s Former Name/s	<i>Former Smith Street School, School</i>				
Item type (if known)	Built				
Item group (if known)	Education				
Item category (if known)	Other—Education				
Area, Group, or Collection Name					
Street number	44–46				
Street name	Smith Street				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description					
Location - Lat/long	Latitude	-33.862802		Longitude	151.177594
Location - AMG (if no street address)	Zone	-	Easting	-	Northing -
Owner					
Current use	Montessori school				
Former Use	Public School, Teachers College, and School and College of the Arts				
Statement of significance	<p>Located on Wangal Country, the Former Smith Street Superior Public School at 44–46 Smith Street, Rozelle, has cultural significance at a local level for historic, aesthetic, social and representative values as a fine and highly intact example of a late Victorian public school.</p> <p>The school originates from an 1886 state resumption of a site on the Balmain Estate for educational use. It was built in 1886–87. The boundaries of the school have been largely retained from this time. As is typical of public schools, the original building was gradually altered and extended during the Victorian and Federation periods to accommodate modern and expanded use as the student population increased, with works substantially completed by the end of World War One.</p> <p>The addition of later buildings to the school site is historically representative of the growth and expansion of the school's operations and reflects the development of the suburb more generally. Despite changes of use, including the Sydney College of the Arts, the site has remained in near continuous educational use since the 1880s. The significant elements of the site include the original 1880s building, the interior courtyard/playground, and the site boundaries.</p> <p>The various phases of development of the significant original building are evident in the fabric and reflect both changing architectural styles and changing requirements for school buildings. Despite these modifications, the building demonstrates a good degree of external integrity to its 1917 form. Although the building has had some minor interventions to allow for contemporary additions and usage, it retains a high degree of original fabric and detailing including face brickwork and stone details, the original roof form and chimneys, timber-framed windows and doors. Internally, the original building also retains significant architectural elements including high ceilings, an original timber staircase, original timber windows and doors with their original surrounds, and interior windows and dividers.</p>				

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	The building occupies an elevated site, with the main building constructed to face Smith Street. The group of buildings on the site are also enhanced by open spaces and mature trees and planting which overall make a positive contribution to the Smith Street streetscape.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	
Builder/ maker	Department of Education
Physical Description	<p>The Former Smith Street Superior Public School is located at 44–46 Smith Street, on the western alignment of the street and abutting Rosser Street. Smith Street is primarily residential with properties from the late Victorian and early Federation era. The school complex features several buildings located around a main building and courtyard. The neighbouring properties are generally two-storey houses and terraces on narrow lots along Smith Street; however, the school building is distinct due to the large scale of the buildings and its expansive elevation to Smith Street. Neighbouring properties to the north and south are substantially smaller residential buildings.</p> <p>The main building is the earliest building on the site and retains many original features. It is a one and two storey painted and face brick structure with gabled and half-gabled roof clad in corrugated steel and brick chimneys.</p> <p>The main façade to Smith Street is face brick with brick and stone details and timber-framed multipaned double-hung windows with fanlights. The façade can be read as five vertical bays: 1. The bay on the south end has an arched brick gate with stone detailing and small high windows with stone sills on the face brick elevation. 2. This bay has six double-hung sash windows, three on each floor with brick lintels, a keystone and stone sills. 3. The central gable roofed bay has rough cast rendered finish to the gable end and bracketed extended eave. There are three sets of small timber-framed double-hung sash windows that overlook Smith Street from the stairs. 4. This bay has four large timber-framed double-hung sash windows, two on each floor, with fanlights, brick lintel, keystone and stone sills. 5. The northernmost bay is a single storey building that contains the administration office and main entrance to the school.</p> <p>The remaining elevations are similar in composition yet simpler in style. They have face brick or painted walls with timber-framed double-hung sash windows. The windows have simple brick architraves and sills unlike the stone details of the Smith Street façade. The western elevation has two large brick arched openings; however, they are partially obscured by metal stairs and a small shed. The south and west elevations viewed from the courtyard also have a higher degree of modification. There are multiple air conditioning units fixed to the brick walls.</p> <p>Internally, the main building consists of several classrooms, offices, meeting rooms and bathrooms. They retain several original features including timber panelled doors, decorative architraves, dado, staircase and window frames.</p> <p>The central courtyard provides access to other buildings on the site and serves as a play area. The courtyard is L-shaped following the main building footprint and partially covered by a sunshade. The courtyard separates the main building from other buildings in the school and allows the south and west elevations to be read.</p> <p>Other detached buildings include a two-storey timber weatherboard and fibre cement clad building constructed close to the Smith Street frontage located at the northeastern corner of the site. The second storey appears to be a later addition with a steel stair fixed to the street-facing façade. A two-storey brick and lightweight building is also located in the northwestern corner of the site. A low timber picket fence and gate extends along the northern end of the Smith Street frontage.</p> <p>The Rosser Street frontage is elevated well above street level with buildings and fences constructed over rock and built-up retaining walls. The school site is a prominent feature of the Smith Street 'hill' with several mature trees and plantings including specimen Ficus trees.</p>

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Physical condition and Archaeological potential	The site is in good condition. Some of the stone details on the Smith Street façade of the main building are soiled and weathered and some deterioration of mortar joints is also evident.				
	Other buildings in the school were not inspected in detail externally or internally.				
Construction years	Start year	1886	Finish year	1917	Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>1980: First floor addition over building No. 8 (18333).</p> <p>1999: Minor alterations to existing buildings to accommodate Montessori school, including fire safety upgrade and disabled access (D/1999/1011, CC/1999/552).</p> <p>2000: Use of first floor of existing building for fitness centre (D/2000/1081).</p> <p>2000: Use of vacant building within the Montessori school campus as a meeting room for a children's playgroup (D/2004/730).</p> <p>2005: Use of ground floor of an existing building for the purposes of a classroom associated with existing school on site (D/2005/594).</p> <p>2007: Use of an existing building on site as office administration for the Montessori Australia Foundation (D/2007/219).</p> <p>2009: Alterations and additions to existing school buildings. Works include new multipurpose hall with elevated play areas, storerooms, toilets, kitchenette, classroom, carparking, lift, stairs and refurbishment of administration areas. Please note: Amended Plans (D/2009/298, CC/2009/430).</p> <p>2010: S96 modification (M/2010/161) included part demolition of part of wall on western boundary adjacent to Rosser Street and provision of balustrade.</p> <p>Some fans, infill and air conditioning units have been fixed to windows. Aluminium awnings have also been fixed to the southern façade. Some timber-window frames have been replaced internally.</p>				
Further comments					

HISTORY

Historical notes	<p>The Former Smith Street Public School is located on the traditional lands of the Wangal people of the Eora Nation.</p> <p>In 1800, surgeon William Balmain was granted 550 acres across most of the area now encompassing Balmain and parts of Rozelle and Birchgrove. One year later, Balmain sold his entire landholding for 5 shillings to John Borthwick Gilchrist, who eventually appointed Frederick Parbury in 1833 to act as his attorney and to subdivide and sell the Balmain Estate. The first parcel of land in the Balmain Estate was sold in 1835.</p> <p>The early subdivision was suspended in 1841 due to difficulties associated with Gilchrist's will. Sales resumed in 1852 when surveyor Langley subdivided the estate into 46 (later 47) sections. Langley used existing routes such as Darling Street and other tracks such as Beattie and Mullens streets, which followed the local topography and contours, to delineate the parcels. The sections were purchased over the next 30 years by wealthy investors, local speculators and builders.</p> <p>The subject property is located on Lot 10 of the 1852 subdivision of the Balmain Estate. Development of the area took place from the 1860s. The subject site was purchased by Charles Davis who had resided at this address since 1865. In February 1886, the land was resumed by the Department of Education for schooling purposes to cater to the growing population in the district in this period. In July 1886, newspapers and the NSW Government Gazette announced plans to establish a public school at Smith Street, Balmain' (<i>Sydney Morning Herald</i>, 14 July 1886, p 10). Simultaneously, tenders were called for the erection of brick buildings for the Smith Street, Balmain Public School.</p> <p>The building contract was awarded in August to William Nicholls for £2148; however, this contract did not proceed. Fresh tenders were invited the same month for the 'brick buildings for public school purposes at Smith Street, Balmain' to be lodged with the Department of Public Instruction by 6 September (<i>Balmain Observer and Western Suburbs Advertiser</i>, 21 August 1886, p 3).</p>
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Heritage Data Form

	<p>The contract was awarded on the second round of tenders to George Millham for £2,610 10s. The plans for the school comprised a two-storey brick building on a stone base with classrooms on the first floor accessed by a free-standing external stair. The building was completed in June 1887 and the <i>Balmain Observer and Western Suburbs Advertiser</i> furnished the following description:</p> <p style="padding-left: 40px;">The above handsome building is now completed as far as the contractor is concerned, only the furniture remaining to be placed in position, which work is proceeding rapidly. The general effect of the handsome rooms is exceedingly good, with the cedar trimmings and heavy cornices of the same wood, the dark green dado and the ceilings painted a neutral tint. In addition to the other fittings, the substantial cedar doors and the fine staircase of the same wood give an appropriate finish to the whole inside appearance, and a creditable piece of workmanship, all having been made on the premises. (<i>Balmain Observer and Western Suburbs Advertiser</i>, 18 June 1887, p 5)</p> <p>The Smith Street Superior Public School was opened to students on 4 July 1887 in 'this thickly-populated suburb [which] has an immense school population'. The <i>Sydney Morning Herald</i> proclaimed that 'the new building be a great convenience to the children and parents of the locality' (<i>Sydney Morning Herald</i>, 2 July 1887, p 11). The school had accommodation for 600 children, and the site had a good playground sheltered by trees and commodious weather-sheds. The headmaster was Mr Nelligan. At opening there were 400 students enrolled in the school. The school was officially opened by the Minister for Education on 18 July 1887.</p> <p>Early records note that the building only contained classroom accommodation and no teacher's residence, as was the norm at this time. It appears that the retaining wall along the Rosser Street boundary and detached boys' and girls' toilet blocks were also constructed at this time. Even at this early date, the Department of Public Instruction had plans to add another wing to the building when the school attendance 'justifies the expenditure'.</p> <p>The government acquired additional land to extend the school in 1897 and 1912 to accommodate increasing enrolments and several major additions were made to the building to provide adequate classroom accommodation. In the intervening period, the school was upgraded to a Superior Public School in 1890. Ahead of this notice, tenders were called for brick additions to the school, with a fresh round of tenders invited in January 1890.</p> <p>The second stage of construction took place between 1895 and 1905 comprising additions to the western façade of the building (and mid-section of the site). Tenders were invited in November 1895 to erect additional classrooms at the school. Other works in this period included tar paving (1897) and repairs, improvements and painting (1905).</p> <p>A relatively small addition to the northwestern corner of the building was built in 1907. In 1912, the Public Works Department were involved in supervising many extensions and alterations to public school buildings across New South Wales including at Smith Street. The major works included construction of six new classrooms to accommodate 300 children, two teachers' rooms, a fire-proofed staircase, hatrooms, etc, and also remodelling of the existing building with all work being carried out by day labour with an estimated cost of £3,550.</p> <p>Construction work tapered off by the late 1930s due to several factors including the country-wide depression and fall of student enrolments and attendance. The public school closed in December 1945, yet the Infants Department continued to function until December 1963.</p> <p>In 1946, the Balmain Teachers College took over the former public school on the site and remained here until 1971. During this period the buildings along the northern and southern site boundaries were constructed and altered. The teachers college relocated to Lindfield in 1972.</p> <p>Between 1978 and 1994, the Smith Street site was used as part of the campus for the Sydney College of the Arts and further alterations and additions were carried out to the buildings in this period. The college subsequently became part of Sydney University. In 1995 the University vacated the site and transferred to new premises in the Kirkbride Building at Rozelle Hospital.</p> <p>In 1999, a development application was submitted to Leichhardt Council for minor alterations to the existing buildings including fire safety upgrade and disabled access to accommodate a Montessori</p>
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Heritage Data Form

	school. Since that time, the site has been occupied by the Montessori school, which operates as one of two Inner West campuses specialising in the education of children from birth to 12 years.
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THEMES	
<i>National historical theme</i>	6 Educating
<i>State historical theme</i>	Education

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Originating from an 1886 resumption of land from the Balmain Estate, the Former Smith Street Superior Public School has historic significance as a public school constructed in 1887 that has been in near-continuous educational use since construction.</p> <p>The site was initially purchased by Charles Davis in 1865, and the building was constructed in 1886, opening in 1887. The school underwent several major additions to accommodate the increasing number of students. The site was used as a teachers college between 1946 and 1971 and then as part of the campus for the Sydney College of the Arts from 1978 to 1994. It is currently occupied by a Montessori school.</p> <p>The school is historically representative of a period of growth in the local area. The site retains its original Victorian-era boundaries and the original building which remains largely intact. The later buildings provide an understanding of the growth and development of the site, and are reflective of the development of the area and public schooling trends across the state.</p> <p>The Former Smith Street Superior Public School reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Former Smith Street Superior Public School is associated with educational organisations since 1887 including the Department of Education, Teachers College, Sydney College of the Arts, Sydney University and presently the Inner Sydney Montessori School.</p> <p>The first educational use of the building was in 1887 with the opening of the Smith Street Superior Public School. As was normal at the time, the building only contained classroom accommodation with no teacher's residence. The main school building was extended and altered, and new buildings were erected on the site to accommodate the growing student population. The school continued to expand into the twentieth century. The Public School closed in 1945 and the Infants Department in 1963.</p> <p>Between 1946 and 1971, the Balmain Teachers College was located on the site. Subsequently the site was used as part of the Sydney College of the Arts campus between 1978 and 1994 and as part of Sydney University from 1995 to 1999 when the site was transferred to the Inner Sydney Montessori School.</p> <p>The site's association with different levels of education (infants, primary and tertiary) and different educational institution types (a public school and a teachers college) is significant.</p> <p>The Former Smith Street Superior Public School reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Former Smith Street Superior Public School has aesthetic significance as a late Victorian/ Federation period two-storey brick school building constructed in stages between 1876 and 1912. The school occupies an elevated site and its main building is constructed to front Smith Street.</p> <p>The various building stages are evident in the building fabric and reflect the changing architectural trends and requirements of school buildings. The main building of the school retains brick façades with brick and stone details, roof form and chimneys, and timber windows and doors. The primary (east) elevation facing Smith Street is particularly intact and has a significant street presence due to its scale and original detailing.</p>

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	<p>The group of buildings on the site are also enhanced by open spaces and mature trees and plantings which overall make a positive contribution to the Smith Street streetscape. The courtyard, at the centre of the site, allows the south and west elevation of the main building to be read clearly. It also creates a buffer between buildings of different eras and architectural styles.</p> <p>The interiors of the main building are highly intact. Many original timber elements have been retained in the main building including doors, decorative architraves, dado, staircase and window frames. Other buildings on site feature some original fabric such as steel ceiling beams in the western building along Smith Street and timber double-hung sash windows.</p> <p>The Former Smith Street Superior Public School reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Former Smith Street Superior Public School is likely to have high social significance at a local level as a former local public school, teachers and art college that continues to be used for educational purposes.</p> <p>A detailed social values assessment should be undertaken to further understand the strong or special associations the site holds for former students who attended these institutions, their teachers and families, the local community and other communities.</p> <p>The Former Smith Street Superior Public School is likely to reach the threshold for cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Former Smith Street Superior Public School has not been assessed. It should be assessed to determine whether the site has research potential to contribute to a better understanding of the history of the Inner West and Rozelle.</p> <p>The Former Smith Street Superior Public School does not meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Former Smith Street Superior Public School is a highly intact example of a late Victorian school building with Federation era alterations, largely retaining its original architectural forms, scale, massing, detailing and materials. It has also retained its educational uses over many iterations. The integrity of the site, in particular the exterior and interior of the main building, is rare within the context of the wider Rozelle area.</p> <p>The Former Smith Street Superior Public School reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Former Smith Street Superior Public School is a representative example of a late Victorian public school building that has been altered and extended since the Federation period to cater for ongoing educational uses. Additional buildings have been designed in modern and contemporary styles with different materiality and detailing representing the site's transition from a primary school to a teachers college, university campus and presently a Montessori school.</p> <p>The Former Smith Street Superior Public School reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Former Smith Street Superior Public School has a high level of integrity, retaining much of its original brick construction and detailing, scale and form. Contemporary modifications are sympathetic and generally reversible.</p>
HERITAGE LISTINGS	
Heritage listings	11487 in <i>Inner West Local Environmental Plan 2022</i> .

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Article	<i>Sydney Morning Herald</i>	Government Gazette	14 Jul 1886	Trove, National Library of NSW
Advertising	<i>Sydney Morning Herald</i>	Tenders for new buildings	14 Jul 1886	Trove, National Library of NSW
Article	<i>Sydney Morning Herald</i>	Government Gazette	11 Aug 1886	Trove, National Library of NSW
Notice	<i>NSW Government Gazette</i>	Tenders and Contracts	10 Sep 1886	Trove, National Library of NSW
Advertising	<i>The Australian Star</i>	Department of Public Instruction	6 Jan 1890	Trove, National Library of Australia
Notice	<i>The Australian Star</i>	Government Gazette	13 Jan 1890	Trove, National Library of NSW
Advertising	<i>Evening News</i>	Department of Public Instruction	16 Nov 1895	Trove, National Library of NSW
Article	<i>Daily Telegraph</i>	Extending and Altering Schools	26 Mar 1912	Trove, National Library of NSW

RECOMMENDATIONS	
Recommendations	<p>The Former Smith Street Superior Public School should remain as an individually listed heritage item of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The name should be updated from 'School and interiors' to 'The Former Smith Street Superior Public School, including interiors' to better reflect its historical values.</p> <p>The heritage significance and historic character of the Former Smith Street Superior Public School should be conserved and maintained through the retention of contributory elements and significant original fabric.</p> <p>The original Victorian-era building and the associated courtyard are the significant elements of the site. The form and significant original fabric should be retained.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report	-		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Aerial view of 44-46 Smith Street showing the site boundary, main building and courtyard.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	1943 aerial photograph of 44-46 Smith Street showing the site boundary, main building and courtyard.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	North elevation of the main building from Smith Street.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Oblique view of the main building from Smith Street.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	View of the main building from the courtyard.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Original staircase with timber balustrade and newel post.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Classroom in the main building showing original and early fabric including clerestory windows, dado, double-hung sash windows and timber lined ceiling.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	Carleton House and Stables, including interiors				
Other Name/s Former Name/s	<i>Grosvenor Crescent, Hospital and outbuildings</i>				
Item type (if known)	Complex / Group				
Item group (if known)	Residential, Health Services				
Item category (if known)	House and Stables, Hospital				
Area, Group, or Collection Name	-				
Street number	28				
Street name	Gower Street				
Suburb/town	Summer Hill		Postcode	2130	
Local Government Area/s	Inner West				
Property description					
Location - Lat/long	Latitude	-33.888233		Longitude	151.135393
Location - AMG (if no street address)	Zone	-	Easting	-	Northing -
Owner	Various				
Current use	Residential				
Former Use	Residential, hospital				
Statement of significance	<p>No. 56 Liverpool Road has a high degree of heritage significance as it contains Carleton House, a large Victorian residence, along with its associated stables building and some of its remnant landscaped setting. The retention of such a house in its setting provides clear evidence of the pattern of settlement in this part of Sydney during the mid-late nineteenth century. Carleton was also the former site of an important paediatric hospital and nurses training institution, managed by the Benevolent Society of NSW, which provides evidence of the development of childhood health care in NSW. It also served as a centre and clinic for intellectually disabled children and adults under the Department of Health.</p> <p>The site has historical associations with several important persons in the history of NSW, including Frank Hinder, noted twentieth-century Australian artist and one-time resident of Carleton. The property is also significant because of its strong association with the activities of the Benevolent Society of NSW, an important charitable organisation that was established in 1813 with the aim of providing relief and accommodation to paupers, the infirm and the aged.</p> <p>Carleton House and Stables has aesthetic significance as it contains a fine example of a grand nineteenth-century residence in the Victorian Italianate style of architecture set within an extant landscaped garden still discernible despite later developments of the site. The building contains high quality internal spaces, finishes and details. The grounds of Carleton House and Stables demonstrate garden layouts and planting schemes from the late nineteenth century, and also characteristic institutional plantings from the 1920s. An associated stables building is located to the east of Carleton, the one remaining outbuilding following the redevelopment of the western portion of the site into multistorey residential apartments. The two multi-storey apartment buildings replaced former nurses homes and are located to the Gower Street frontage, some distance from the historic original buildings on the site.</p>				

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	Carleton House and Stables is likely to have a moderate degree of social significance linked to long-term community interest in the site, particularly the associations with residents, families, staff and the local community. The site has low archaeological value yet some potential to reveal evidence of nineteenth-century and early twentieth-century settlement and development in the locality.	
Level of Significance	State <input checked="" type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Carleton: Morell and Kemp Renwick Hospital for Infants: HE Budden and Greenwell Carleton Estate: Kennedy Associates Architects
Builder/ maker	Carleton: Unknown Renwick Hospital for Infants: WB Lewer
Physical Description	<p>The site comprises Carleton, a grand Victorian villa, and its former stables building, along with two modern apartment buildings, plus extensive gardens, including areas of original landscaping. It is located on a corner lot, bounded by Liverpool Road to the north, Gower Street to the east and residential properties to the south and west.</p> <p>Carleton is a large two-storey Victorian Italianate villa built in 1883 of rendered masonry with a slate roof. Its primary elevation faces away from Liverpool Road towards the gardens. The site retains some of its landscaped setting relating to the original construction of Carleton, especially the main drive from Liverpool Road, leading to a carriage loop in front of the house. The site has numerous mature trees which reflect the Victorian period of planting, such as tall camphor laurels dating from the use of the property as a house, palms from the 1920s, and eucalypts and other native plants from the 1970s (Rod Howard & Associates 2007, p 75).</p> <p>It is largely square in plan, with two full-height projecting faceted bays, one each side of the main entrance. The faceted bays have three vertically proportioned, timber, double-hung sash windows with decorative mouldings similar to that on the main entrance. They are set within the wraparound verandah that is constructed of a tiled floor, timber ceiling and cast iron foliated posts, pedestals, friezes and brackets. The building has bracketed eaves under the slate roof and five masonry chimneys with two to four pots each.</p> <p>The entrance and verandah are accessed via a wide set of steps that gradually narrow towards the house. It has a curved masonry balustrade and hedged elements. The entrance is in an alcove with a patterned tile floor and an ornate plaster ceiling. The entry door has side and transom windows, and original door hardware.</p> <p>The first floor is similar to the ground floor externally. The faceted bays extend up to the first floor and also have three windows each. There is a wraparound verandah on the first floor as well, yet it differs from the ground floor in that it has a sheet metal roof, exposed ceiling, and a cast iron filigree balustrade.</p> <p>Internally, Carleton exhibits several of its original features and much of its original layout, although it has been modified to convert the space into separate apartments. The main entry hall of Carleton is flanked by two rooms with faceted bay windows. The central hallway has decorative archways typical of the Italianate style with a prominent keystone and plaster moulding to the capitals of the pilasters. The hallway terminates in a set of timber stairs to the first floor. The stairs are original timber stairs with newel posts and a timber balustrade. The risers and treads have been lined with carpet. Common areas on the first floor have timber floors with carpet, decorative timber skirting, three arched windows with patterned coloured glass, decorative archways, and a plaster ceiling. Throughout the house there are several original fireplaces, with marble mantels remaining in situ as well as decorative geometric tiles.</p> <p>The original billiard room, one of the most impressive interior spaces in the building, retains its classical mouldings and ornamentation, such as a decorative fanlight window with a central waratah and a decorative ceiling with leadlight lantern. It is accessed via a side entrance. Photographic documentation of the space, however, reveals that pilasters next to the windows have been removed,</p>

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	<p>new doors introduced, alterations made to a door architrave, significant alterations made to the fireplace and an elaborate frieze has been removed or covered (Rod Howard & Associates 2007, p 60).</p> <p>The conversion of Carleton to the Renwick Hospital for Children (1921), then Grosvenor Hospital (1965), and various alterations introduced a range of modifications to the building and grounds of the property, particularly towards the rear facing Liverpool Road. The north-easternmost bays of the building are recent additions.</p> <p>From 2011 to 2014, the house, associated stables and the grounds were converted to 'Carleton Estate', comprising 74 apartments across four buildings. Carleton was restored and converted into several apartments. The stables building was converted to a communal complex and a pool was constructed next to it. Several early hospital buildings were demolished in 2013 for the development of two multistorey apartment buildings.</p> <p>The remaining outbuilding associated with the house is the former stables, a single-storey building with a central two-storey section. The stable is constructed in rendered masonry with applied classical ornamentation and a slate roof. The stable retains original details including window mouldings, decorative bands, and bargeboards; however, there have been many alterations. A front verandah has been added with a sheet metal roof supported by aluminium posts, one of the dormer windows has been infilled and steel bars are installed in front of windows. Internally, the space has been fitted out to function as a gym and leisure centre.</p> <p>The new apartment blocks are up to five storeys, constructed of brick and concrete in a contemporary style. They feature a flat roof, aluminium-framed openings, balconies and floor-to-ceiling windows with louvres and shutters. Floors are largely identical aside from the top floor which has larger balconies, different materiality and pergolas.</p>				
Physical condition and Archaeological potential	<p>No. 56 Liverpool Road comprises a mix of buildings dating from 1884. After redevelopment of part of the site and renovation works in 2013, all buildings are in good condition. There are some minor rising damp issues with Carleton.</p> <p>Carleton House and Stables is likely to contain archaeological evidence of domestic occupation from the 1880s to 1920s. There is potential for archaeological evidence of the following to be present:</p> <ul style="list-style-type: none"> - footings of outbuildings associated with Carleton (low to moderate potential); - artefact deposits associated with domestic occupation of Carleton (low potential, except for the well, which may have been filled with deposit when it passed out of use); - footings and artefact deposits associated with Llangollen (low—the building was recently demolished and the area heavily disturbed); and - footings and artefact deposits associated with the post-1888 but pre-1925 house at 50 Grosvenor Street, adjacent to Llangollen (low—area heavily disturbed by recent excavation). <p>The site may also contain limited evidence in the form of artefact deposits, footings and building modifications related to the hospital period of occupation from the 1920s.</p> <p>The research potential of all these resources is likely to be fairly low. Several houses from the 1880s are still standing in the local area and the changes associated with the hospital during the twentieth century are likely to have disturbed any artefact deposits associated with the development of Carleton and Llangollen. The pre-1930s housing on the corner of Gower Street and Liverpool Road and in the block next to Llangollen in Grosvenor Street are not likely to have accumulated artefact deposits.</p>				
Construction years	Start year	1883	Finish year	-	Circa <input type="checkbox"/>
Modifications and dates	<p>Carleton was modified for use as a hospital in 1920, and has had numerous alterations and additions since this time. Numerous buildings have also been constructed across the site since 1921, most of which have subsequently undergone major alterations, additions and demolition.</p> <p>A major redevelopment of the eastern part of the site was undertaken in 2013 that included the demolition of early hospital buildings. The former buildings included an operating theatre (1921), outpatients building (1926), a small octagonal kiosk (1952), a laundry / linen house (1975), and an observation block (1929). Completed in 1935, a two-storey brick building with a hipped tiled roof and</p>				

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	<p>large areas of glazing was constructed west of Carleton, forming a western edge to the carriage loop. This structure was demolished prior to August 2013 along with a c.1970s demountable building. The buildings were replaced with two multistorey apartment buildings.</p> <p>As part of these works, Carleton and the stables building were refurbished and altered. Carleton was converted into seven apartments and an extension was added to the north. The stables building was refurbished as a gym and leisure centre.</p>
Further comments	<p>The former Grosvenor Hospital Nurses Quarters, known as Llangollen, was demolished in c2007. It had been listed on the <i>Ashfield Local Environmental Plan 1999</i>.</p> <p>Prior to 2014, the address of Carleton House and Stables was 56 Liverpool Road. This has since been changed to 28 Gower Street.</p>

HISTORY

Historical notes	<p>The suburb of Summer Hill, within the Inner West local government area occupies the traditional country of the Wangal people.</p> <p>No. 56 Liverpool Road, Summer Hill, is located on part of a 30-acre land grant to emancipist convict Henry Kable in 1794. By 1804, Kable acquired approximately 200 acres of land in the present-day suburbs of Ashfield and Summer Hill. Between 1815 and 1822, Joseph Underwood acquired Kable's land holdings in the area.</p> <p>Underwood's estate in the vicinity of Summer Hill was subdivided into quarter-acre blocks in 1878. The current street layout of the suburb dates to this early subdivision. The development of Summer Hill was propelled by the opening of a railway station there in 1879. The construction of a post office in 1882 and public school in 1883 consolidated the growth of this small urban village.</p> <p>On 4 April 1881, Charles Carleton Skarratt purchased lots 8, 9 and 33 and 34 of Section 3 of the Underwood Estate. This parcel of land was bounded by Liverpool Road, Gower Street and Grosvenor Crescent. In the following year, Skarratt acquired additional adjoining land, being lots 4–7 and 65 of Section 3 from the Underwood Estate.</p> <p>The Carleton Estate, as it became known, was located to the north of the railway line and the Summer Hill village with entrances to Liverpool Road and Grosvenor Crescent. An English-born businessman, Skarratt appointed the Sydney-based architectural firm Morell and Kemp to design a large residence named 'Carleton', which was erected in 1883–84. The stables to the rear of the house were built by 1887. Between 1890 and 1893, a well was sunk between the rear of the main house and outbuildings, and a range of other structures along the northeast boundary of the site. .</p> <p>Skarratt lived at Carleton until 1890, and again in 1893 before he returned to England and leased out the property. Tenants at the house from 1893 included TH Kegwin, EW Scott, Esther Stratten and Thomas Cowlshaw. When the property was advertised to let in February 1896 it was described as 'Carleton, house and grounds ... well furnished, billiard room (complete), tennis lawn' (<i>Sydney Morning Herald</i>, 5 February 1896, p 2).</p> <p>Charles Carleton Skarratt died in London on 22 November 1900 and his estate was sworn at probate for £380, 675 10s. Trustees for Skarratt's estate sold the property in early 1902 to Dr Henry Critchley Victor Hinder. Hinder had established a medical practice on nearby Liverpool Road in c.1890. He lived at Carleton with his wife and five children until his death in 1913. The Hinder family remained in residence at the property until it was sold to the Benevolent Society in 1920. One of Dr Hinder's sons was Frank Hinder (1906–92), who became a well-regarded Australian artist in the mid-twentieth century. The State Library of NSW holds a collection of photographs of the Hinder family while they were in residence at Carleton (PXE 692/45-53 PXE 692/54-92).</p> <p>In 1880, Josiah Perry purchased several blocks from the Underwood Estate, on-selling them in 1881 to BJ Owen, who constructed a large residence on Grosvenor Crescent known as Llangollen. Owen leased the house to residential tenants for many years, including the Hon. George Thornton MLA (1819–1901) from 1885 to 1888, until it became the Queens College and Kindergarten in 1895. When Carleton was acquired for use as the Renwick Hospital for Infants in 1920, the Benevolent Society also purchased the adjoining property Llangollen.</p>
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	<p>The Renwick Hospital for Infants, which catered specifically for children under the age of two, was originally established at Ultimo in 1911. The Benevolent Society purchased Carleton and Llangollen in 1920, to expand the operations of the hospital. The Society's Annual Report for this year stated that 'Carleton, Summer Hill, which together with Llangollen adjoining, and about four (4) acres of ground have been obtained for the indoor patients of the Renwick Hospital for Infants and a Training School for Infants Nurses' (Benevolent Society Annual Report 1920).</p> <p>In February 1921, the Benevolent Society lodged a building application with Ashfield Council for a 25-room hospital building designed by the architect Henry Budden. Constructed by W B Lever, the works took eight months to complete. These works involved the modification of Carleton for hospital use and Llangollen for use as the nurses' quarters, along with the construction of a concrete-walled and roofed mortuary, a weatherboard operating theatre, domestic staff quarters (within the former stables) and minor outbuildings. The first intake of patients took place on 19 October 1921 and the hospital was officially opened one month later by Dame Margaret Davidson.</p> <p>In 1926, the Renwick Hospital for Infants at Summer Hill became the first accredited training school for infants' nurses in Australia. Building works continued throughout the 1920s and 1930s to accommodate increasing patient numbers. These works included the creation of an Outpatients Ward (1926), and an Observation Block/Ward (1929). In 1930, electrical refrigeration was introduced and extensions were made to the sterilisation room, and in 1934, an X-ray department was opened. Alterations were made to the Observation Ward and the Operating Theatre in 1935. In this same year, funding was approved for the construction of a new ward building at the hospital. Opened in 1937, it was 'a long two storied brick building with a hipped tiled roof, its extensive areas of glazing and wide balconies with curved corners, conformed to the most up to date trends in hospital architecture'. Carleton was used as staff accommodation from the time the new ward building was completed.</p> <p>The Government Architect's Branch was briefed to prepare a comprehensive scheme for the future development on the hospital site in 1941. In the interim, minor improvements to the hospital included alterations and additions to the operating theatre, construction of a glass covered walkway, paving of roads and paths with asphalt and the construction of a new concrete fence along Liverpool Road. The firm of Herbert, Wilson and Pynor was appointed Honorary Architect to the Benevolent Society in August 1941.</p> <p>In the postwar period, the Renwick Hospital for Infants operated at a high level of occupancy, but because of the spread of baby health centres (pioneered by the Benevolent Society as early as 1906) and other facilities during this period, patient numbers began declining. This trend was consolidated during the 1950s. However, modifications to the building fabric continued. In 1948, 'sun areas' were added to the Observation Block; and what was known as the Gardener's Cottage (possibly the Men's Quarters of the 1920s) was relocated to make more space available near the Pathological Department. The following year, sun verandahs were added to what was known as the Admission Block.</p> <p>In 1952, a kiosk was opened on the site to serve staff and visitors. In 1955, the adjoining property on the corner of Gower Street and Liverpool Road was purchased to provide additional nurses' accommodation. Four solaria were installed on the verandah and balcony of the Main Block (presently called units 1 and 2) in 1956, and two years later a program of renovations commenced which included remaking roadways and providing a courtyard area. Due to declining patient and outpatient numbers, the Benevolent Society began to consider the future of the hospital. In 1964, the NSW State Government approached the society offering to purchase the hospital for a hostel and school for mentally handicapped children. This was accepted, and the Renwick Hospital for Infants was closed in 1965.</p> <p>After the Renwick Hospital was sold to the Government, the Department of Health opened the Grosvenor Diagnostic and Assessment Clinic, which commenced operations in June 1965. This clinic was intended to provide a central referral point for all mentally handicapped people in NSW and acted as an outpatients clinic with restricted facilities to support long-term care. By 1984, it was providing both long-term and temporary residential care for intellectually handicapped children.</p> <p>Modifications continued to be made to the site after it was acquired by the Department of Health. In c.1965, the brick and tile building containing the morgue was converted into a dental surgery, and a</p>
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	<p>heated therapeutic pool was constructed. In the late 1960s the observation block was extended, as was the building which housed the Pathological Department. A shallow swimming pool was constructed adjacent to the therapeutic pool in 1973, and in 1975 a simple brick structure with a skillion roof was constructed near the former stable, to serve as a linen facility. The main block was also modified after 1965. A large extension was erected on its southwestern side, and in 1991 a large, glazed structure with a roof terrace, and concrete ramps were constructed on the northeastern side. Between 1992 and 1995, alterations were made to the interior of the building.</p> <p>Llangollen, formerly part of the Carleton Estate, no longer forms part of the curtilage of 56 Liverpool Road, Summer Hill. In 2007 that building was demolished and a new purpose-built facility constructed on that part formerly comprised in the Grosvenor Diagnostic and Assessment Clinic site.</p> <p>From 2011 to 2014 Carleton house, associated stables and the grounds were converted to Carleton Estate, comprising 74 apartments across four buildings. Carleton was restored and converted to multiple apartments which comprised internal reconfiguration, introduction of openings in the structural walls and realignment of other walls. Seven apartments were created, five being one bedroom apartments and two which had two bedrooms.</p> <p>The stables building was converted to a communal complex and a pool was constructed next to it. Unsympathetic external modifications were removed, and the building was reinstated to its original form. The ground floor contains a gym and associated amenities, while the first floor has a one-bedroom unit with storage rooms.</p> <p>The remaining outbuildings and hospital buildings on the eastern portion of the site were demolished and replaced by two multistorey residential buildings comprising 70 apartments over basement parking.</p>
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THEMES

<i>National historical theme</i>	3 Developing, local, regional and national economies
<i>State historical theme</i>	Health
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation
<i>National historical theme</i>	7 Governing
<i>State historical theme</i>	Welfare
<i>National historical theme</i>	8 Developing Australia's cultural life
<i>State historical theme</i>	Creative endeavour

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Carleton House and Stables has a high degree of historic significance at a local level as it provides clear evidence of the pattern of settlement in this part of Summer Hill during the mid to late nineteenth century. The property includes a large surviving residence (Carleton) from the Victorian period and associated stables.</p> <p>The land was initially purchased by Charles Carleton Skarratt, who commissioned Morell and Kemp architects to design a large residence named Carleton. The building was tenanted as Skarratt moved between Australia and England. It was then sold to Dr Henry VC Hinder, who resided at Carleton with his family until his death. The building was sold to the Benevolent Society in 1920.</p> <p>Carleton House and Stables also has significance as the former site of an important paediatric hospital and nurses training school, managed by the Benevolent Society of NSW, providing evidence of the</p>
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	<p>development of childhood health care in NSW. The site continued to be used for medical and educational uses and was known as 'Grosvenor Centre'.</p> <p>Following redevelopment of the site in 2011, Carleton House and Stables returned to residential use with the restoration and modification of the house and stables, and the construction of two apartment buildings.</p> <p>Carleton House and Stables reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Carleton House and Stables has historical associations with several important individuals and organisations in the history of NSW.</p> <p>Charles Carleton Skarratt, an English-born businessman, purchased several lots from Underwood Estate between 1881 and 1882. Skarratt appointed the Sydney-based architectural firm Morell and Kemp to design a large residence named Carleton, which was erected in 1883-84. The stables to the rear of the house were built by 1887. The Sands Directory shows that Skarratt lived at Carleton until 1890, and again in 1893 before he returned to England and leased out the property to various tenants.</p> <p>Dr Henry VC Hinder, who had established a medical practice on Liverpool Road in c.1890, purchased the Carleton Estate in January 1902. He lived at Carleton with his wife and five children until his death in 1913. The Hinder family remained in residence at the property until it was sold to the Benevolent Society in 1920. One of Dr Hinder's sons was Frank Hinder (1906-92), a well-regarded Australian artist in the mid-twentieth century.</p> <p>When Carleton was acquired for use as the Renwick Hospital for Infants in 1920, the Benevolent Society also purchased the adjoining property Llangollen. Outpatient numbers increased in the postwar period and declined towards the 1950s. In 1964, the NSW State Government approached the society offering to purchase the hospital for use as a hostel and school for mentally handicapped children. The site continued its medical and educational use through to 2011 when buildings on the eastern part of the site, including early hospital buildings, were demolished. Carleton House and Stables was refurbished for residential purposes.</p> <p>Carleton House and Stables reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Carleton House and Stables has a high degree of aesthetic significance because it contains a fine example of a grand nineteenth-century residence (Carleton) in the Victorian Italianate architectural style set within a largely original landscaped garden still discernible despite later developments of the site.</p> <p>The house has undergone multiple alterations as the use of the site changed from a residential estate, Renwick Hospital for Infants, a hostel and school for mentally handicapped children, to apartments. Most recently, refurbishment works to convert the house into apartments reinstated original details such as the wraparound verandahs.</p> <p>The house and stables retain typical Victorian Italianate features such as faceted bays with double-hung sash windows, verandahs with cast iron filigrees, decorative moulding around openings, coloured glass panes, archways with ornate capitals to the pilasters and a slate roof with multiple chimneys. Internally, Carleton contains high quality spaces, finishes and details.</p> <p>The site retains some of its landscaped setting relating to the original construction, especially the main driveway from Liverpool Road, leading to a carriage loop in front of the house. The grounds of the Carleton House and Stables demonstrate garden layouts and planting schemes from the late nineteenth century, and also characteristic institutional planting from the 1920s.</p> <p>Carleton House and Stables reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Carleton House and Stables is likely to have a moderate degree of social significance linked to long-term community interest in the site, particularly in relation to former and current residents, staff and</p>

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	<p>their families, and the local community. Carleton House has been, and continues to be, a residential site and many people have spent extended periods of their life there.</p> <p>A detailed social values assessment should be undertaken to further understand the strong or special associations with those particular groups, the local community and other communities.</p> <p>Carleton House and Stables is likely to reach the threshold for cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Carleton House and Stables has low archaeological value yet some potential to reveal evidence of nineteenth-century and early twentieth-century settlement and development in the locality.</p> <p>Carleton House and Stables was one of nine licensed residential centres (LRCs) owned or managed by the former NSW Department of Ageing Disability and Home Care previously assessed to have technical/research significance at a state level for their potential to provide insight into the ways that residential health facilities for people with mental illness and disabilities in NSW were designed, built and operated, reflecting the changing attitudes and philosophies of care over the twentieth century.</p> <p>Owing to the cessation of the previous use of the property as a LRC and conversion of the property to wholly private residential use, Carleton House and Stables no longer reaches the threshold for cultural significance under this criterion.</p>
Rarity SHR criteria (f)	<p>Carleton House and Stables is a highly intact example of a large late-Victorian suburban dwelling within its landscaped setting. It largely retains its original architectural forms, scale, massing, detailing and materials. It has also retained its associations with the community. The integrity of the site, in particular the main house building both externally and internally, is rare within the context of the Summer Hill area.</p> <p>Carleton House and Stables reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>Carleton House and Stables is a representative example of a late Victorian house used for residential purposes. The associated stables and gardens provide context to the house and provide physical separation from the new development. The new apartments have been designed in contemporary styles with different materiality and detailing, representing the site's transition into a residence centre.</p> <p>Carleton House and Stables reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>Carleton House and Stables are highly intact externally and in good condition. The billiard / function room in Carleton House is an especially intact space with several original ornate elements. The stables building has been refurbished as a gym and leisure centre yet its overall form and scale is retained. Further, the garden and carriage loop are intact.</p>

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HERITAGE LISTINGS	
Heritage listing/s	Grosvenor Centre, Heritage Act – s.170 NSW State agency heritage register

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Website	Australian Dictionary of Biography	Henry Francis (Frank) Hinder (1906-1992)	2016	-Australian Dictionary of Biography, Australian National University
Advertising	Sydney Morning Herald	Advertising	5 Feb 1896	Trove, National Library of Australia
Land title		Certificate of Title Vol 1396 Fol 25		NSW Land Registry Services
Land title		Certificate of Title Vol 2546 Fol 58		NSW Land Registry Services
Land title		Certificate of Title Vol 1447 Fols 65/66		NSW Land Registry Services
Land title		Certificate of Title Vol 1451 Fol 4		NSW Land Registry Services
Report	Rod Howard and Associates Pty Ltd	Grosvenor Centre 56 Liverpool Road, Summer Hill Conservation Plan	2007	NSW Heritage Office
Report	NSW Government Architect's Office	S170 Heritage and Conservation Register Department of Disability, Ageing & Home Care – Grosvenor Centre, 56 Liverpool Road, Summer Hill (Ashfield)	2009	NSW Heritage Office Library
Report	Noel Bell Ridley Smith and Partners Pty Ltd	Statement of heritage impact, proposed residential development including adaptive reuse and conservation of Carleton, its stable and gardens, 46-56 Liverpool Road, Summer Hill NSW 2130	2011	Inner West Library
Archival Recording and Report	NBRS Architecture and Kennedy Associate Architects	Carleton (property) Liverpool Road, Summer Hills: former Grosvenor Hospital site	1997-2010	Inner West Library

RECOMMENDATIONS	
Recommendations	<p>No. 56 Liverpool Road, Summer Hill, should be retained with the amended curtilage as an individually listed heritage item of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>. The name and address should be updated from 'Hospital and outbuildings, including interiors' at '56 Liverpool Road' to 'Carleton House and Stables, including interiors' at '28 Gower Street' to better reflect its historical values and current legal address.</p> <p>The heritage significance and historic character of the item should be preserved and maintained through the retention of contributory elements and significant original fabric.</p> <p>The original Victorian-era house (now subdivided into apartments) and associated stables are significant elements of the site. So are the landscaped gardens, including layouts and planting schemes from the late nineteenth century and institutional plantings from the 1920s. The form and significant of original fabric and landscapes should be retained.</p> <p>Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Targeted Heritage Study	Year of study or report	2022
Item number in study or report	-		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Aerial view of the subject site showing original hospital buildings, gardens, carriage loop and new apartment buildings.				
Image year	2023	Image by	Nearmap, with GML overlay	Image copyright	Nearmap, GML Heritage



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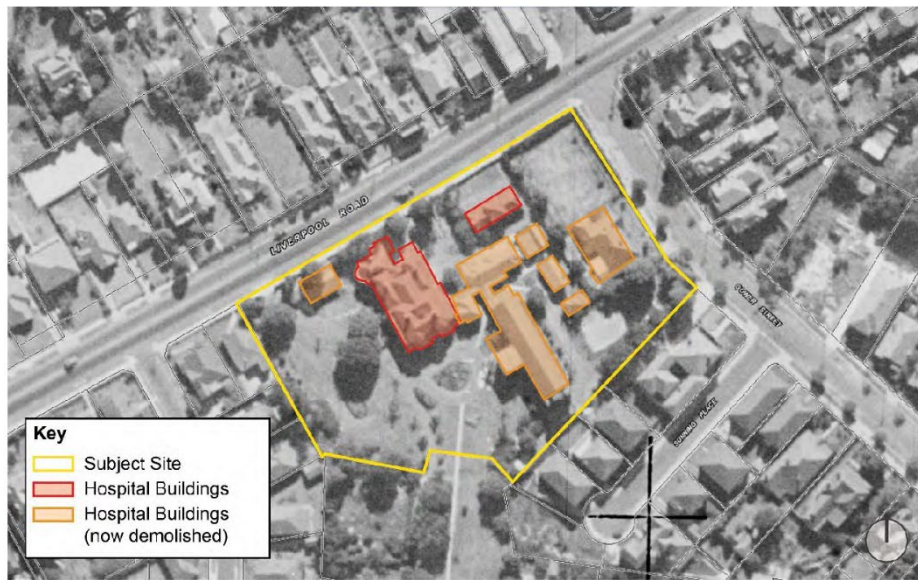
Image caption	Aerial photograph of the subject site showing original hospital buildings and now-demolished nurses quarters.				
Image year	2010	Image by	Nearmap, with GML overlay	Image copyright	Nearmap, GML overlay



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Image caption	Aerial photograph of the subject site showing hospital buildings.				
Image year	1943	Image by	Nearmap, with GML overlay	Image copyright	Nearmap, GML overlay



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Image caption	Carleton, Summer Hill				
Image year	undated	Image by	Pre-1920	Image copyright	Not in copyright



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IMAGES - 1 per page

Image caption	Entrance gates and driveway to Carleton, Summer Hill				
Image year	Undated	Image by	Pre-1920	Image copyright	Not in copyright



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IMAGES - 1 per page

Image caption	View to gardens from Carleton, Summer Hill				
Image year	Undated	Image by	Pre-1920	Image copyright	Not in copyright



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IMAGES - 1 per page

Image caption	Billiard room, Carleton, Summer Hill				
Image year	Undated	Image by	Pre-1920	Image copyright	Not in copyright



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ITEM DETAILS					
Name of Item	Austenham Estate				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number	Various				
Street name	Balmain Road, Emmerick Street, Eric Street, Lilyfield Road, Rayner Street, Steward Street				
Suburb/town	Lilyfield	Postcode		2040	
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Wangal Country, the Austenham Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic and representative values. Demonstrating the evolution of land development in Lilyfield following colonisation from land grants to smaller residential allotments, this HCA originates from a subdivision of John Austin's (or Austen's) 1819 land grant, which was one of the five originally in the area. They also established the early subdivision patterns and first streets in the area.</p> <p>Lots in this area were sold to several civil servants and merchants who built grand villas, reflecting their social and economic status. Austenham House was designed by architect, John Verge, and the estate was subdivided and sold to builders Emmerick and Steward in about 1900. Steward and Emmerick subdivided during 1901, 1902, 1903 and 1905, establishing the character of the HCA within the former Austenham Estate. The streets demonstrate the spatial effect of the <i>Width of Streets and Lanes Act 1887</i>, and with the construction of over 200 houses in the area during the early 1900s the HCA evidences a consistency of suburban and architectural character, pattern and language, spanning the Federation and early interwar periods. The streetscapes exhibit the historic subdivision block pattern and the harmonious arrangement of double and single fronted detached and attached dwellings, through scale, form, materiality, setbacks and siting. The expanded Austenham Estate HCA is significant in the historic development of Lilyfield.</p> <p>Forming part of Emmerick and Steward's Austenham Model Home Estate, commenced in 1901, the HCA is predominantly Federation in character. Many of the houses were designed in-house by Emmerick and Steward, thus the area displays an overall consistency and integrity of architectural style, scale and materials across the area. Federation dwellings, which account for the majority of properties in the HCA, display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets.</p>				

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	Overall, the architectural character of the properties positively contributes to the existing HCA and the surrounding area. It also demonstrates the efforts of two local builders and developers, Emmerick and Steward, in establishing a suburban development with houses occupied by a 'better class of tenants who have virtually formed themselves into a small township' (<i>Balmain Observer and Western Suburbs Advertiser</i> , 21 June 1902, p 5).	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>The Austenham Estate is located near the southern boundary of Lilyfield. It comprises Emmerick Street, Eric Street, Rayner Street and Steward Street, and is bounded by Balmain Road and Lilyfield Road to the north and south. The properties on these streets represent late Victorian, early Federation and early interwar development in the area.</p> <p>The area was subdivided and developed from 1901 to 1910 and retains its lot pattern. It also retains its built character through the housing typology. The HCA contains residential properties on narrow lots—predominantly single-storey, free-standing cottages of masonry or weatherboard construction. They feature typical Victorian and Federation details such as hipped or gabled tiled roofs, front verandahs, timber-framed openings, iron lace and masonry chimneys.</p> <p>The houses have consistent setbacks behind small front gardens and low fences constructed of masonry, timber or metal. Street plantings comprise brush box trees planted in the roadway, which are particularly notable on Eric Street and Rayner Road.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1901	Finish year	c.1910	Circa <input checked="" type="checkbox"/>
Modifications and dates	Most properties have minor alterations to their primary elevation; for example, replacement of timber window frames with aluminium, replacement of verandah posts, security bars installed in front of windows. Many properties have rear extensions, though they are generally not visible from the street.				
Further comments					

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HISTORY	
Historical notes	<p>The Austenham Estate HCA is located on the traditional Country of the Wangal people.</p> <p>The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.</p> <p>The Austenham Estate HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (Sydney Morning Herald, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902. The house was demolished in 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.</p> <p>From December 1900 to 1905, John Keep progressively conveyed portions of his landholding to local builders Herbert Rayner Steward and Frederick Henry Emmerick including allotments in Deposited Plan (DP) 3796, 3948 and 4162.</p> <p>In 1901 two new streets, named after Emmerick and Steward, were created, releasing 60 allotments. In 1902 a further 40 allotments were offered for sale. Austenham Road (now Lilyfield Road) appeared on the map in this period. Another new road, Rayner Street, was created in 1903, and 30 building allotments became available. The fourth and final subdivision in 1905 created Eric Street and 23 allotments. Each of the streets created by the subdivisions fulfilled the requirements of the <i>Width of Streets and Lanes Act 1881</i>.</p> <p>Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of Keep's Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (<i>Balmain Observer and Western Suburbs Advertiser</i>, 21 June 1902, p 5) costing a total of £56,000. They also supervised subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate, and all lots were connected to the sewerage system. Steward is believed to have designed all the villas and no house was erected costing less than £400. Buyers could have a house of their own design or select from standard designs offered by Steward and Emmerick. Steward lived in the estate, on Steward Street, in a house called Ravenscourt. This was also the Austenham Estate office for potential buyers and the teams of contractors working for the company.</p> <p>In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build upon the estate after his partner's death. The Austenham Estate was substantially developed by 1910, totalling over 200 houses.</p>

THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Austenham Estate and its successive historic subdivisions established the suburb's character as reflected in the street pattern along with its prevailing built character, spanning the Federation and early interwar periods. The expanded Austenham Estate HCA demonstrates a significant period of historic land subdivision and housing development in the Lilyfield area.</p> <p>The Austenham Estate HCA is located on part of a 100-acre (40.47-hectare) grant to John Austin (Austen) in 1819. Austin's grant came to be owned by civil servants and merchants such as George John Rogers and Samuel Augustus Perry, who were responsible for the construction of the grand villas such as Austenham (1), Austenham (2) later renamed Kalouan and Broughton House. These prominent gentlemen also established the early subdivision patterns and first streets in the area.</p> <p>A later owner, John Keep, subdivided Austenham House and sold much of this land to builders Emmerick and Steward. These two men were responsible for the construction of over 200 houses in the area. The subdivision also established many of the surrounding streets including Fredbert, Austenham, Steward, Emmerick, Eric, Rayner and Perry streets and Balmain Road. Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area with single-storey brick Federation cottages laid out across five wide streets with gas, water and sewerage connections.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Austenham Estate HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from land originally granted to John Austin (generally spelt Austen). He only had a brief association with 'Spring Cove' but is likely to have cleared part of the land and established some form of dwelling on the farm.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, with further subdivisions creating the residential lots throughout the surrounding streets, undertaken in the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the early Federation character of the area. Further, Steward is known to have lived within the HCA during this period of development, on what is now Steward Street.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Austenham Estate HCA has cultural significance for its aesthetic values. It maintains the general patterns of several historical subdivisions. The retention of the original lot boundaries and block plan are particularly evident on the west side of Emmerick Street.</p> <p>The expanded HCA is predominantly late Victorian to Federation in character and there is consistency and integrity of architectural style, scale and materials across the area. The Victorian dwellings display typical details including steep-pitched roofs, rendered mouldings, iron lace balustrades, bullnose verandahs and masonry fences. Similarly, the Federation dwellings—which account for most properties in the HCA—display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets. The house designs were largely developed in-house by Emmerick and Steward, the developers and builders of the Austenham Estate.</p> <p>Overall, the architectural character of the properties positively contributes to the surrounding area.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Austenham Estate has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Austenham Estate HCA does not meet the threshold of significance under this criterion.</p>

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Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Austenham Estate HCA has not been assessed. There is potential for remains associated with Austenham House to be found in its original location within the HCA.</p> <p>The historical archaeological potential should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Austenham Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Austenham Estate HCA was developed by builders Emmerick and Steward who developed much of the surrounding area. Many of the remnant houses from this significant period were built to stock designs, designed by Steward, and there are similar examples in the surrounding area. Therefore, the HCA does not demonstrate rarity in its housing typology or subdivision pattern.</p> <p>The Austenham Estate HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Austenham Estate HCA represents the Austenham Estate and its subsequent subdivisions, demonstrating residential development from the late Victorian to the interwar period. The HCA retains the general block boundary and lots from the original subdivisions; however, there are instances of further subdividing and combining of lots such as the western side of Emmerick Street.</p> <p>The area incorporates late Victorian houses and terraces; however, it predominantly comprises Federation dwellings, mostly built by Emmerick and Steward, the promoters of the estate. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and typical features such as front verandahs, decorative timber elements and window awnings. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>It also demonstrates the availability of machine-made face bricks and the bulk buying of building materials during the period of its development.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>Most of the properties retain their original lot boundary, form and scale. Individually, many of the houses have been altered; some have new fabric and replacement fabric and/or rear extensions. However, they have generally consistent setbacks and Victorian and Federation details that contribute to the historic character of the area. Overall, the HCA has a good level of integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Land Title		CT Vol 1297 Fol 54		NSW Land Registry Services
Land Title		CT Vol 1525 Fol 73	1904 -	NSW Land Registry Services
Map	Ainsworth & Spence Auctioneers	Austenham Estate Leichhardt	1905	State Library of NSW
Subdivision plan		[Leichhardt Sketch Plan]	2 Mar 1901	State Library of NSW
Map	John Sands	Section of Balmain showing Austenham, Leichhardt Park, Broughton, Garryowen	1902	National Library of Australia

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Map	HEC Robinson	Map of the Municipality of Leichhardt	1915- 1916	State Library of NSW
Map	Baker's Lithographer	Plan of the township of Broughton	1841	State Library of NSW
Newspaper article	Balmain Observer and Western Suburbs	Building Activity in Leichhardt	21 Jun 1902	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Model Austenham Estate	7 July 1902	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Modern, designed, comfortable cottage home...	27 Mar 1901	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Pretty cottage...	3 Aug 1901	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Dry and comfortable water-tight cottages homes is one of our specialities	6 Jul 1901	Trove, National Library of Australia

RECOMMENDATIONS

Recommendations	<p>Austenham Estate should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Austenham Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Austenham Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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Image caption	Austenham Estate HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	Austenham Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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Image caption	Detail from a plan of Municipality of Leichhardt. The overlay shows the HCA boundary.				
Image year	c.1888-1890	Image by	Clark & Birch; overlay by GML	Image copyright holder	No copyright



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IMAGES - 1 per page

Image caption	Austenham Estate subdivision.				
Image year	Unknown	Image by	NSW Land Registry Services	Image copyright holder	NSW Land Registry Services



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IMAGES - 1 per page

Image caption	Typical street view within the Austenham Estate HCA (Emmerick Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	Campbell's Broughton Estate				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number	Various				
Street name	Campbell Avenue, Glover Street, Perry Street				
Suburb/town	Lilyfield		Postcode	2040	
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Wangal Country, the Campbell's Broughton Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.</p> <p>The HCA originates in the progressive subdivision of John Austin's (or Austen's) 1819 land grant and provides evidence of the growing market for capital investment in suburban land subdivision in early nineteenth century. The land was acquired by investors and speculators who established the main streets in the area and built the first affordable houses for a working middle class community close to transport. This set the stage for the later suburban development and growth outwards from the City of Sydney.</p> <p>Duncan Campbell built Broughton Park after the 1840s. His family retained ownership until 1915, when Duncan's son James sold a part to CH Crammond and WJ Henderson, real estate agents, who were responsible for the first subdivision of the Broughton Estate in 1918. James Campbell subdivided the residue of his land in 1921, retaining his house, and formed Campbell Avenue.</p> <p>The two principal subdivisions of 1918 and 1921 established allotments for single and double-fronted detached houses. Through the scale, shape, siting and materials of its buildings, the HCA provides a good example of an early interwar middle-class inner city suburban area.</p> <p>The Campbell's Broughton Estate HCA is substantially intact despite some later intrusions and unsympathetic alterations. The streetscapes across the estate demonstrate unity of scale, form, siting, setbacks and materials, and the pattern formed by the prominently gabled Inter-War housing. Campbell Avenue and Glover Street are characterised by the pattern and rhythm of street tree plantings set within the carriageway and framed by sandstone kerbs and gutters, with low brick and timber fences along the footpath. The dwellings collectively evidence the use of popular materials in the interwar period including brick, roughcast render and terracotta roof tiles, and typical features such</p>				

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	as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts which contributes to the visual harmony in the composition of the streetscape.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>Campbell's Broughton Estate HCA is located towards the west of Lilyfield. It comprises sections of Campbell Avenue, Glover Street and the eastern portion of Perry Street between Campbell Avenue and Fredbert Street. The area is predominantly characterised by interwar housing typologies.</p> <p>The HCA derives from the subdivision of the Broughton Estate where many properties have retained their original narrow lots. The area is characterised by single-storey, free-standing interwar bungalows. Properties along Perry Street and Glover Street are single fronted cottages while those on Campbell Avenue are double fronted. They are primarily constructed of face brick, and feature hipped and gabled tiled roofs, front verandahs, and decorative timber elements to the façade.</p> <p>The houses have consistent setbacks behind modest front gardens, and most feature low fences constructed of masonry, timber or metal. Street tree plantings include brush boxes planted in the roadway, which are of particular note on Campbell Avenue. Some sections of sandstone kerb and gutter remain along Glover Street.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1918	Finish year	c.1921	Circa <input checked="" type="checkbox"/>
Modifications and dates	There are some alterations to the primary façades including replacement of original fabric on roofs, gutters, fences and windows. Some original properties have had contemporary carports or garages introduced. Some infill development is inconsistent with the dominant pattern form and character of the HCA.				
Further comments					

HISTORY	
Historical notes	<p>Campbell's Broughton Estate HCA is located on the traditional Country of the Wangal people. Previously named Campbell's Estate, the HCA was renamed to better reflect its historical values as a subdivision of the Broughton Estate.</p> <p>The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brennan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.</p> <p>The Campbell's Broughton Estate HCA comprises two subdivisions of Duncan Campbell's 'Broughton Estate'. Campbell purchased a large block of land in 1843 from Samuel Augustus Perry's extensive landholding. Following his death in 1871, his widow Hannah conveyed the property to his son James Campbell and his wife Isabella Campbell in 1874. Duncan Campbell's death was recorded at Broughton Park, Balmain Road, but it is not known whether this is the house later located in Campbell Avenue. 'Broughton' may have been erected at this date or during Duncan's time. This building is not to be confused with the Broughton Hall located within the present Callan Park property.</p>

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	<p>In November 1913, the Campbell family sold off part of the property to William James Henderson and Charles Henry Crammond, respectively an accountant and estate agent. They converted the land to Torrens title in 1915 and subdivided the land in early 1918, laying out allotments in Glover and Perry streets. They proceeded to erect brick cottages on the allotments which they progressively sold from April 1918 to September 1921. Many, if not all, of the cottages were built by G Jones.</p> <p>In the intervening period the residue of the Campbell's Broughton Estate was subdivided and advertised for auction on 22 January 1921 with allotments fronting Campbell, Mary, Church and Perry streets.</p> <p>Following the death of James Campbell in 1924 at Broughton, the house was sold and demolished, and the land subdivided into additional smaller residential lots in Campbell Avenue in 1935.</p>
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THEMES	
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Campbell's Broughton Estate HCA has historical significance within the local area as it represents a major subdivision in the early interwar period, featuring characteristic Californian bungalow style houses. The area was a subdivision of Duncan Campbell's Broughton Estate, which he had purchased in 1843 and on which he had built the house Broughton Park.</p> <p>The 1918 subdivision of Campbell's Broughton Estate by CH Crammond and WJ Henderson, estate agents and developers, established the subdivision pattern in Glover Street and part of Perry Street at the entrance. They commissioned G Jones to build the modest, single-fronted, one-storey Californian bungalows which today bear similar design, form and detailing. Three years later James Campbell subdivided most of the land surrounding his house and established a new street bearing the family name.</p> <p>The Campbell's Broughton Estate HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Campbell's Broughton Estate HCA is associated with Duncan Campbell, who purchased the land in 1843 to build Broughton Park, for which the Campbell's Broughton subdivision sale was named. Although this area is associated with Campbell, this association is of dubious historical importance beyond the name of the subdivision sale.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Campbell's Broughton Estate HCA has cultural significance for its aesthetic values. It maintains the historic subdivision pattern formed in 1918, 1921 and 1935. The retention of the original lot boundaries and block plan are particularly evident on the west side of Glover Street and both sides of Campbell Street.</p> <p>The Campbell's Broughton Estate HCA was developed in the interwar period and retains a good consistency and integrity of architectural style, scale and materials across the area pertaining to a narrow date range of development from 1918 to 1921 and a subdivision of part of Campbell Street in 1935. The dwellings range from single-fronted cottages on half-width allotments in Glover Street and the northern part of Perry Street, and double-fronted houses with narrow driveways and rear garages on wider allotments in Campbell Avenue and Perry, Mary and Church streets. The houses display</p>

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	<p>typical details including timber joinery, face brick walls, unglazed terracotta tiled roofs, gabled roofs and front verandahs with decorative posts and brackets. There is a uniformity of design represented in Glover Street and along the adjoining section of Perry Street, attributed to a single builder, G Jones. The pattern and rhythm of the street tree plantings in the Campbell Street carriageway provides an aesthetically pleasing streetscape composition.</p> <p>Overall, the architectural character of the properties is visually harmonious and positively contributes to the surrounding area.</p> <p>The Campbell's Broughton Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Broughton Estate HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Campbell's Broughton Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Campbell's Broughton Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The proposed HCA does not demonstrate rarity in its housing typology or subdivision pattern because there are similar examples in the surrounding area.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Campbell's Broughton Estate HCA represents a typical middle-class estate of the interwar period. The HCA retains the overall subdivision pattern and allotments formed in the original subdivisions in 1918, 1921 and 1924.</p> <p>The area incorporates a collection of predominantly intact single-storey Californian bungalow style dwellings built in during a short period after the end of World War I and the mid-1920s. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and evidence typical stylistic features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts. Collectively the building stock maintains a good degree of integrity and intactness and contributes to the historic character of the development and its representativeness.</p> <p>The HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>Properties within the Campbell's Broughton Estate HCA have retained their subdivision pattern, scale, general form and visual cohesion in design and materiality. There are some alterations to the primary façades including replacement of original fabric on roofs, gutters, fences and windows. Many properties have rear extensions; however, most are not visible from the street. Overall, the Campbell's Broughton Estate HCA has a good degree of integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Newspaper article	Daily Telegraph	Mr James Campbell	16 Aug 1924	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Late Mr James Campbell	18 Aug 1924	Trove, National Library of Australia
Subdivision plan	Richardson & Wrench/ WA Chadwick	Leichhardt Campbell Estate	1921	State Library of NSW
Map	W Baker	Plan of the township of Broughton	1841	National Library of Australia
Map	John Sands	[Section of Balmain showing Austenham, Leichhardt Park Broughton and Garryowen]	1880-1889	National Library of Australia
Plan		DP 9116	c.1914	NSW Land Registry Services
Plan		DP 10482	1921	NSW Land Registry Services
Plan		DP 17576	1935	NSW Land Registry Services
Land title		Primary Application Search Book 19231	1915	NSW Land Registry Services
Land title		CT Vol 2632 Fol 90	1915	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>Campbell's Broughton Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i> as an extension of the existing Campbell's Estate HCA (C64). The name should be updated from 'Campbell's Estate' to 'Campbell's Broughton Estate' to better reflect its historical values.</p> <p>The heritage significance and historic character of the Campbell's Broughton Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Campbell's Broughton Estate HCA should be included within the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Campbell's Broughton Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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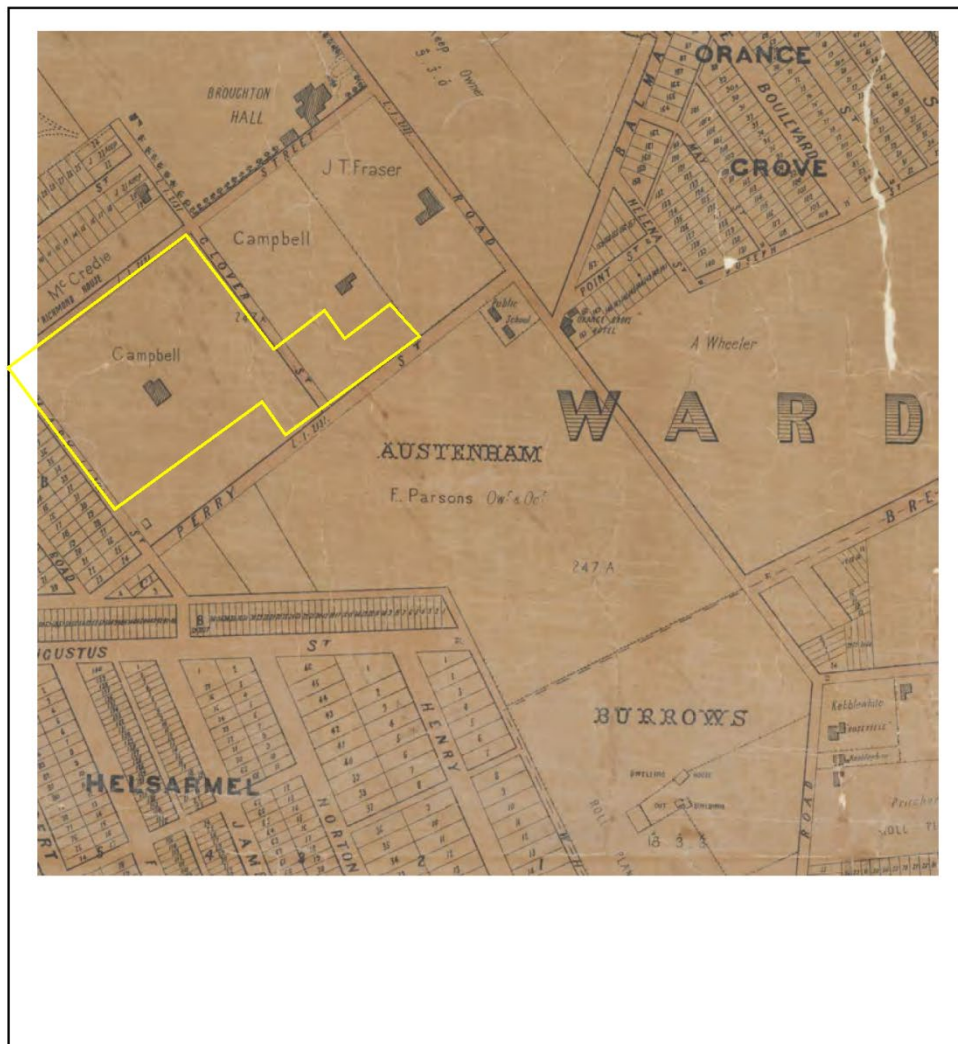
Image caption	Campbell's Broughton Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with overlay by GML Heritage	Image copyright holder	GML Heritage



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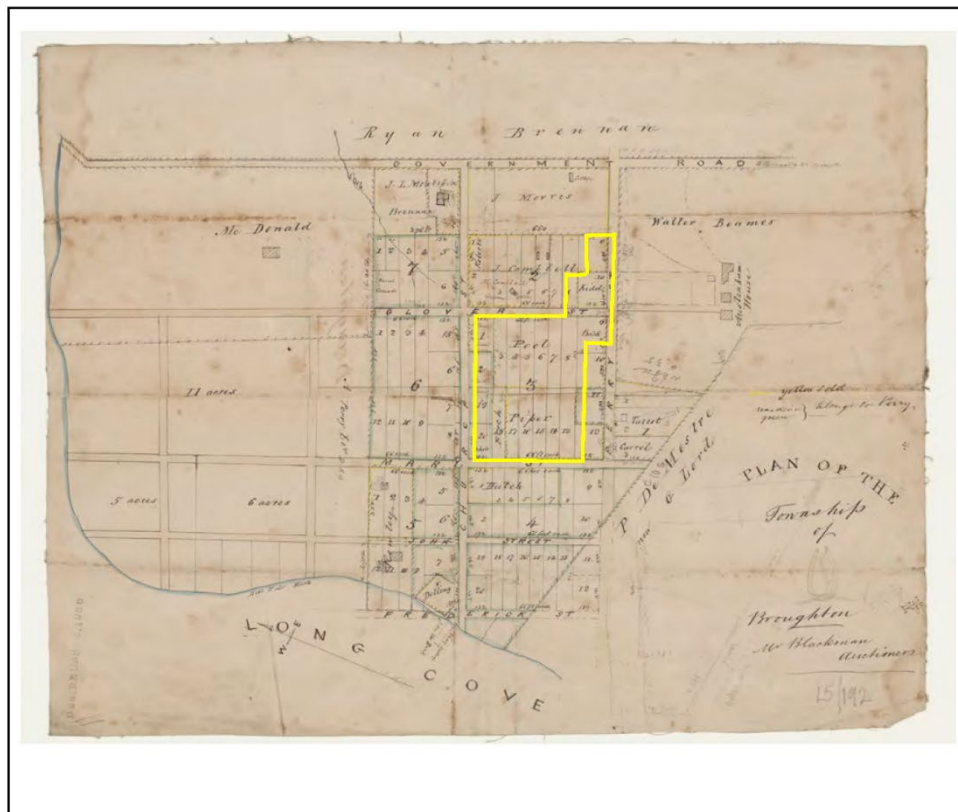
Image caption	Detail from Municipality of Leichhardt with overlay showing the HCA boundary.				
Image year	c.1888-1890	Image by	Clark & Birch with GML overlay	Image copyright holder	No copyright



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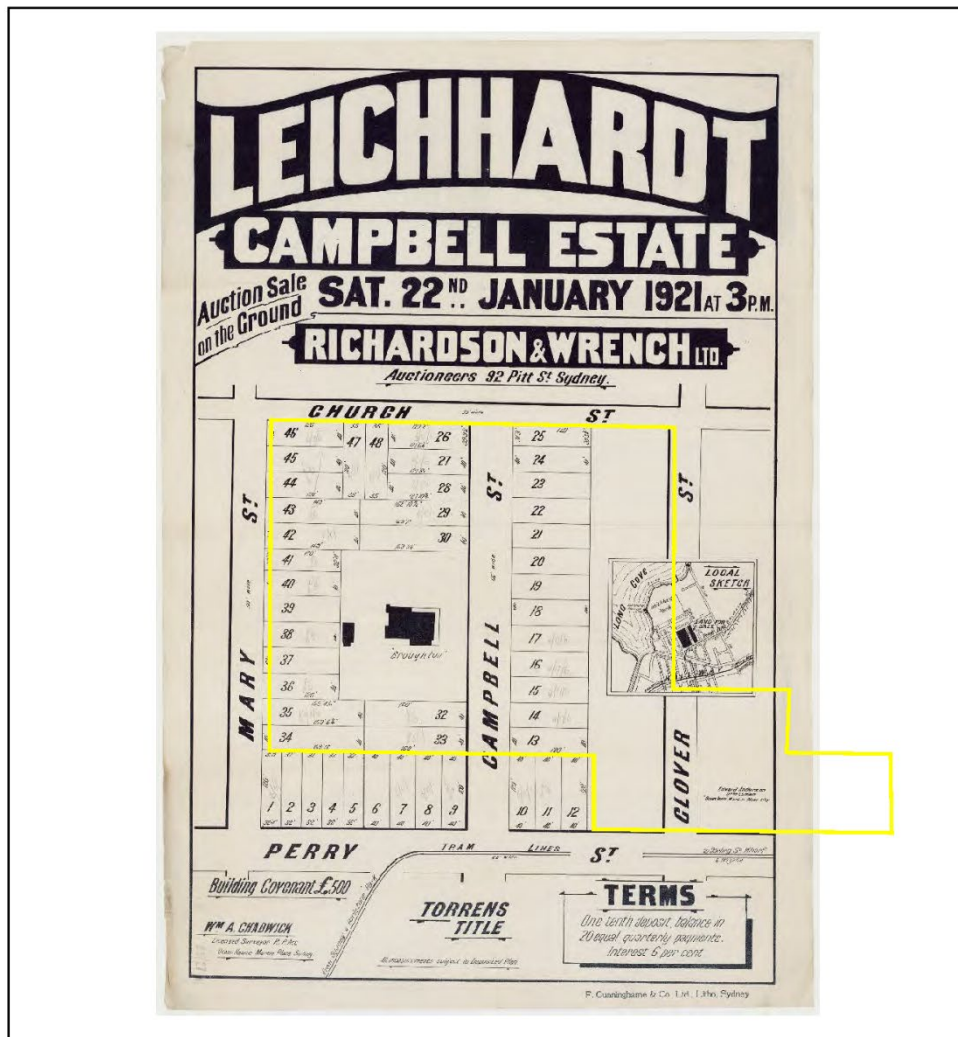
Image caption	Plan of the Township of Broughton with overlay showing the HCA boundary.				
Image year	Undated	Image by	Unknown; overlay by GML	Image copyright holder	No copyright



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Image caption	Campbell Estate, Leichhardt, with overlay showing the HCA boundary.				
Image year	1921	Image by	Unknown, with overlay by GML	Image copyright holder	No copyright



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IMAGES - 1 per page

Image caption	Typical street view within the Campbell's Broughton Estate (Glover Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	Campbell's Dairy				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number	N/A				
Street name	Abergeldie Street, Arlington Street and Union Street				
Suburb/town	Dulwich Hill			Postcode	2203
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Wangal Country, the Campbell's Dairy Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values, representativeness and intactness.</p> <p>The HCA demonstrates the course and pattern of historic land ownership and development in Dulwich Hill following British colonisation. This spans from the original land grants in the 1800s, to 'improvement' through clearing and primary production, to subdivision and development of residential housing to accommodate Sydney's burgeoning working population close to mass transport in comfortable dwellings reflecting the design conventions and materials of the interwar period.</p> <p>The Campbell's Dairy HCA was subdivided in 1919 by dairyman Francis Campbell of Petersham, who operated his dairy on this land from about 1899. The subdivision, together with the Abergeldie Estate (1926) to the north, was wholly developed in the period immediately following World War I, and represents the final subdivision in the area comprising affordable, detached, interwar, single-storey houses of the Californian bungalow style.</p> <p>Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of highly intact Inter-War Californian bungalows of similar style and materiality. The houses display typical details of this architectural style including double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences. Overall, the spatial arrangement, pattern, form and rhythm of the composition of streets and land allotments with a largely harmoniously designed suite of interwar housing typologies with a uniformity of colours and materials is aesthetically pleasing.</p>				

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	The HCA retains its original subdivision pattern and largely retains a consistent historic character, which contributes positively to the character of the area and its surrounds.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>Campbell's Dairy HCA is located on the western side of Dulwich Hill and comprises properties on Abergeldie Street and Union Street. It is bounded by Arlington Street, Union Lane and the adjacent existing HCA, the Abergeldie Estate (C51). The area is characterised by a series of Inter-War Californian bungalows of similar style and intactness.</p> <p>The properties are primarily single-storey, single or double fronted buildings of masonry construction. They share common elements such as double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Façades generally feature front verandahs with brick balustrades, timber posts and timber-framed windows.</p> <p>The houses maintain similar setbacks behind small front gardens and brick fences. Overall, the dwellings retain a consistent architectural character, form, and materiality.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1919	Finish year	c.1928	Circa <input checked="" type="checkbox"/>
Modifications and dates	Some properties within the HCA have been modified with contemporary additions and materials. Examples include carports to the front driveway, replacement of original windows with aluminium-framed windows, replacement of original verandah fabric and removal of decorative elements on the façade. Rear extensions are common in the area, although most are not visible from the street.				
Further comments					

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HISTORY	
Historical notes	<p>Campbell's Dairy HCA is located on the land of the Wangal people.</p> <p>The Campbell's Dairy HCA is located within Robert Wardell's extensive Petersham Estate, which comprised a consolidation of land grants including those of James Bloodworth, John Hammon and John Homerson.</p> <p>In September 1834 Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions. These came to form the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>Campbell's Dairy HCA is in Division 2C of the Petersham Estate. It consists of two subdivisions:</p> <ul style="list-style-type: none"> • '20 Choice Sites Dulwich Hill', 19 May 1883; and • Campbell's Estate, 8 March 1919. <p>In 1883 the Metropolitan Mutual Permanent and Investment Association Limited acquired two portions of land measuring respectively 1 acre 3 roods and 2 roods 17 ½ perches fronting Union Street and Constitution Road bordering the New South Wales Brick Manufacturing Company works at Dulwich Hill. The same year the association subdivided that land into two sections comprising a total of 40 allotments. Section 2, consisting of 26 lots, fronted Union Street between Constitution Lane and the land and creek to the south. The estate was advertised for auction sale on 19 May 1883 as a 'liberal subdivision [which] is in a rapidly improving part of Petersham, with easy access to Petersham and Simmer Hill Railway Stations' (<i>Sydney Morning Herald</i>, 19 May 1883, p 16). Lots 16 to 26 in Section 2, comprised in this subdivision were sold to various owners but were not built upon until the interwar period. It is likely that one reason for the delay in housing development on the land was its proximity to the Standard Pottery Works, which closed in 1911, detracting from residential amenity. Development in this section of Union Street largely took place after World War I and in the early 1920s.</p> <p>Dairyman Francis Campbell acquired over 9 acres of land in 1899 from Samuel Henry Terry's estate. On this land he established a dairy fronting Union Street. In 1915 he acquired an adjoining 5 acres of land from Hugh Dixon plus another small parcel of land, all of which were consolidated and subdivided in 1919 as Campbell's Estate. The subdivision adjoined 'Abergeldie', Hugh Dixon's mansion and grounds, and comprised about 12 acres subdivided into '70 splendid building sites, with liberal frontages and depths' (<i>The Sun</i>, 26 February 1919, p 8) in Abergeldie, Arlington and Union streets. It was advertised for auction sale in March 1919. Richardson and Wrench reported that 53 allotments were sold on the day, realising £11,720. The residue of unsold allotments was progressively sold up until 1928, with the majority sold and built upon in the early 1920s. Houses were erected on the estate throughout the 1920s. Since that time, some infill development has been constructed as have alterations and additions.</p>

THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Campbell's Dairy HCA is substantially intact and provides evidence of a significant period of development in the local area. The area was subdivided in 1919 by Francis Campbell of Petersham, a dairyman. This subdivision was wholly developed in the period immediately following World War I. Together with the Abergeldie Estate (1926) to the north extending to Old Canterbury Road, it represents the final subdivision in the area comprising interwar, single-storey, detached houses of the Californian bungalow style.</p> <p>The Campbell's Dairy HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Campbell's Dairy HCA is associated with dairyman Francis Campbell. In 1899 Francis Campbell purchased some of the Petersham Estate from the Rafferty family, which covered this area. Part of the area was occupied as a dairy by Campbell until at least 1916. The dairy was entered via Union Street. Although this area is associated with Campbell, this association is of dubious historical importance.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of intact Inter-War Californian bungalows constructed during a concentrated period that demonstrate significant consistency in style and materiality.</p> <p>The properties share several common details such as double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences. Overall, the dwellings retain consistent architectural character, form and material and contribute positively to the character of the surrounding area.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Campbell's Dairy HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Campbell's Dairy HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Campbell's Dairy HCA contains a largely intact collection of Inter-War Californian bungalows of similar style. The properties display a good degree of integrity and consistency, providing good examples of this typology. However, though the concentration and number of Inter-War Californian bungalows is somewhat uncommon, this typology is not considered rare in the Dulwich Hill area.</p> <p>The Campbell's Dairy HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Campbell's Dairy HCA represents interwar housing typologies and their development in the Inner West. The dwellings demonstrate typical characteristics of interwar housing such as their asymmetrical form, double fronted façades and masonry verandahs. The abundance of Californian bungalows within this area is representative of a significant period of interwar development and demonstrates the prevailing historic and architectural character.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

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Integrity	The properties within the Campbell's Dairy HCA retain their original lot pattern, scale, form and materiality. However, some properties have been modified with contemporary additions and materials. Examples include the addition of a carport to the front driveway, replacement of original windows with aluminium-framed windows, replacement of original verandah fabric and removal of decorative elements on the façade. Rear extensions are common in the area, although most are not visible from the street. Overall, the Campbell's Dairy HCA has a good degree of integrity because it maintains its uniformity in scale and form.
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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Newspaper Article	<i>The Sun</i>	Petersham Heights	26 February 1919	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	19 May 1883	Trove, National Library of Australia
Plan		DP 9501		NSW Land Registry Services

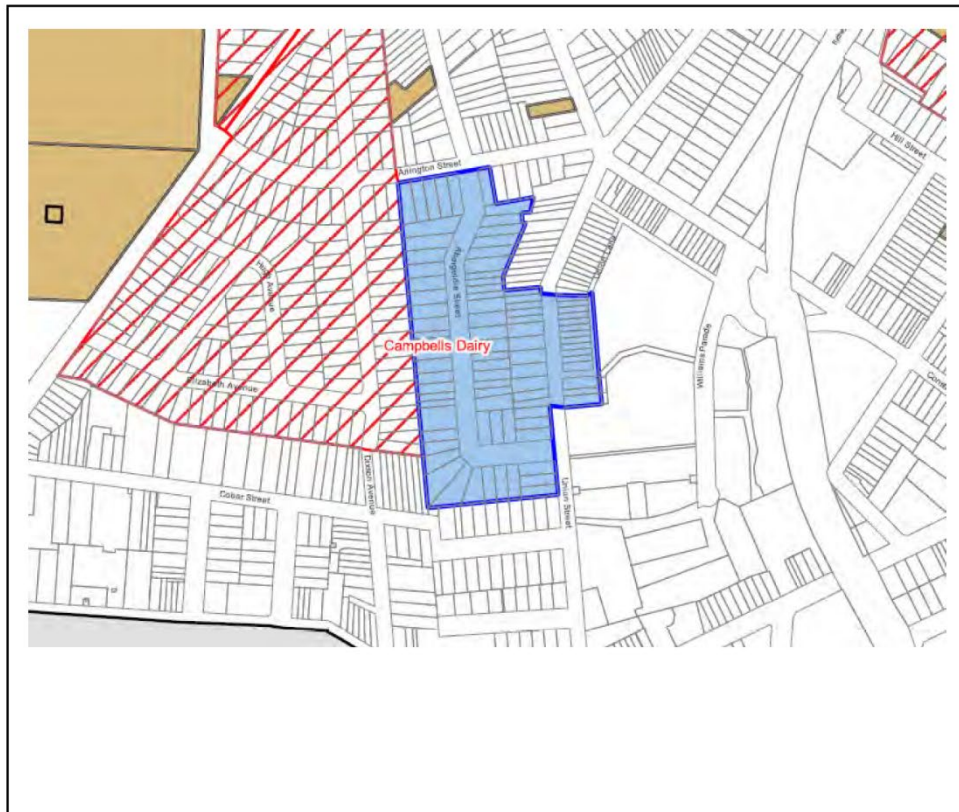
RECOMMENDATIONS	
Recommendations	<p>Campbell's Dairy should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Campbell's Dairy HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Campbell's Dairy HCA should be included within the Inner West Development Control Plan to guide future development and ensure the conservation of the area's significance. All buildings within the HCA should be identified in the DCP as either contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Map of the Campbell's Dairy HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Map of the Campbell's Dairy HCA boundary on aerial photograph.				
Image year	2023	Image by	Nearmaps, GML Heritage	Image copyright holder	Nearmaps, GML Heritage



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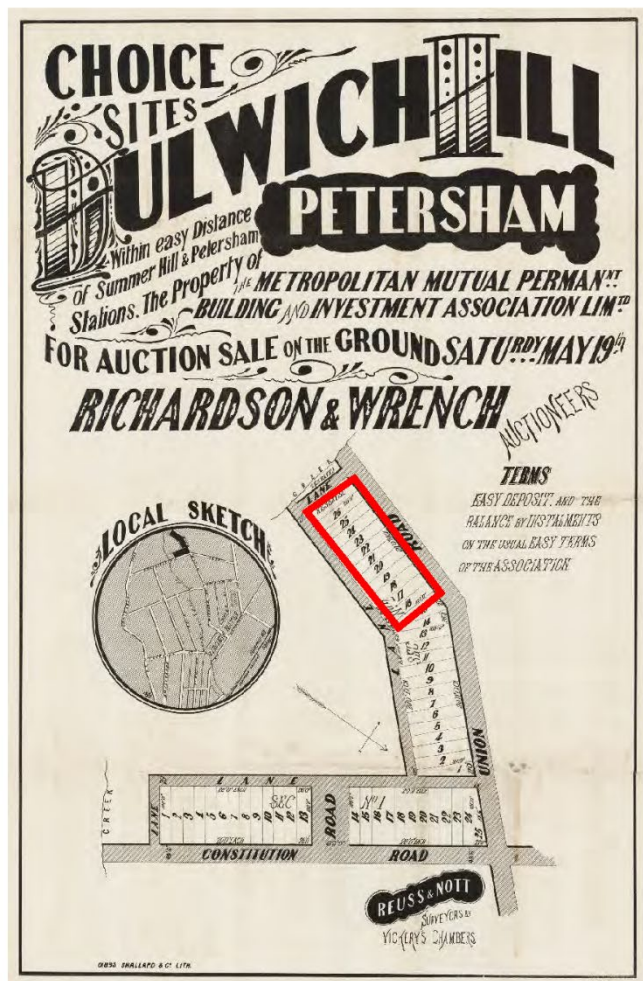
Image caption	Aerial photograph of the Campbell's Dairy HCA in 1943 boundary.				
Image year	1943	Image by	SIX Maps with GML overlay	Image copyright holder	NSW Spatial Services



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Image caption	Choice Sites Dulwich Hill Petersham				
Image year	1919	Image by Gibbs, Shallard & Co	'Choice Sites Dulwich Hill Petersham' With GML overlay	Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Campbell's Estate Petersham Heights				
Image year	1919	Image by Unknown	With GML Overlay	Image copyright holder	Out of copyright



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Image caption	Typical street view within the Campbell's Dairy HCA (Abergeldie Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS									
Name of Item	Fleet Street Conservation Area								
Other Name/s Former Name/s									
Item type (if known)	Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Subdivision—designed								
Area, Group, or Collection Name									
Street number	Various								
Street name	Carlton Street, Fleet Street, Smith Street								
Suburb/town	Summer Hill						Postcode	2130	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude	n/a				Longitude	n/a		
Location - AMG (if no street address)	Zone	-	Easting	-	Northing	-			
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Wangal Country, the Fleet Street Heritage Conservation Area (HCA) has historic, aesthetic and representative significance. The area historically formed part of the 1794 grant to Captain Joseph Foveaux. Foveaux arrived in 1792 and by 1800 had become one of the largest landholders and stock-owners in the colony. From the late nineteenth century, developer and entrepreneur James Bartlett was influential in Summer Hill. He is historically associated with the Fleet Street subdivision and the naming of Fleet Street which comprises the HCA.</p> <p>The HCA is representative of development in the Victorian and Federation periods, retaining its early fine-grained rectangular lot pattern of varying sizes with Victorian and Federation housing typologies including Victorian Filigree style terraces, detached and semi-detached cottages and Federation Queen Anne style cottages.</p> <p>The modest house setbacks from the street alignments, with some narrow verandahs built facing Fleet Street, evidences a Victorian period street character. The HCA has cultural significance for its rarity and representativeness values. The housing erected in the area during the Victorian and Federation periods retains a high level of integrity and intactness.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	
Builder/ maker	

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Physical Description	<p>The Fleet Street HCA is located near the centre of Summer Hill, east of Summer Hill Station, and comprises residential properties on Fleet Street, Smith Street and Carlton Crescent. The HCA originates from the 1880 subdivision that is evident through the retention of the narrow rectangular lots. It retains several significant original buildings such as terrace houses, and a variety of small detached and semi-detached cottages demonstrating Victorian Filigree and Federation Queen Anne styles.</p> <p>Buildings are generally constructed of face brick, rendered brick or weatherboard and feature original roof forms in slate, unglazed terracotta or corrugated steel with original chimneys. Throughout the area there is a cohesive scale and materiality, with consistent decorative elements, such as moulded chimneys and original timber windows, retained throughout. Original timber-framed windows and timber panelled doors are typical of the periods and styles of these houses.</p> <p>Properties have modest street setbacks, small front gardens, verandahs and original detailing. The area's Federation and interwar houses demonstrate a variety of original fences including timber-picket, low brick, brick and timber picket, whereas the Victorian period houses have timber picket or cast iron palisade fences.</p> <p>Several of the properties have been modified, yet the area remains a good example of a significant period of development in Summer Hill.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a significant proportion of original housing stock. There are few uncharacteristic dwellings; however, some properties have been heavily modified and extended. The streets and gardens are well maintained.					
Construction years	Start year	1880	Finish year	1910s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Unsympathetic modifications include changes to materials, cement rendering of face brickwork, modern roof cladding and removal of chimneys. Additional alterations include removal of original separate verandah roofs, and replacement of original fences with modern front fences e.g. high solid masonry front fences.					
Further comments						

HISTORY

Historical notes	<p>The Inner West Council area, including this HCA, occupies the traditional land of the Gadigal and Wangal people.</p> <p>This area forms part of a 1794 grant to Captain Joseph Foveaux, who came to Sydney in 1792. By 1800, Foveaux was the largest landholder and stock-owner in the colony. Prior to 1820 his Ashfield grant had been consolidated into Robert Campbell's Canterbury Park Estate.</p> <p>The Fleet Street parcel is shown on the 1883 Higinbotham & Robinson map of Ashfield as part of Section 8 of the Underwood Estate, located between Henson's Creek and what later became the railway line, just north of the Sheep Quarantine Ground.</p> <p>The land in the Underwood Estate was auctioned in 1878 and Bartlett evidently began to buy from Section 8, beginning with lots 56 to 58, in 1880. He created and named Fleet Street as part of the subdivision he made. Bartlett was an Englishman and it seems likely that he named the street after London's Fleet Street. Bartlett came to Summer Hill in 1869 as a widower. He later remarried and lived in Prospect Hall which he built in 1874, formerly located in Seaview Street between Prospect Road and Old Canterbury Road (it was demolished and the lands subdivided—now comprised in the Prospect Hall Conservation Area). Bartlett was a builder who was responsible for, or a player in, many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock estates. Summer Hill Primary School is located on land originally owned by Bartlett, while Bartlett Street is named after him. He died in 1904.</p>
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	<p>In 1880, James Bartlett of Ashfield resubdivided lots 20–24, 54–58 and pt 53 as Deposited Plan 560, forming Fleet Street in the process. Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. In October the same year, Bartlett advertised the private sale of '24 charming villa sites having frontage to Carlton Crescent (facing the railway), also to Fleet Street and Smith Street, one minute from Summer Hill platform which is between Petersham and Ashfield' (<i>Sydney Morning Herald</i>, 5 October 1880, p 3). Bartlett offered potential buyers the chance to purchase lots at low prices, immediate possession, Torrens title and 36 monthly instalments without interest. The first sale in this subdivision was registered in November 1880.</p> <p>There was some alteration and resubdivision to Bartlett's estate by 1900. The portion of the subdivision on the west side of Fleet Street became Section 1 and that on the east Section 2 of Deposited Plan No. 560, and the original 24 allotments had increased to 38. There were now nine allotments on the west side and nine on the east side of Fleet Street, 12 in Carlton Crescent and eight in Smith Street. Several properties in the subdivision were named, indicating that houses already existed on them. These included 'Wynslade' (its site is now 35 Carlton Crescent), 'Bristol Cottage' (now 55 Smith Street, part of a factory/warehouse), 'Ernest Villa' (now 51 Smith Street) and 'Cresswell' (now 39 Smith Street).</p> <p>Houses on the estate were first listed in the rate book in 1883, including the two fine two-storey pairs of Victorian Filigree houses at 13–19 Fleet Street, which are locally listed heritage items. Other dwellings among the 17 dating from the Victorian period include the five cottages at 25–29 Carlton Crescent and the two small pairs at 30–33 Carlton Crescent. The residue of houses in the HCA were built during the Federation and early Interwar years.</p>
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THEMES

<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Town, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation, Towns, suburbs and villages

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Fleet Street HCA originates from the first Bartlett subdivision and incorporates additional allotments from later subdivisions.</p> <p>The original subdivision plans advertised 24 charming villa sites fronting the railway and offered payment in monthly instalments without interest. Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. Bartlett created and named Fleet Street as part of the subdivision and continued to purchase land from Section 8 of the Underwood Estate beginning with lots 56 to 58 in 1880.</p> <p>The properties were first recorded in the rate book in 1883. Most notably they included:</p> <ul style="list-style-type: none"> - 13–19 Fleet Street (fine two-storey pairs of Victorian Filigree houses); - 25–29 Carlton Crescent (five Victorian cottages); and - 30–33 Carlton Crescent (two narrow Victorian cottages and a semi-detached Victorian cottage). <p>Several other Victorian, Federation and early interwar properties were recorded.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Fleet Street HCA is associated with James Bartlett, an Englishman, entrepreneur and builder who was prolific in the area. His numerous subdivisions and acquisition of land from the Underwood Estate is reflected in the Fleet Street HCA, which retains original allotments and properties.</p>

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	<p>Bartlett came to Summer Hill in 1869, as a widower. He later remarried and lived in 'Prospect Hall', a house he built in 1874. As a builder Bartlett was responsible for, or involved in, many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock estates. The Summer Hill Primary School is built on land that was formerly his, and Bartlett Street was named after him.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Fleet Street HCA has cultural significance for its aesthetic values. It maintains the street and lot pattern of Bartlett's subdivisions and demonstrates key Victorian, Federation and early interwar housing typologies.</p> <p>The properties within the HCA have largely retained their original architectural integrity including in form, scale and detailing. Most of the houses in the HCA are Victorian detached, semi-detached cottages, and terraces. They feature rendered brick walls, steep hipped and gabled, tiled roofs, masonry chimneys, front verandahs with iron lace balustrades and brackets, window mouldings, timber-framed openings, and side lights and fanlights.</p> <p>There are some Federation properties with original features including face brick walls, a hipped and gabled roof with roughcast render to the gable end, a timber-framed casement window, timber bargeboard, exposed rafters and brick chimneys with terracotta pots, and front verandahs.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Fleet Street HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Fleet Street HCA is unlikely to reach the threshold for cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Fleet Street HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Summer Hill.</p> <p>The Fleet Street HCA does not reach the threshold for cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Fleet Street HCA originated from Bartlett's first subdivision in the late 1800s and subsequent subdivision as he acquired additional land from the Underwood Estate. Fleet Street was also created and named by Bartlett as part of the subdivision. The street and lot pattern have remained intact along with the properties. The HCA is rare regarding its origins, Bartlett's sole influence over the area, and the intactness of the properties and street since early subdivision.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Fleet Street HCA was developed primarily through the Victorian period, and has some examples of buildings from the Federation period, representing several significant residential typologies. While there have been varying degrees of modification to the material and detailing of some buildings, they are of a consistent form, scale and style that define the character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in Summer Hill and the Inner West.</p> <p>The Fleet Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Fleet Street HCA has varying degrees of intactness from highly intact Victorian terraces and detached cottages to highly modified semi-detached properties with modern materials and detailing. Most properties have a rear addition, some of which are visible from Fleet Street.</p>

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HERITAGE LISTINGS	
Heritage listing/s	-

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Plan	Richardson & Wrench	The Underwood Estate Ashfield	1878	State Library of NSW
Advertising	<i>Sydney Morning Herald</i>	Three years' credit, no interest	5 Oct 1880	Trove, National Library of Australia
Land title		Certificate of Title Vol 500 Fol 205	1880	NSW Land Registry Services
Land title		Plan Lodgement Book, DP 560		NSW Land Registry Services

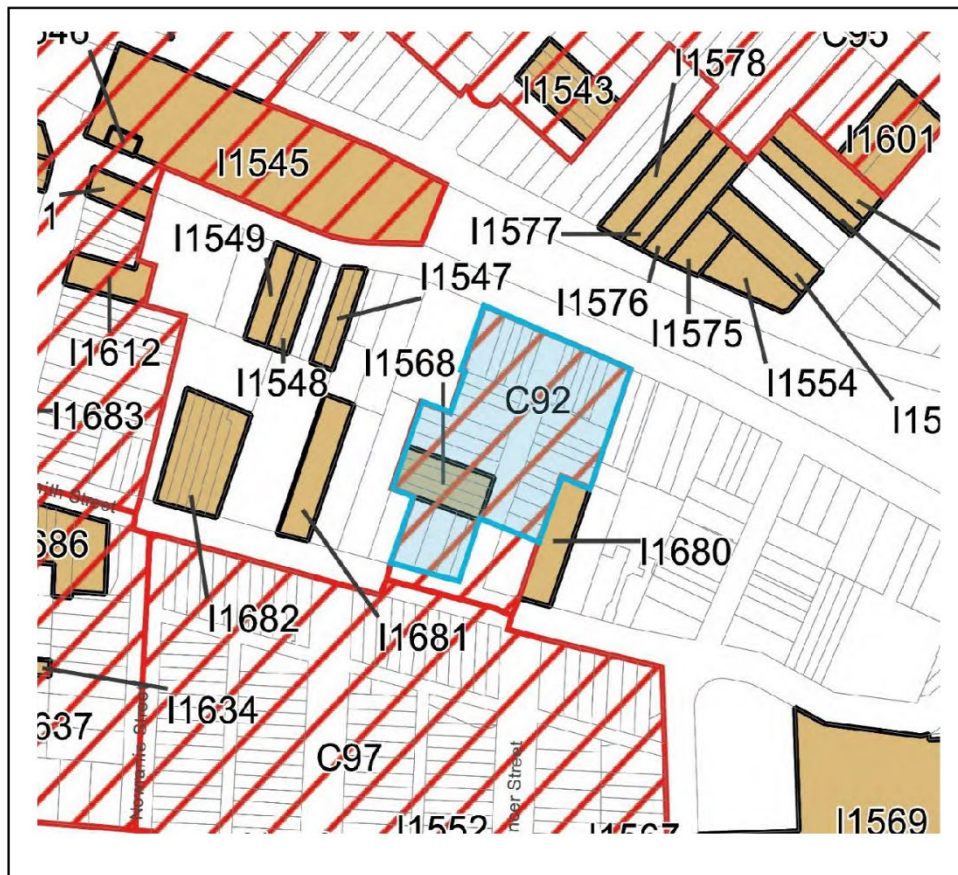
RECOMMENDATIONS	
Recommendations	<p>The Fleet Street HCA is listed as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>; however, the listing should be updated to reflect the changes to the HCA's boundary.</p> <p>The heritage significance and historic character of the Fleet Street HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>An updated detailed character statement and development controls specific to the Fleet Street HCA should be included within the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report	-		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

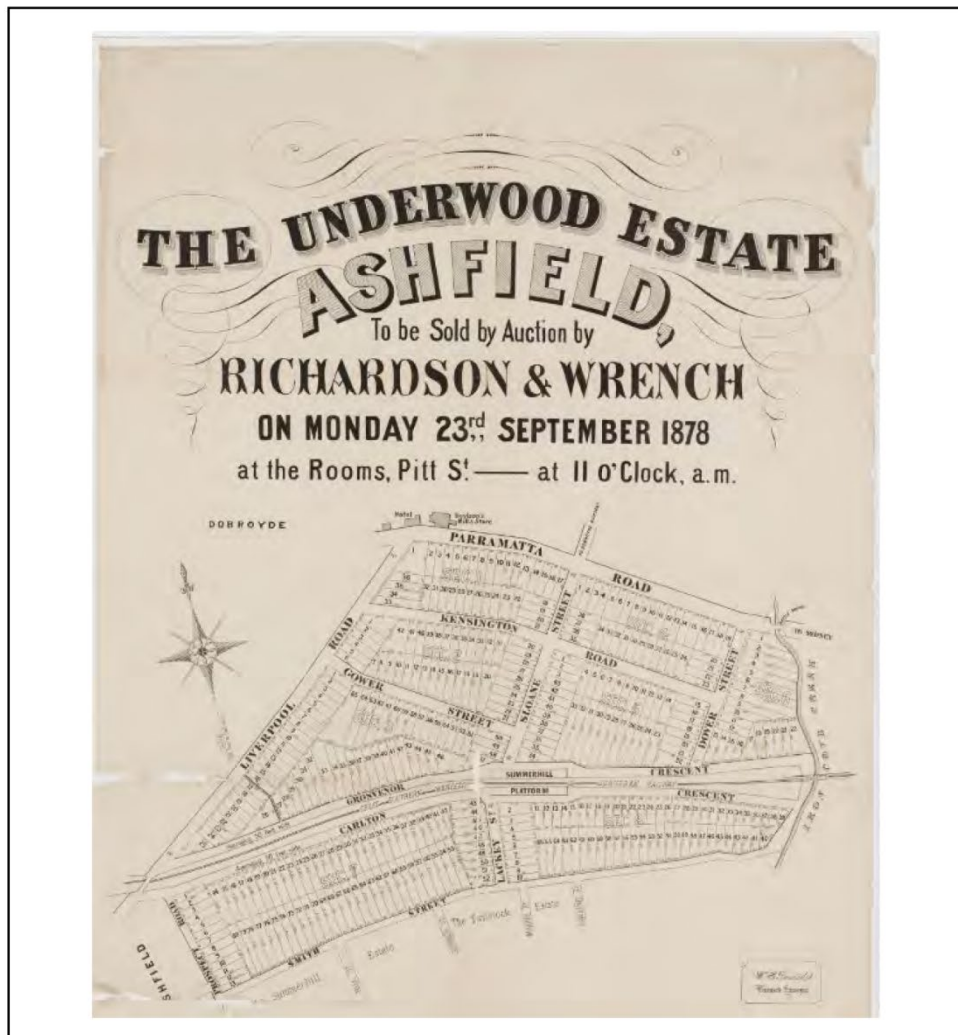
Image caption	Fleet Street HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

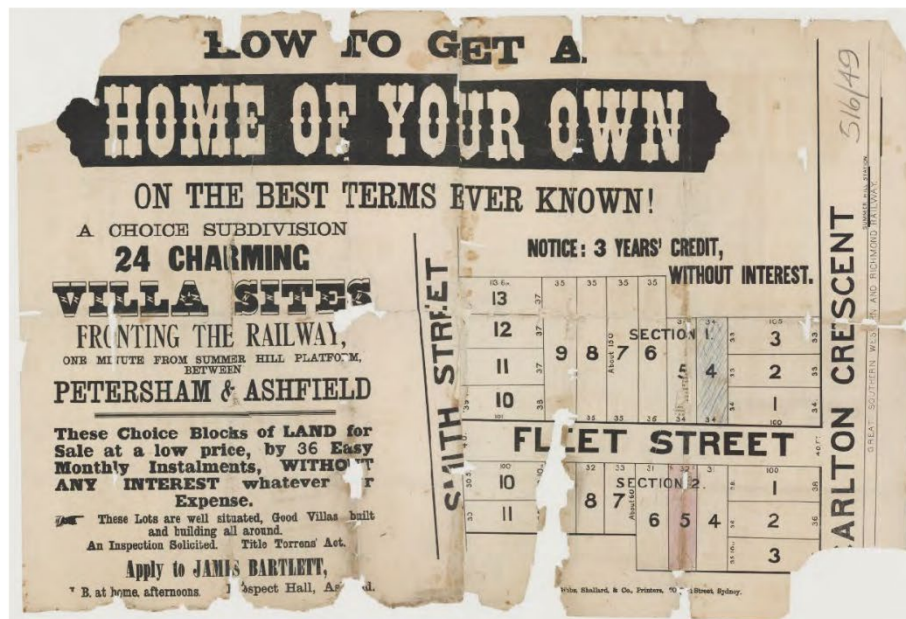
Image caption	The Underwood Estate Ashfield				
Image year	1878	Image by	WH Binsted	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	24 charming villa sites fronting the railway one minute from Summer Hill platform between Petersham & Ashfield				
Image year	1880	Image by	Gibbs, Shallard & Co Printers	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	A Victorian cottage on Smith Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of the Fleet Street HCA (Fleet Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of the Fleet Street HCA (Fleet Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	Fredbert Street HCA				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number	Various				
Street name	Fredbert Street				
Suburb/town	Lilyfield	Postcode		2040	
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Wangal Country, Fredbert Street Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic, rarity and representative values. The HCA originates from a subdivision of John Keep's Austenham Estate, and formed part of a 1901 subdivision called the 'Model Austenham Estate'. The site was purchased by Frederick Henry Emmerick and Herbert Rayner Steward, two builders who formed a partnership and developed much of the surrounding area. Fredbert Street was a planned cul-de-sac designed to fulfil the requirements of the <i>Width of Streets and Lanes Act 1881</i> and planted with ornamental shade trees in the centre of the street.</p> <p>Emmerick and Steward were responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing cottages with gas, water and sewerage provided. The historical subdivision pattern, including the original lot boundaries and block plan, have been largely maintained.</p> <p>The single and double-fronted single-storey Federation cottages are characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency across the cottages, because they originated from a series of designs, thought to have been developed by Steward. The single-fronted properties are largely identical in form—they have rectangular plans, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses have been modified with the introduction of unsympathetic contemporary materials and façade treatments. However, despite modifications, the houses demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in their area. The street also retains significant</p>				

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	landscape features including ornamental shade trees planted along the centre of the street and sandstone kerbs. The HCA is representative of the Federation character of parts of Lilyfield, providing evidence of a period of significant early twentieth-century subdivision and development in the suburb.			
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Herbert Rayner Steward				
Builder/ maker	Frederick Henry Emmerick and Herbert Rayner Steward				
Physical Description	<p>The Fredbert Street HCA is located near the centre of Lilyfield, to the north of Perry Street, opposite Orange Grove Public School. It comprises a series of Federation houses on the eastern and western sides of Fredbert Street, bounded to the south by Perry Street, to the north by the Aldersgate House Care Facility, and to the east by Wharf Road.</p> <p>The HCA retains its historic subdivision pattern of predominantly narrow lots, which was predominantly established between 1901 and 1904. It contains 17 Federation cottages, constructed between 1903 and 1910. Most of these cottages are narrow and single-fronted, but there are also five double-fronted properties, two of which occupy the corner lots at the junction with Perry Street. The houses are modest in scale and all single-storey, characterised by masonry construction and hipped roofs, largely of Marseille tiles. The treatment of the exterior walls varies, with a combination of tuck-pointed face brick, painted brick, and painted render visible from the street. The single-fronted properties are almost identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. No. 3 Fredbert Street differs from this arrangement, presenting with a central Classical Revival portico, with a verandah which runs along the length of the primary elevation. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias and finials. The houses display a good degree of integrity, but there have been unsympathetic modifications across the group. These include the replacement of original verandah posts, the addition of concrete render to exterior walls, the addition of contemporary paving and tiling, the replacement of original windows with contemporary aluminium frames, and the introduction of contemporary services and blinds.</p> <p>All houses face towards the street. Chiefly they share identical setbacks from the front lot boundaries and many have gardens enclosed by low mostly contemporary fences. Garden character varies.</p> <p>The street is distinguished by an 'avenue' of mature trees which are planted in rectangular areas the centre of the street. The footpaths are concrete with turfed verges interspersed with shrubs and other plantings. Towards the southeast of the HCA, there is a Federation-era post that is a sewer vent shaft embossed with lettering.</p>				
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and its original housing stock. There have been a series of uncharacteristic alterations across the properties, including the replacement of original fabric and the introduction of unsympathetic contemporary materials, but the subdivision pattern is legible as is the historic character of the building stock. The street is generally well maintained and cared for; however, some gardens have been replaced with contemporary tiling and paving. Sandstone kerb and gutter is extant in some areas of the HCA.</p> <p>The archaeological potential of the area is unknown.</p>				
Construction years	Start year C.1885	1902	Finish year C.1886	1910	Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>Most properties have minor alterations to their primary elevation, for example replacement of timber window frames with aluminium, replacement of verandah posts, installation of security bars in front of windows.</p> <p>Many properties have rear extensions but they are generally not visible from the street.</p>				

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Further comments	
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HISTORY	
Historical notes	<p>The Fredbert Street HCA is in the suburb of Lilyfield on the traditional Country of the Wangal people.</p> <p>The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.</p> <p>The Fredbert Street HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (<i>Sydney Morning Herald</i>, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.</p> <p>Lot 3 of a subdivision of the Austenham Estate consisted of over 2 acres of land on the north side of Perry Street, bounded to the east by Wharf Road and to the west by the Campbell Estate. In November 1901 this land was sold to Frederick Henry Emmerick and Herbert Rayner Steward. They promptly subdivided the land as Deposited Plan 3883, part of their Model Austenham Estate. The date of the survey was 24 June 1901, pre-dating the formal transfer of the land to Emmerick and Steward. The subdivision comprised 21 allotments fronting Fredbert Street and Wharf Road. Fredbert Street was a cul-de-sac, with the name being a combination of part of the partners first names, Frederick and Herbert. They also planted 'ornamental shade trees' in the centre of the street. Like all streets in the Model Austenham Estate, Fredbert Street fulfilled the requirements of the <i>Width of Streets and Lanes Act 1881</i>.</p> <p>Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of the Model Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (<i>Balmain Observer and Western Suburbs Advertiser</i>, 21 June 1902, p 5) costing a total of £56,000. They supervised the layout of the subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate and all allotments were connected to the sewerage system.</p> <p>Steward is believed to have designed all the villas and no house was erected on the estate costing less than £400. Buyers could build a house of their own design or select from standard designs offered by Steward and Emmerick; it appears that most, if not all, of the houses on the estate were built to designs supplied by Steward and Emmerick. Steward lived in the Austenham Estate, on Steward Street, in a house called Ravenscourt. It also served as the Model Austenham Estate office for potential buyers and the teams of contractors working for the company.</p> <p>Prior to formalising their purchase of Lot 3 of the Model Austenham Estate, Steward and Emmerick advertised in July 1901 as follows: 'We build to suit our Clients' tastes. We have plenty of Land to choose a site from, facing on elevated, broad, kerbed and guttered, Steward, Emmerick and Fredbert Streets. We give easy terms' (<i>Daily Telegraph</i>, 19 July 1901, p 2). This indicates that the subdivision of the land in Fredbert Street had already taken place by mid-1901 along with formation of the street and associated services such as sewers, kerbs and gutters.</p> <p>The first block of land sold in Fredbert Street was Lot 2 in DP 3883, to William Lorimer in December 1901. This transaction was followed by a succession of sales throughout 1902. The Rate Book dated to February 1902 does not contain any listings for Fredbert Street. However, by the February 1903 edition, there were houses rated on lots 2, 4-10 along the eastern frontage of the road. The following year only Lot 1 in DP 3883 was undeveloped bar for 'enclosed land'.</p>

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	<p>In June 1902 Steward and Emmerick resubdivided lots 11–21 of DP 3883 as DP 3928 comprising lots 1 to 9 in Fredbert Street. The lots varied in size from 12 perches to 20 perches, the largest being Lot 2. According to the 1903 Rate Book the west side of Fredbert Street contained ratings for five properties owned by Steward and Emmerick, namely: enclosed land; footings; house; house; and house and land. Twelve months later the western side of the street was mostly built up excepting enclosed land and shed on Lot 1.</p> <p>In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build elsewhere on the Model Austenham Estate after his partner's death. The Model Austenham Estate, including Fredbert Street, was substantially developed by 1910, totalling over 200 houses.</p>
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THEMES	
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>It is therefore historically representative of the Federation character of the area, evidencing a period of significant early twentieth-century subdivision and development in Lilyfield.</p> <p>Fredbert Street is important as a planned cul-de-sac, designed to fulfil the requirements of the Width of Streets and Lanes Act 1881 and 'incorporating 'ornamental shade trees' in the centre of the street. Advertised in the early 1900s, Emmerick and Steward allowed purchasers to choose from several standard designs. This distinctive streetscape planning in response to changing legislative requirements is evidenced in the HCA.</p> <p>The Fredbert Street HCA is located on part of the subdivision of John Keep's Austenham Estate, which formed part of a 1901 subdivision known as the 'Model Austenham Estate' which was promoted by Frederick Henry Emmerick and Herbert Rayner Steward, a partnership of builders who developed much of the surrounding area.</p> <p>Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing single-storey brick Federation cottages laid out across the cul-de-sac with gas, water and sewerage connections. The housing along the street was largely completed by 1910, and, despite minor modifications, remains largely intact.</p> <p>The Fredbert Street HCA has cultural significance at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The Fredbert Street HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from a 1901 sale of land from John Keep's Austenham Estate to builders FH Emmerick and HR Steward. Emmerick and Steward purchased large swathes of land in what is now the Lilyfield area, building houses from a series of stock designs, establishing the subdivision pattern, streets, and dominant housing character in the area. The Fredbert Street HCA was a planned cul-de-sac, named after a portmanteau of the builders' first names, Frederick and Herbert.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, and further subdivisions created the residential lots throughout the surrounding streets over the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the early Federation character of the area. Steward lived nearby on Steward Street and is believed to have designed most of the standard 'villa' types that purchasers could</p>

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	<p>choose from. Although neither Steward nor Emmerick lived on Fredbert Street, they have a strong association with the Lilyfield area, and established the character of Fredbert Street.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Fredbert Street HCA has cultural significance for its aesthetic values as a largely intact collection of Federation cottages. The HCA was a planned cul-de-sac largely developed between 1902 and 1910. It maintains its historical subdivision pattern, including the original lot boundaries and block plan.</p> <p>The HCA includes a series of single and double-fronted, single-storey Federation cottages, characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency among the housing stock, because these cottages originate from a series of standard designs, thought to have been designed by Steward. The single-fronted properties are largely identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses demonstrate varying degrees of modifications, including the removal and replacement of significant original fabric, unsympathetic façade treatments, and the introduction of rear additions. However, these alterations do not obscure the original design intent, and collectively, the houses are a highly intact group. The Federation architectural character, and retention of setbacks, front gardens, landscaping and tree plantings along the street give the area a pleasant, leafy character, which contributed positively to the Lilyfield area.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Fredbert Street HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Fredbert Street HCA does not meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Fredbert Street HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Lilyfield.</p> <p>The Fredbert Street HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Fredbert Street HCA was created as part of the subdivision of the Model Austenham Estate. Similarly to the remainder of the Model Austenham Estate, it was designed and developed by builders FH Emmerick and HR Steward, who designed standard housing types that were constructed throughout the Lilyfield area, with at least 200 built by 1910. The housing stock demonstrates many of the same designs seen throughout the other areas developed by Emmerick and Steward and are not considered to be rare in the area. Further, many of the houses have been modified and do not represent the most intact examples of their kind in Lilyfield. However, as a group, the original houses have been largely retained, and the modifications do not obscure the original form or design intent. The street was a planned cul-de-sac and retains many of its original landscaping elements including areas of sandstone kerbing and 'ornamental tree plantings'. It therefore provides a more intact example of a Federation-era streetscape within the Lilyfield area, and provides an effective representation of Emmerick and Steward's Federation-era development.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>Forming part of a subdivision of the Model Austenham Estate, and developed as part of the wider scheme of works by builders Emmerick and Steward, the Fredbert Street HCA is representative of a significant period of Federation development in the Lilyfield area. The street was a planned cul-de-sac and retains much of its original subdivision pattern. The houses, though modified, demonstrate a fair</p>

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	<p>degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in the area. The houses demonstrate the use of popular materials and details including tuck-pointed brick, Marseille tiled roofs, tiled paths and floors, verandahs, and decorative timber detailing. The popularity of brick construction on the street is particularly demonstrative of the availability of machine-made face bricks and the bulk-buying of building materials during the period of its development. The street also retains key landscape elements such as the ornamental tree plantings and sandstone kerbings, representative of the amenities provided by the developers.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>Most of the properties retain their original lot boundary, form and scale. Individually, many of the houses have been altered; some have new fabric and replacement fabric and/or rear extensions. However, they have generally consistent setbacks and Federation details that contribute to the historic character of the area. Overall, the HCA has a good level of integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Land Title	NSW Land Registry Services	CT Vol 1056 Fols 5-9	1892	NSW Land Registry Services
Land Title	NSW Land Registry Services	CT Vol 1386 Fol 96	1902	NSW Land Registry Services
Advertising	<i>Balmain Observer and Western Suburbs Advertiser</i>	Steward & Emmerick Building, The Model Austenham Estate	1902	National Library of Australia, Trove
Advertising	<i>Daily Telegraph</i>	We build...	1901	National Library of Australia, Trove
Article	<i>Balmain Observer and Western Suburbs Advertiser</i>	'Building Activity in Leichhardt'	1902	National Library of Australia, Trove
Rate Books	Leichhardt Council	Kendall Ward	1902	Inner West Library
Rate Books	Leichhardt Council	Kendall Ward	1903	Inner West Library
Rate Books	Leichhardt Council	Kendall Ward	1904	Inner West Library

RECOMMENDATIONS

Recommendations	<p>The Fredbert Street HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Fredbert Street HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Fredbert HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignment, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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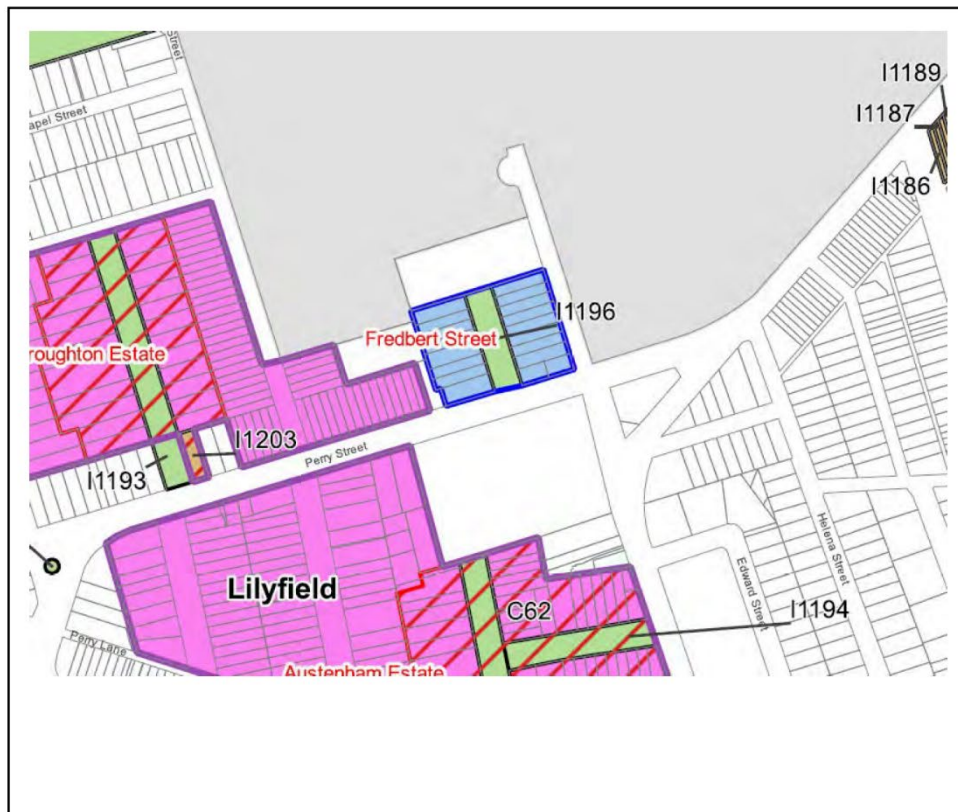
Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

Heritage Data Form

IMAGES - 1 per page

Image caption	Fredbert Street HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	Fredbert HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Plan showing subdivision of land forming part of Certificate of Title Vol 1056 Fol 5, Leichhardt (DP 3883).				
Image year	1901	Image by	Arnold Wellesley Love, surveyor	Image copyright holder	No copyright held



IMAGES - 1 per page

Image caption	Plan showing re-subdivision of lots 11 to 21 Deposited Plan No 3883, being part of Vol 1056 Fol 5, Leichhardt (DP 3928).				
Image year	1902	Image by	Arnold Wellesley Love, surveyor	Image copyright holder	No copyright held



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IMAGES - 1 per page

Image caption	Aerial photograph of Fredbert Street in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



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IMAGES - 1 per page

Image caption	A typical double-fronted house in the Fredbert Street HCA, at the corner of Fredbert and Perry streets.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	The ornamental tree plantings.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	View of the Fredbert Street streetscape showing single-fronted houses.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	A typical single-fronted house.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Modified single-fronted houses along the western side of Fredbert Street.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS									
Name of Item	Interwar Group								
Other Name/s Former Name/s									
Item type (if known)	Heritage Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Other—urban area								
Area, Group, or Collection Name									
Street number	Various								
Street name	Hollands Avenue, Jocelyn Avenue, Marrickville Avenue, Wardell Road, Woodbury Street								
Suburb/town	Marrickville						Postcode	2204	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Interwar Group Heritage Conservation Area (HCA), comprising three separate but connected precincts in Marrickville, has cultural significance for historic and aesthetic values which are rare locally and important to the Inner West.</p> <p>The group of buildings in the HCA form a series of highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing, reflecting their construction by a single builder within a limited period of time. Herbert Henry Hollands was a prolific builder in the Marrickville area and was responsible for most of the buildings erected in the HCA, comprising detached brick cottages, pairs of semi-detached cottages and larger blocks of flats.</p> <p>The precincts were developed during the interwar period, through the redevelopment of earlier land holdings. The resultant pattern and form of the areas reflects the process of land development and changing concepts of density and home in a 'suburban' working class area.</p> <p>The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings are consistent throughout the three areas. The building stock is high in quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed. This detailing contributes visual and sensory appeal to the area.</p> <p>The consistent single-storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings in the group. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.</p>								

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Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
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DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>The Interwar Group HCA comprises three small areas on the western side of Marrickville: Hollands Avenue, Jocelyn Avenue and Woodbury Street. Each area is associated with builder Herbert Henry Hollands, who subdivided and sold the lots included in the HCA and constructed several of the brick cottages.</p> <p>They are predominantly single-storey, detached or semi-detached interwar style houses constructed of face brick with hipped roofs of Marseille tiles. Face brick is the primary construction material used for structural walls, decorative bands, reliefs, fences, window sills and chimneys. These houses are distinct for their use of polychrome brick. Openings are predominantly timber-framed. In some instances original timber framed windows have been replaced with aluminium.</p> <p>Setbacks from the street are consistent and houses generally have modest front gardens. The entry is via a side porch or front verandah.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees, shrubs and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	1936	Finish year	1948	Circa <input type="checkbox"/>
Modifications and dates	There are some modifications to windows, including replacement of timber window frames with aluminium frames, and installation of metal bars. Roofing materials, including tile finishes vary. Some properties have rear additions although they appear to be small because the main structures tends to occupy most of the respective lot. Fences and gates vary but are typically low brick, timber picket, or woven wire. Some fences incorporate hedging.				
Further comments					

HISTORY	
Historical notes	<p>The Interwar Group HCA is located on the traditional Country of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands on this landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, eventually amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. After he was murdered in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Interwar Group HCA is formed from three interwar subdivisions of the Petersham Estate. Most of the houses and flats in the area were erected by Ashfield builder Herbert Henry Hollands.</p> <p>Hollands Avenue/Marrickville Avenue/Livingstone Road This subdivision comprised 22 lots fronting Hollands Avenue, Livingstone Road and Marrickville Avenue. The land was occupied by Alfred William Cooper of Newtown, a grocer, by 1913. Following his death in 1920, 'late of Marrickville, retired dairyman', the lease was surrendered and a new lease</p>

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	<p>was registered to Cyril Cleveland Cooper of Marrickville, a dairyman. Cyril Cooper bought the property in 1925 from Caroline Milne Williams.</p> <p>In April 1935 Cooper transferred part of the land to the Dairy Farmers Co-operative Milk Company Ltd. The following year the other portion, comprising 3 acres and 16 perches, was transferred to the Municipal Council of Marrickville. That land was subdivided as Deposited Plan 17947 and Council began to sell the allotments from late 1936. Builder Herbert Henry Hollands appears to have built all the houses in this HCA, which were predominantly pairs of brick semi-detached houses and a few detached brick cottages. Hollands lodged several successful building applications to Council between June 1936 and October 1937 for pairs of brick semi-detached cottages and at least three single brick cottages.</p> <p>Jocelyn Avenue/Wardell Road/Pine Street</p> <p>In late 1940 Herbert Henry Hollands of Ashfield acquired 1 acre, 1 rood and 4 perches of land at the corner of Pine and Wardell streets. He subdivided that land and formed Jocelyn Avenue (Deposited Plan 19258) and began to build on the lots including, but not limited to, two blocks of six flats in Wardell Road and two pairs of semi-detached cottages in Jocelyn Avenue. Sales in the estate commenced in February 1941 and continued to October the same year. Lots 4–6 and 10–12 were not sold until 1948. During 1940 Hollands lodged several successful building applications to Marrickville Council for a single brick cottage, two blocks of six flats, one block of four flats and seven pairs of brick semi-detached cottages in Jocelyn Avenue and Pine Street.</p> <p>Woodbury Street/Enfield Street</p> <p>In 1936 and 1938, Herbert Henry Hollands of Ashfield consolidated two parcels of land in Woodbury and Enfield streets and subdivided it in 1938 as Deposited Plan 18407. Hollands lodged several successful building applications to Marrickville Council between March and December 1938 for pairs of brick semi-detached cottages and single brick cottages. Hollands reported that Atkinson and Radford had sold 'my pair cottages, Woodbury Street, Dulwich Hill' (<i>Sydney Morning Herald</i>, 16 June 1938, p 1) in June 1938. He proceeded to sell the houses commencing from June 1938 until the end of 1939.</p>
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THEMES	
National historical theme	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
State historical theme	4 Building settlements, towns and cities – Accommodation
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Interwar Group HCA is of historical significance as one of the last residential subdivisions in the area, a resubdivision of earlier Victorian-period estates, developed by local builder Herbert Henry Hollands between 1936 and 1943. The area demonstrates this significant period of development, retaining much of the original lots from the subdivisions.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Hollands Avenue section of the Interwar Group HCA is associated with Newtown grocer Alfred William Cooper. He operated a dairy on the land and upon his death in 1920 at Lone Pine, Marrickville Road, he was described in the probate notice as 'late of Marrickville, retired dairyman' (<i>Daily Telegraph</i>, 12 August 1920, p 3). The lease was surrendered after his death and a new lease was registered to his son Cyril Cleveland Cooper of Marrickville, a dairyman. Another member of the family, Thomas, was involved with the dairy in the same period. Cyril owned and operated a dairy on this land until 1935. However, as the land was later subdivided, there is no physical evidence of this period of use.</p> <p>The Interwar Group HCA does not meet the threshold for cultural significance at a local level under this criterion.</p>

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Aesthetic significance SHR criteria (c)	<p>The Interwar Group HCA is of aesthetic significance for its highly intact group of interwar housing. The area maintains much of its 1930s subdivision pattern, demonstrating a strong streetscape with consistently expressed built forms. The houses retain much of their original form, layout, fabric and detailing, and are collectively representative of the stylistic details of working-class housing at a time of significant austerity.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Interwar Group HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Interwar Group HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Interwar Group HCA comprises a highly intact group of interwar dwellings, which have largely retained their original architectural forms, scale, massing, detailing and materials in both dwellings and ancillary development such as fences. The properties demonstrate characteristic interwar typologies and are easily understood as a group within the wider area. The integrity of the dwellings individually, and the streetscapes cumulatively, is consistent and rare within the context of the wider Marrickville area.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Interwar Group HCA represents three former subdivisions of residential housing created in the interwar period. The built forms demonstrate the transformation of the area from a dense urban to detached suburban cultural landscape, and then the adaptation of the suburban form to a higher density and austere built form. Historically, the HCA is representative of the final phase of interwar subdivision in the Inner West.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The properties within the Interwar Group HCA generally have a high level of integrity, retaining much of their original brick detailing, scale and form. Contemporary modifications are minor and reversible.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
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Heritage Data Form

Newspaper article	<i>Sydney Morning Herald</i>	Advertising	16 June 1938	Trove, National Library of Australia
Newspaper article	<i>Daily Telegraph</i>	Advertising	12 Aug 1920	Trove, National Library of Australia
Plan		Plan of part of the land comprised in Certificate of Title Vol 1134 Fol 34 known as Coopers Dairy Estate		

RECOMMENDATIONS

Recommendations	<p>The Interwar Group should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Interwar Group HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Interwar Group HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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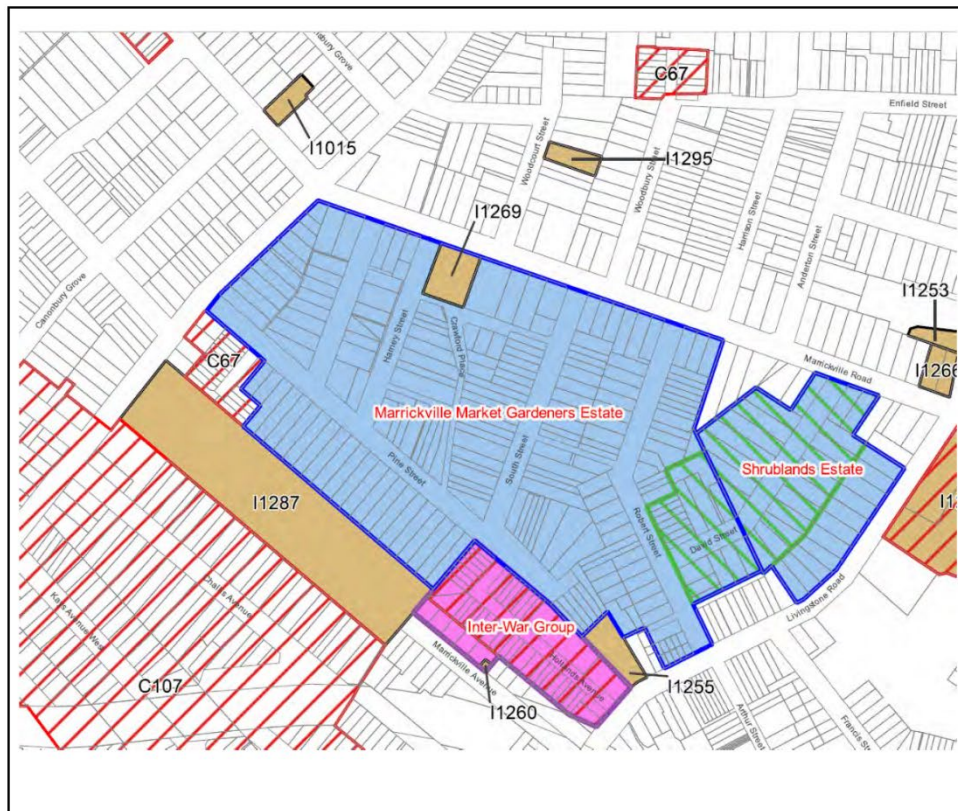
SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Interwar Group HCA (Hollands Avenue) boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



Heritage Data Form

IMAGES - 1 per page

Image caption	Interwar Group HCA (Hollands Avenue) boundary on aerial photograph.				
Image year	2023	Image by	Six Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical property within the Interwar Group HCA (Marrickville Avenue).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

ITEM DETAILS									
Name of Item	Ivanhoe Estate Conservation Area								
Other Name/s Former Name/s									
Item type (if known)	Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Subdivision—designed								
Area, Group, or Collection Name									
Street number	Various								
Street name	Astwin Street, Croydon Road, Kenilworth Street, Ranger Road								
Suburb/town	Croydon						Postcode	2132	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude	n/a				Longitude	n/a		
Location - AMG (if no street address)	Zone	-	Easting	-	Northing	-			
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Wangal Country, the Ivanhoe Estate Heritage Conservation Area (HCA) has historic, associative, aesthetic and representative significance.</p> <p>It has links to prominent historical local figures including Joseph Underwood, who owned the large Ashfield Park Estate the HCA is a part of, George Ekin Crane, who built Ekinville house, and Joseph Abbott, a woolbroker and politician, who resided in the house and renamed it Ivanhoe. The HCA comprises two subdivisions; the 'Ivanhoe Estate' subdivision in 1919, and Basil Cook and George James Lindfield's subdivision in 1923. The area retains its historic lot pattern and street layout.</p> <p>The HCA is of aesthetic significance for its distinctive 1919 subdivision pattern of relatively narrow street carriageways with wide grassed verges, and street plantings of palms and brush box. Houses are predominantly detached brick single-storey Inter-War Californian bungalow style houses with multi-gabled roofs. They display typical architectural characteristics of the interwar period.</p> <p>The area adjoins a heritage conservation area in the Burwood Council local government area (LGA) covering another portion of the same subdivision.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

DESCRIPTION	
Designer	
Builder/ maker	Basil Cook and George James Lindfield (part of HCA)

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Physical Description	<p>The Ivanhoe Estate HCA is located near the east boundary of Croydon and comprises Astwin Street, Croydon Road, Kenilworth Street and Ranger Road. The surrounding area is primarily residential with some small business, parks and reserves, including Centenary Park to the north. The area adjoins a heritage conservation area in the Burwood Council LGA covering another portion of the same subdivision.</p> <p>The HCA originates from the 1919 subdivision and retains its distinctive pattern of relatively narrow street carriageways with wide grassed verges, and pre-1943 street plantings in Kenilworth Street and at the eastern end of Ranger Road.</p> <p>The properties in the area are predominantly detached single-storey Inter-War Californian bungalows constructed of brick with multi-gabled roofs. They feature front verandahs with brick balustrades, timber posts, gable ends with timber shingles, roughcast render or half-timbered finishes, timber-framed doors and windows. There are some examples of postwar housing with typical elements including double-fronted brick façades with two large identical windows, and hipped and tiled roofs. The HCA comprises some Federation houses that are generally intact.</p> <p>Dwellings generally have a small front garden and narrow side driveway with a rear garage. The boundaries of the properties are defined by timber picket, low brick or metal fences.</p>					
Physical condition and Archaeological potential	Properties within the HCA are generally in good condition. Original detailing is intact and maintained, as are front gardens. The area retains its original subdivision pattern and street layout.					
Construction years	Start year	c.1919	Finish year	c.1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Unsympathetic modifications include uncharacteristic first floor additions to single-storey houses which are visible from the street, changes to materials, carports in front gardens, front verandah enclosures and modern front fences.					
Further comments						

HISTORY

Historical notes	<p>The Inner West Council area, including this HCA, occupies the traditional land of the Gadigal and Wangal people.</p> <p>The Ivanhoe Estate HCA takes its name from the house 'Ivanhoe' which once stood in this area. The area was originally part of a 100-acre land grant made to Augustus Alt in February 1794. Alt's land was acquired by Joseph Underwood (1779–1833), merchant and sealing master, and was consolidated by 1820 into the Ashfield Park Estate. The Underwood residence, Ashfield Park House, was built in the northwest corner of the estate. Following Underwood's death at the age of 54 at Ashfield Park on 30 August 1833, the 59-acre strip of land east of the present-day municipal boundary with Burwood, to the south of the residence, was intended by his widow Elizabeth to go her daughter, Elizabeth Henrietta Halloran. However, the bequest did not occur; instead, the land was subdivided into large allotments and acquired by several entrepreneurs.</p> <p>One of these entrepreneurs was George Ekin Crane, founder of the well-known manufacturing firm of GE Crane Pty Ltd. Crane came to Sydney in 1852 and a few years later bought part of Underwood's Ashfield Park Estate, where he built a cottage named 'Goswell' in Elizabeth Street. He increased his landholding by acquiring Lot 39 in Section 3 of the Ashfield Park Estate, on the west side of Croydon Road (which was then called Underwood Street) from its owner William Hemmings, the NSW Commissioner for Stamp Duties. This block was a little over 3 acres (1.4 hectares). In 1876 Hemmings erected a house on the southern half of Lot 39 which he named Ekinville. The residence faced both north and east and its carriage entrance was from a gateway in Croydon Road. A rear carriageway led along a private road from the end of what was then called Croydon Avenue; this survives today as the narrow pedestrian link between the north end of Edwin Street and Kenilworth Street.</p>
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	<p>In 1881 Crane retired to 'Stanway', a smaller house which he built in Orpington Street. Crane sold Ekinville to Joseph Abbott (1843–1903), woolbroker and politician, who renamed the house 'Ivanhoe'.</p> <p>Abbott was no stranger to the district—as auctioneer for the famous firm of Mort & Company he inaugurated the Sydney stud sheep sales at the Quarantine Ground in Summer Hill. These sales began in 1875 and Abbott is believed to have personally conducted the first of them, in which 46 sheep were sold for a total of £621. Sales continued at Summer Hill until 1880, after which they were relocated to Mort & Company's large wool store at Circular Quay. Joseph Abbott held many senior positions in the business and became a partner and managing director of Mort & Company in 1883. He later went on to enter the NSW Legislative Assembly. Abbott resided at Ivanhoe, Croydon with his wife and family until his death on 15 June 1903; he was survived by his widow, six sons and three daughters.</p> <p>Ivanhoe was a local landmark and was, for a time after 1902, the residence of the Consul for Japan until the Consulate moved to premises in Castlereagh Street, Sydney, in 1922.</p> <p>Abbott also acquired adjoining land, lots 15 and 16 in Deposited Plan 209 (subdivision of Lot 37 of Section 3 of the Ashfield Park Estate). In 1919 Abbott converted his property to Torrens title and subdivided the land as the Ivanhoe Estate (Deposited Plan 9968). Subdivision Plan done in that year shows the creation of three new, wide streets—Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street)—which, along with the existing roadway Queen Street, provided access to the 79 building allotments on the estate. 'The large and substantial residence [Ivanhoe] will be sold with Lot 6' (<i>Evening News</i>, 14 April 1920, p 6).</p> <p>There was a large unnumbered allotment within this subdivision which evidently did not form part of Abbott's Ivanhoe Estate. This land was located on approximately half of Lot 36 of Section 3 of the Ashfield Park Estate. This allotment was purchased about 1867 by Patrick Farrington of Hunter's Hill, labourer. In 1923, Basil Cook and George James Lindfield, both of Ashfield, builders, purchased the Farrington land, for which they paid £2,500.</p> <p>In 1924 they subdivided this land into 12 residential allotments, four fronting Croydon Road and eight fronting Astwin Street (Deposited Plan 12430). Astwin Street is a cul-de-sac which was formed to provide access to these allotments in the subdivision. Cook and Lindfield gained access northwards from Kenilworth Street by purchasing Lot 17 of the Ivanhoe Estate. Astwin Street was named by combining parts of the first names of Basil Cook's daughter, Astley, and his wife, Winifred. All 12 houses in this subdivision were built by Cook and Lindfield. The houses fronting Croydon Road were numbered 62 to 68. Astwin Street first appeared in the <i>Sands Directory</i> in 1925 with the names of the residents.</p> <p>Ivanhoe house was demolished and on its site the eight semi-detached houses now at 12 to 18 Kenilworth Street were erected. These four pairs are shown on the Water Board survey plan compiled in about 1930 and later updated.</p> <p>In the 1919 subdivision of the estate Ivanhoe Road, Burwood, was made as wide as Ranger Road and Kenilworth Street, and, like the latter, was amply provided with street trees.</p>
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THEMES	
<i>National historical theme</i>	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
<i>State historical theme</i>	4 Building settlements, towns and cities – Accommodation
<i>National historical theme</i>	
<i>State historical theme</i>	

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Ivanhoe Estate HCA originates from the Ivanhoe Estate subdivision in 1919 and incorporates additional allotments from the Farrington land.</p> <p>The area was originally part of a land grant made to Augustus Alt in 1794 and acquired by Joseph Underwood to form part of the Ashfield Park Estate. Following Underwood's death in 1833, the land was subdivided into large allotments and acquired by several entrepreneurs.</p> <p>Ivanhoe house was originally built in 1876 as 'Ekinville' by George Ekin Crane. Joseph Abbott, a prominent woolbroker and politician, purchased and renamed the house, which became a local landmark and was for a time the residence of the Consul of Japan.</p> <p>In 1920, the first subdivision of the grounds of the property took place. The Ivanhoe Estate comprised 79 allotments in Croydon Road and three new, wide streets: Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street). Ivanhoe house remained, albeit with a reduced curtilage. The Farrington land adjacent to the Ivanhoe Estate was bought by Basil Cook and George James Lindfield and subdivided in 1923. A total of twelve residential allotments were created, four facing Croydon Road, and eight facing the newly created Astwin Street.</p> <p>Ivanhoe house was demolished due to development pressures in the interwar period. Eight semi-detached houses were constructed in its place.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Ivanhoe Estate HCA is associated with prominent local figures Joseph Underwood, George Ekin Crane, Joseph Abbott, Basil Cook and George James Lindfield. It also has an association with the Consul of Japan, who resided in Ivanhoe house for a time.</p> <p>Joseph Underwood (1779–1833), a merchant, sealing master and pioneer of Ashfield, absorbed the land into his large holding called Ashfield Park Estate. Many of the HCAs in the surrounding area originate from this estate.</p> <p>George Ekin Crane is associated with the HCA, having built the Ivanhoe house (originally named Ekinville). The house was later purchased by Joseph Abbott and renamed.</p> <p>Abbott was an auctioneer for the famous firm of Mort & Company. He inaugurated the Sydney stud sheep sales at the Quarantine Ground in Summer Hill. These sales began in 1875 and Abbott is believed to have personally conducted the first of them, in which 46 sheep were sold for a total of £621. Joseph Abbott held many senior positions in business, and became a partner and managing director of Mort & Company in 1883, and later went on to enter the NSW Legislative Assembly. Abbott resided in the house in Croydon with his wife and family until his death on 15 June 1903.</p> <p>Basil Cook and George James Lindfield were builders responsible for the subdivision of the Farrington land that resulted in 12 houses on Croydon Road and Astwin Street.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Ivanhoe Estate HCA is of aesthetic significance for its substantial Inter-War Californian bungalows and examples of Federation and postwar housing.</p> <p>The HCA originates from the 1919 subdivision and retains its distinctive pattern of relatively narrow street carriageways with wide grassed verges, and pre-1943 street plantings. Ranger Road, Ivanhoe Road, Kenilworth Road and Astwin Street were created as part of the subdivisions and remain in their original configuration.</p> <p>The properties in the area are generally interwar buildings constructed of brick with multi-gabled roofs. They feature typical details such as front verandahs with brick balustrades, timber posts, gable ends with timber shingles, roughcast render or half-timbered finishes, timber-framed doors and windows.</p>

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	<p>There are some examples of postwar housing and Federation housing displaying common characteristics of their respective styles.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Ivanhoe Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Ivanhoe Estate HCA has not been assessed under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Ivanhoe Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Croydon.</p> <p>The Ivanhoe Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Ivanhoe Estate HCA is rare within the Croydon area because it contains a highly intact grouping of Inter-War Californian bungalows with their original features retained. This is uncommon in the area because most of the housing stock derives from the Victorian and Federation period.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Ivanhoe Estate comprises a series of detached Inter-War Californian bungalow style houses along with Federation and Post-War style houses. The dominant building material is brick, with timber used for gable end detailing, verandah posts, brackets, window and door frames. The buildings demonstrate characteristic housing typologies and are historically and aesthetically representative of a significant period of development in the Croydon area.</p> <p>The Ivanhoe Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Ivanhoe Estate maintains a good level of integrity and intactness. Some houses have undergone alterations including addition of carports to the front, replacement of original fabric with new materials or style, and rear and two-storey additions.</p>

HERITAGE LISTINGS

Heritage listing/s	-
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Advertising	<i>Evening News</i>	Abbotts' Ivanhoe Estate	1920	Trove, National Library of Australia
Land title		Certificate of Title Vol 1486 Fol 45	1903	NSW Land Registry Services
Land title		Plan Lodgement Book, DP 9968		NSW Land Registry Services
Land title		Plan Lodgement Book, DP 12430		NSW Land Registry Services

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RECOMMENDATIONS	
Recommendations	<p>The Ivanhoe Estate HCA is included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>. This listing should be updated to reflect the HCA's new boundary.</p> <p>The heritage significance and historic character of the Ivanhoe Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>The detailed character statement and development controls specific to the Ivanhoe Estate HCA should be updated within the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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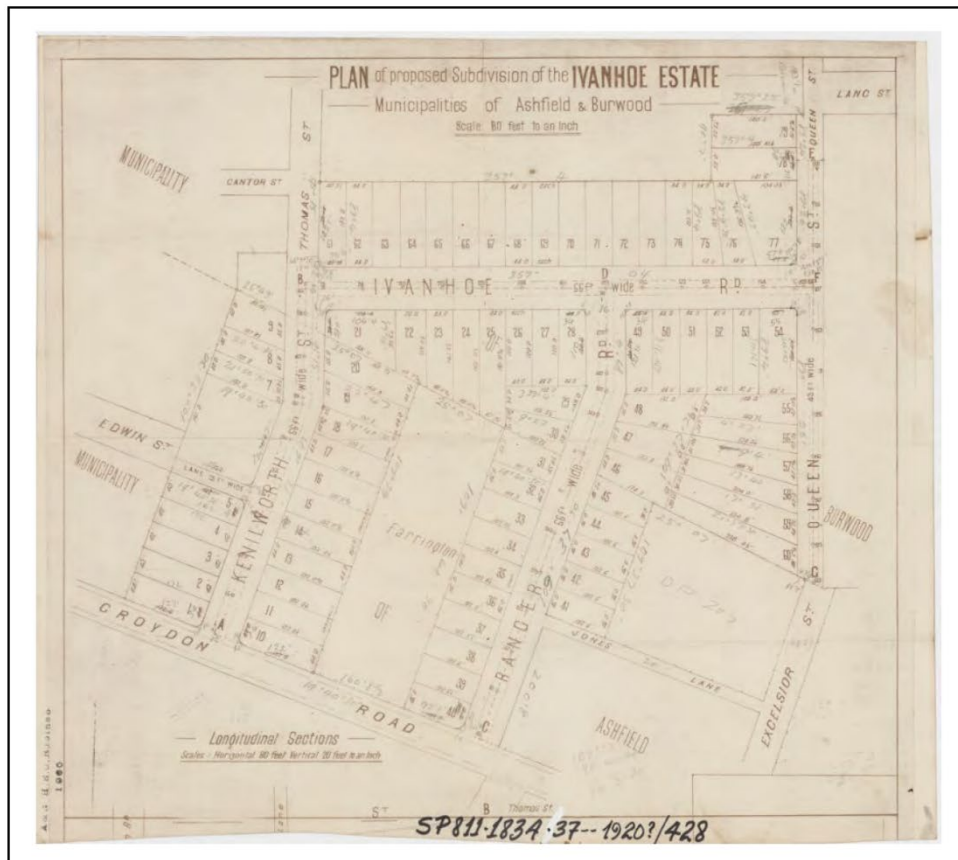
Image caption	Ivanhoe Estate HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Plan of proposed subdivision of the Ivanhoe Estate, Municipalities of Ashfield and Burwood.				
Image year	1920	Image by	Unknown	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of Ivanhoe Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS									
Name of Item	Marrickville Market Gardeners HCA								
Other Name/s Former Name/s									
Item type (if known)	Heritage Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Other—urban area								
Area, Group, or Collection Name									
Street number	Various								
Street name	Darley Street, David Street, Dot Street, Crawford Place, Harney Street, Pine Street, Robert Street, Robert Lane, South Street								
Suburb/town	Marrickville						Postcode	2204	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting		Northing				
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Marrickville Market Gardeners Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.</p> <p>The HCA possesses historic significance, demonstrating the key phases of development in the Victorian, Federation and interwar periods. The area was developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise and profit from the boom in residential development and the growing working-class population. The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents.</p> <p>The HCA retains the historical subdivision pattern and street alignment dating back to 1884, and contains a collection of typical Victorian and Federation era workers' cottages. The houses are predominantly detached although some groups of semi-detached buildings are scattered throughout the area. Some late twentieth-century new builds and alterations/additions with evidence of cultural overlays are also present. However, collectively the houses in the area demonstrate a good degree of integrity and are representative of both a significant period of residential development in the area, and the growing popularity of brick fabrication, owing to the local brick manufactories in the area.</p>								
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>				

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>Marrickville Market Gardeners HCA is located on the western boundary of Marrickville and includes several streets bounded by Marrickville Road, Wardell Road, Pine Street and two HCAs (Interwar Group HCA and David Street HCA).</p> <p>The HCA retains its historical subdivision pattern which dates to 1884. Two key housing typologies are present in the area: single-storey Victorian cottages and Federation bungalows. Houses are predominantly detached and single-storey, but there are some semi-detached dwellings and a few two-storey buildings dispersed throughout the HCA.</p> <p>The houses display typical Victorian and Federation architectural elements including rendered brick and face brick walls, front verandahs, decorative timber brackets, bargeboard and posts, chimneys and timber-framed openings.</p> <p>Setbacks are generally consistent among houses of the same era. The houses are set back by a front garden and low fence constructed of brick, timber or metal. The streetscape is defined by regular tree plantings along the road and footpath. There is a downward slope in the southwest direction and houses are built on masonry foundations.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
Construction years	Start year	1884	Finish year	1910	Circa	<input checked="" type="checkbox"/>
Modifications and dates	There are various modifications to the properties in the HCA. Alterations to façades are mostly minor, such as the addition of bars to windows and doors, addition of an awning above windows, replacement of verandah fabric, and replacement of timber window frames with aluminium frames. Most houses have rear extensions.					
Further comments						

HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Thomas Moore's 700-acre (283.3-hectare) land was acquired by Dr Robert Wardell in the 1820s and consolidated into his Petersham Estate, which totalled over 2000 acres (800 hectares). Moore and Wardell exploited the rich timber stands on the estate, clearing the ground for later occupation by dairymen, market gardeners, quarrymen and brickmakers.</p> <p>Wardell was murdered in 1834 and the estate was divided among his three brothers-in-law on behalf of Wardell's sisters. They were Charles Frederick Priddle (husband of Jane Isabella Wardell), John Fisher (husband of Ann(e) Fisher Wardell) and John Frazer (husband of Margaret Frazer Wardell). Of the trio only Charles and Jane Priddle emigrated to Sydney. They arrived in 1843. Division 1B was awarded to Charles Frederick Priddle and his wife Jane Isabella Wardell. This portion comprised 652 acres (263 hectares).</p>

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	<p>Over the next decade, the Priddles commenced the subdivision of this extensive parcel of land. In 1884, Robert Pfoeffler, F Randall and Henry Teege were among a small group of people operating market gardens south of Marrickville Road and east of Livingstone Road.</p> <p>The establishment of tramways in the area in the early 1880s encouraged residential development in the vicinity. Large landholders, seeking to profit from the residential boom, subdivided their land in close proximity to the proposed rail corridor. Also during the Victorian period Marrickville developed as an industrial area and was home to many brickmaking ventures, wool mills, steel and metal works, and from the 1920s automotive and service industries, which drove demand for cheap land and housing close to places of employment.</p> <p>During 1884 and 1885, three subdivisions were carried out in the area. Compagnoni's Garden comprised 24 allotments by private sale in Livingstone, Gordon and Robert streets. Pfoeffler's Garden was advertised for auction sale on 15 November 1884, promoted as 'the best Building Position at Marrickville. Surrounded by highly improved Estates' (<i>Sydney Morning Herald</i>, 10 November 1884, p 11). The estate comprised 40 allotments including that of Mr Pfoeffler's residence and well-matured garden. Randall's Garden was advertised for auction sale on 13 December 1884, consisting of 42 allotments with frontages to Livingstone Road, Marrickville Avenue and Randall Street. Simultaneously Mr Randall advertised for auction sale various structures, equipment and livestock including two heavy draught horses, six pigs, a cart shed with iron roof, a four-roomed building with an iron roof, ploughs, harrows, three harnesses, a new saddle and so on at this property in Livingstone Road.</p> <p>By 1886, cottages were beginning to appear on Pfoeffler's and Randall's Estates but Gordon and Robert Street, previously known as South and Regent Streets respectively were not listed at this time. One decade later the Rate Books show several cottages throughout the precinct, including Mrs JE Anderson's cottage and land fronting Livingstone Road on 'Compagnoni's Subdivision'. Cottages on Pfoeffler's Garden and Randall's Estate. Residential development took place throughout this period and continuing into the early 1900s.</p> <p>Teege's Estate was advertised for auction sale in October 1900, consisting of 24 building allotments fronting South, Harney and Pine streets with the electrified tramway at its doorstep and the estate 'within easy access of the city' (<i>Sydney Morning Herald</i>, 17 October 1900, p 3).</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents to the district.</p>
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THEMES	
National historical theme	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
State historical theme	4 Building settlements, towns and cities – Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Marrickville Market Gardeners HCA is of historical significance as an area developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise on and profit from the boom in residential development and the growing working-class population.</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents, and the area retains much of the subdivision pattern instituted at this time. The HCA is representative of the size and layout of the allotments which were created across the successive estates in the area. It is representative of the two key phases of historical development in the Victorian and Federation periods with associated typologies including single-storey Victorian workers' cottages and Federation bungalows constructed in brick, a common material with local manufactories in the area. Houses are predominantly detached though some</p>

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	<p>groups of semi-detached buildings are scattered throughout the area. There have been some late twentieth-century new builds and alterations/additions with evidence of cultural overlays. This does not, however, alter the prevailing low-scale residential character of the HCA nor the historical subdivision and development pattern.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Marrickville Market Gardeners HCA is associated with the extensive land grant awarded to Robert Moore in 1799. The principal use of the land during its early history was timber-getting and the subsequent owner, Dr Robert Wardell, continued to exploit the timber stands located across his expanded Petersham Estate. There is little evidence of Moore or Wardell's association with the HCA area. Their connection is incidental and applies to the entire suburbs of Marrickville and Dulwich Hill.</p> <p>The division of the Petersham Estate among Wardell's three sisters/brothers-in-law led to the subdivision of the estate from the late 1840s. Division 1B was owned by the Priddles, and although this family was heavily involved in the subdivision of its land and is recalled in at least one street name in the Dulwich Hill/Marrickville area, the Priddles did not occupy the site for any substantial period of time nor utilise the land for any purposes other than investment.</p> <p>The Marrickville Market Gardeners HCA is associated with several market gardeners who established farms in the area in about the mid-1880s, including Robert Pfoeffler, John Henry Teege and F Randall. They occupied the land as market gardens, growing a range of produce and running some livestock. Although this historical association is important in the early development of Marrickville, there is no physical evidence of this phase of occupation.</p> <p>The Marrickville Market Gardeners HCA does not meet the threshold for listing at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Marrickville Market Gardeners HCA has cultural significance for its aesthetic values, demonstrating the development of the area during the late Victorian and early Federation eras through to the interwar transition.</p> <p>The collection of buildings in the HCA demonstrates a good degree of integrity and intactness, incorporating typical details of Federation housing such as front verandahs, timber posts, hipped and gabled roofs with bargeboards and battens to the gable, and timber double-hung windows. Streetscapes within the HCA possess an open, suburban quality due to the predominantly low-density and single-storey residential development. Harney Street is flanked on both sides by mature Plane trees featuring an expansive canopy. Street trees, albeit smaller species, are present throughout the HCA, which enhances its presentation.</p> <p>Overall, the HCA retains a consistent scale and form, and together with the associated landscaping, contributes positively to the character of the surrounding area.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Marrickville Market Gardeners HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Marrickville Market Gardeners HCA is unlikely to meet the threshold for significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Marrickville Market Gardeners HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Marrickville Market Gardeners HCA has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The Marrickville Market Gardeners HCA is a generally intact group of late Victorian and Federation dwellings. The HCA does not represent a rare example of housing typology in the local area because there are similar precedents such as the adjoining South Dulwich Hill HCA (C107), which has a more uniform Federation-era character.</p> <p>The Marrickville Market Gardeners HCA does not reach the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Marrickville Market Gardeners HCA represents the development of this area of Marrickville through several subdivisions in the late Victorian era.</p> <p>Late Victorian, Federation and interwar houses are prominent in the HCA and have a good degree of integrity and intactness. A high proportion of houses in this area are substantially intact and have retained much of their original detailing such as face brickwork, slate roofs and decorative terracotta ridge capping, tall rough-cast chimneys, timber windows, hoods, timber verandah detailing and face brick façades. This establishes an integrity that characterises the streetscapes in this area.</p> <p>Many houses in the HCA have undergone alterations and additions, many resulting from cultural overlays. However, much of these works have been undertaken to the rear of properties and are not highly visible elements in the local streetscape.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold cultural significance at a local level under this criterion.</p>
Integrity	<p>There are various modifications to the properties in the Marrickville Market Gardeners HCA. Alterations to façades are mostly minor such as addition of bars to windows and doors, addition of an awning above windows, replacement of verandah fabric, and replacement of timber window frames with aluminium. Most houses have rear extensions; however, they are not clearly visible from the street.</p> <p>Overall, the Marrickville Market Gardeners HCA maintains a good level of intactness and integrity.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Rate Book	Marrickville Council	Cooks River Ward	1886-87	Inner West Library
Rate Book	Marrickville Council	West Ward	1896-97	Inner West Library
Advertising	Sydney Morning Herald	Advertising	10 Nov 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	Advertising	17 Oct 1900	Trove, National Library of Australia
Subdivision Plan	Unknown	Compagnoni's Garden Marrickville	c.1884	State Library of NSW

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Map	WA Lewis	[Pine, South and Harney Streets and Marrickville Road] DP 2623	1891	State Library of NSW
Subdivision Plan	Herbert S Thompson	Pfoeffers Garden Marrickville	1884	State Library of NSW
Subdivision Plan	Cahill & Kirchner	Randall's Garden Subdivision Marrickville	1884	State Library of NSW
Survey Plan	WA Lewis	Plan of Teege's Estate Marrickville, DP 2623	1894	NSW Land Registry Services
Survey Plan	WH Howard	Subdivision of Lot 2 Sec D Division 1B Petersham Estate, DP 2961	1893	NSW Land Registry Services
Survey Plan	LA Curtis	Randal's Garden Marrickville, DP1371	1884	NSW Land Registry Services
Survey Plan	RJ Campbell	Pfoeffers Gardne at Marrickville, DP 1357	1884	NSW Land Registry Services
Survey Plan	WH Howard	Subdivision of Lot 1 Sec D Division 1B Petersham Estate, DP 2962	1898	NSW Land Registry Services
Map	unknown	Chart shewing divisions survey, Section 1B of the Petersham Estate.	1840-1859	State Library of NSW

RECOMMENDATIONS

Recommendations	<p>The Marrickville Market Gardeners HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Marrickville Market Gardeners HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Marrickville Market Gardeners HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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Image caption	Marrickville Market Gardeners HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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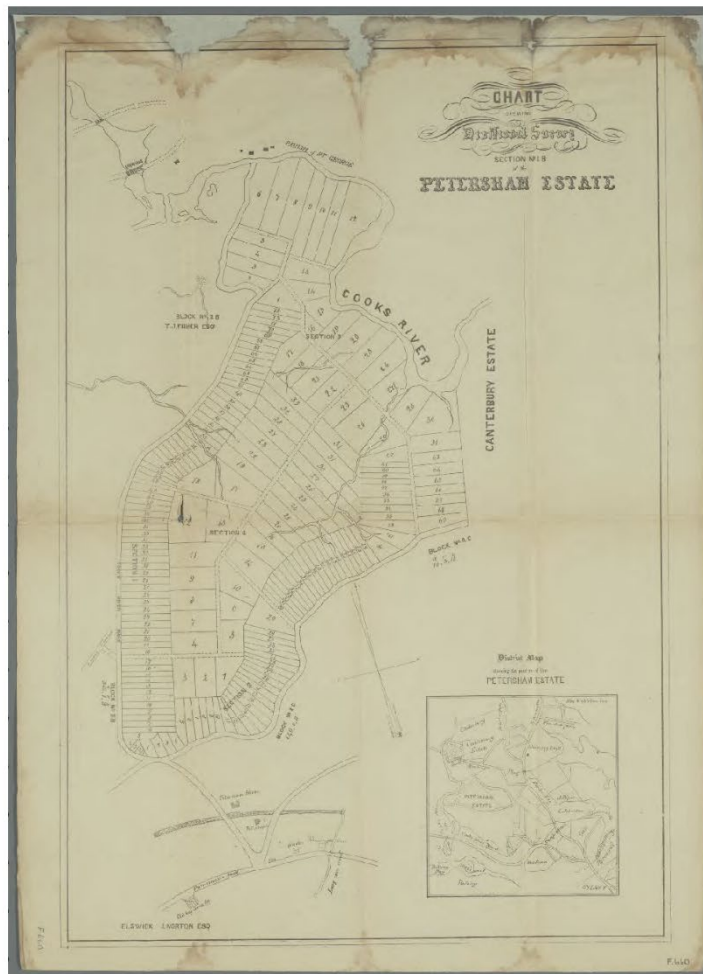
Image caption	An aerial photograph of the Marrickville Market Gardeners HCA in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage Overlay	Image copyright holder	NSW Spatial Services



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Image caption	Chart shewing divisions survey, Section 1B of the Petersham Estate				
Image year	1840-1859	Image by		Image copyright holder	Out of copyright



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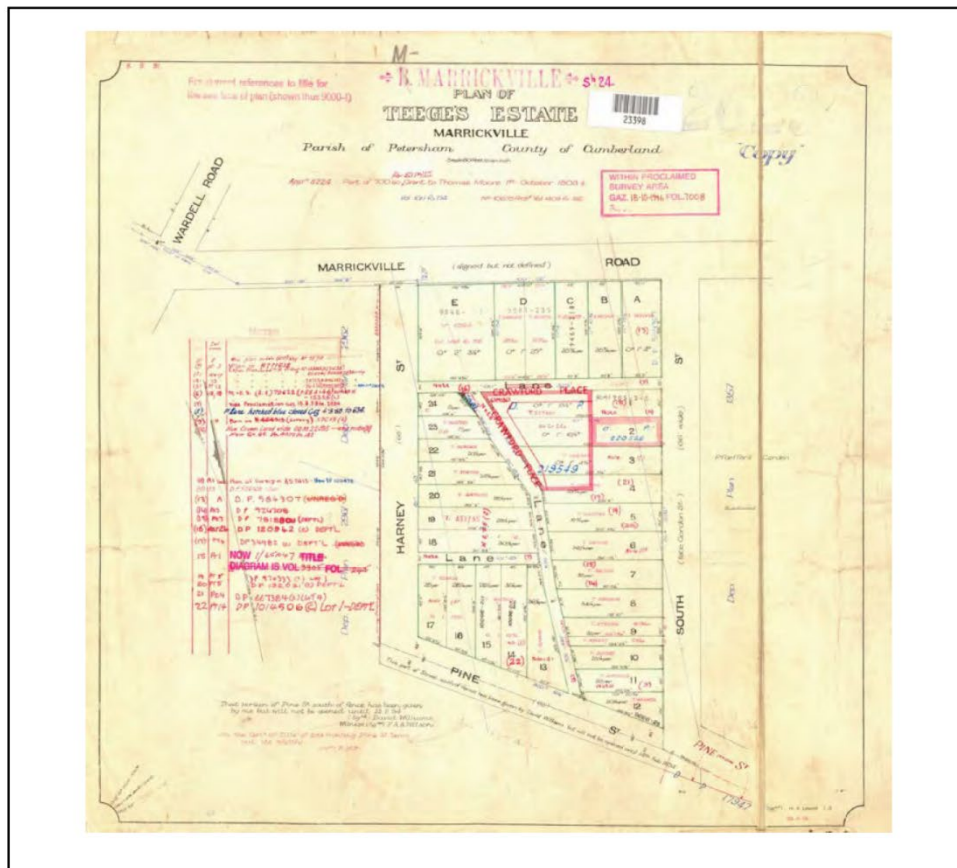
Image caption	A subdivision plan from the sale of Compagnoni's Garden.			
Image year	c.1884/85	Image by		Image copyright holder
				Out of copyright



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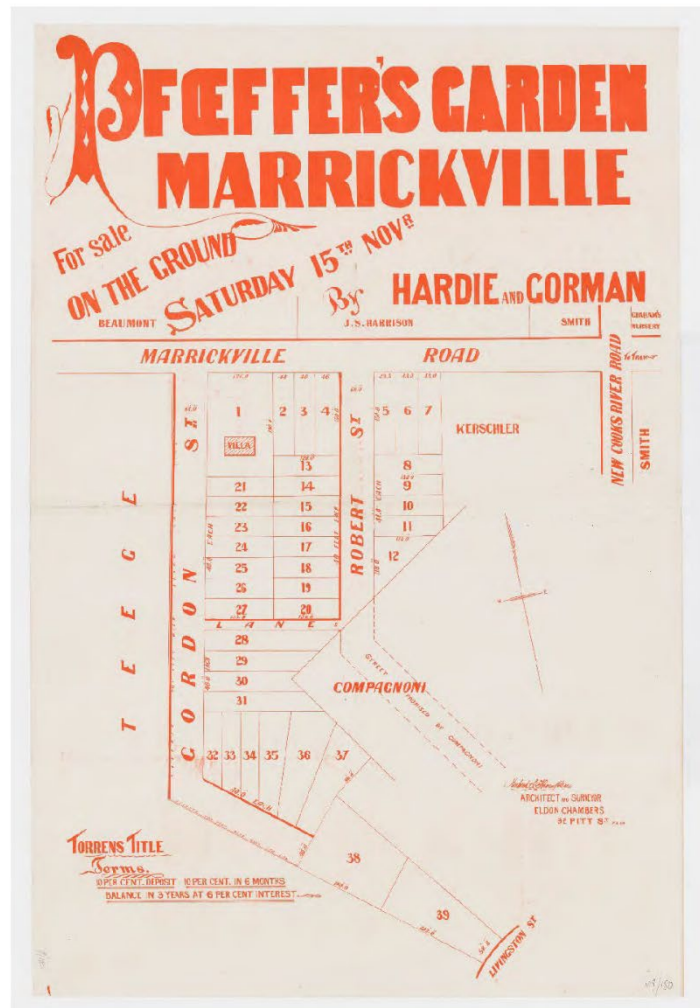
Image caption	Plan of Teege's Estate, Marrickville, DP.			
Image year	1894	Image by		Image copyright holder
				Out of copyright



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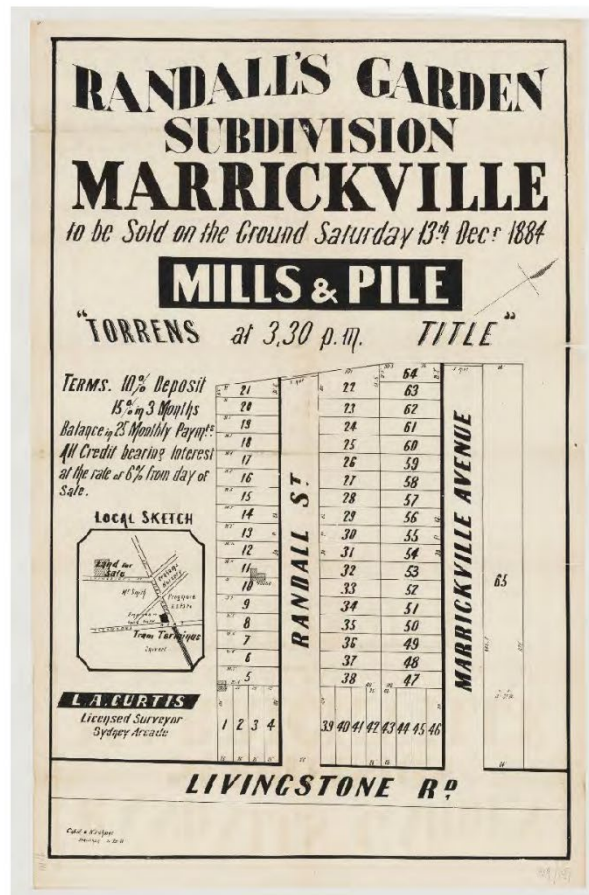
Image caption	Pfoeffer's Garden, Marrickville.			
Image year	c.1884	Image by		Image copyright holder
				Out of copyright



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Image caption	Randall's Garden subdivision, Marrickville.			
Image year	1884	Image by		Image copyright holder
				Out of copyright



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Image caption	Typical property within the Marrickville Market Gardeners HCA (Robert Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical property within the Marrickville Market Gardeners HCA (Darley Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	Petersham Hill HCA				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other urban area				
Area, Group, or Collection Name					
Street number	N/A				
Street name	Blairgowrie Street, Blairgowrie Lane, Fairmount Street, Rosedale Street, Channel Street, Windsor Lane, Hampstead Road and Windsor Road				
Suburb/town	Dulwich Hill			Postcode	2203
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Wangal Country, the Petersham Hill Heritage Conservation Area (HCA) has cultural significance at the local level for historical, associative, aesthetic and representative values.</p> <p>The HCA has historic significance as a suburban development originating in the successive subdivision by owners and investors of portions of the extensive Petersham Estate (Sydenham Farms and Virginia Water) from the 1880s. This Victorian period was characterised by rapid residential spread and population growth across Sydney. The prevailing subdivision pattern in this part of Dulwich Hill was formed by the subdivision of large estates and several villa properties such as Fairmount and Blair Gowrie, as well as land forming part of Gelding's Victoria Nursery on Old Canterbury Road. The first wave of house construction took place in the 1880s, but the pace of building stalled for a period coinciding with the 1890s depression.</p> <p>A second small wave of subdivision took place in the early 1900s when larger blocks such as the residue of Blair Gowrie Estate and Gelding's Victoria Nursery were further subdivided, leading to a final phase of residential development. There was renewed building activity in the locality on the eve and early years of Federation, and vacant lots in the earlier subdivisions were sold pre-World War I. The HCA provides an understanding of a key period of historical development in Dulwich Hill, retaining the subdivision pattern established between the 1880s and early 1900s, with much of the original housing stock.</p> <p>The Petersham Hill HCA has cultural significance for its aesthetic values. It retains a majority of its original housing stock and represents key Victorian and Federation housing styles including Victorian Italianate, Federation Queen Anne, and Arts and Crafts style houses. The area demonstrates a good</p>				

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	degree of intactness and retains typical details with the exception of some houses which have undergone modifications to joinery and materiality. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA features a number of uncommon building types for this area of Dulwich Hill including two-storey Victorian terrace rows on Rosedale, Fairmount and Channel streets. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>The Petersham Hill HCA comprises the area bounded by Windsor Road to the southeast, Old Canterbury Road to the north and west, and portions of Manchester Street, Gelding Street and Hampstead road to the south. It also includes a small block of houses between Edward Lane and Channel Street, bounded to the west by Weston Street.</p> <p>The area has a predominantly late-Victorian and Federation character due to successive subdivisions of the Blair Gowrie Estate and Fairmount Estate from 1877. The subdivision pattern is representative of the key phases of historical development in the area spanning these two periods.</p> <p>Key residential typologies include Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. There are examples of two-storey Victorian terraces on Rosedale Street and Fairmount Street. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, timber joinery such as posts, brackets and finials.</p> <p>Across the HCA most properties have a generally consistent setback with small gardens and some have original fences. The HCA is enhanced by landscaping, with manicured grass and street plantings along most streets, which complement gardens and plantings in the front gardens. Mature plantings in the front and rear gardens complement the character of the HCA.</p> <p>At 7 Gelding Street, there is a mature Jacaranda tree (<i>Jacaranda mimosifolia</i>) that is believed to be approximately 117–118 years old. The tree is believed to be a remnant of Gelding's Victoria Nursery.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	1870s	Finish year	1900s	Circa <input checked="" type="checkbox"/>
Modifications and dates	Some houses have undergone modifications to joinery and materiality. Houses along Windsor Road show a higher degree of modification and additions including garages, carports, and replacement of windows and fences.				
Further comments					

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HISTORY	
Historical notes	<p>The Petersham Hill HCA is located on the land of the Wangal people. The Aboriginal name for the area is Bulanaming.</p> <p>The Petersham Hill HCA is located within the 50-acre grant in December 1794 to James Bloodworth, master builder and bricklayer. He had arrived in the colony as a convict on the First Fleet and was appointed master bricklayer. He married fellow convict Sarah Bellamy and they had seven children. He died insolvent in March 1804. His landholdings at present-day Dulwich Hill were purchased in the 1820s by Dr Robert Wardell and consolidated into the Petersham Estate.</p> <p>In September 1834, Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth, who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle. They progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>The area was intensively developed from 1877 when early purchasers in the Canterbury Sydenham Farms and Virginia Water subdivisions further subdivided their landholdings to take advantage of the rapid residential spread and population growth across Sydney.</p> <p>Local businessmen and merchants including Alexander McIntosh, William Charles Renwick, Captain O'Hagan and John and William Gelding were among the owners who sought to profit from their large blocks at Dulwich Hill.</p> <p>The Petersham Hill Estate HCA comprises of several subdivisions spanning the 1880s to early 1900s including:</p> <ul style="list-style-type: none"> • 22 Choice Allotments, 12 February 1881; • Fairmount Estate, May 1882; • Hampstead Hill Estate, 15 November 1884; • Metropolitan Estate, 12 September 1885; and • Virginia Estate, 19 October 1901. <p>In December 1880, Frederick Weston purchased Lot 2 Sec 4 of the Virginia Water Estate from James Finlayson. He promptly subdivided the land into 22 allotments fronting Windsor Road, Weston Street and Channel Street, each lot with 50-foot frontages. The lots, still in old system title, were advertised for auction sale on 12 February 1881. At the date of the sale there was a brick cottage on Lot 8 Sec 1 at the southeast corner of Windsor Road and Channel Street and a shed straddling lots 1 and 2 in Section 2.</p> <p>Fairmount House was subdivided between Old Canterbury Road and Windsor Road with two new roadways formed through the estate, Rosedale and Fairmount streets. The Fairmount Estate was advertised for auction sale on 30 April 1882 comprising 'the elegant residence and 42 good Building Sites' (Sydney Morning Herald, 29 April 1882, p 8). Fairmount House fronted Old Canterbury Road on Lot 1 while a cottage and attached shed was shown on Lot 28 and the stable straddling lots 26, 27 and 29. In December the same year 'a few choice lots' (Sydney Morning Herald, 2 December 1882, p 6) were advertised for sale by the New South Wales Property Investment Company Limited.</p> <p>The Gelding brothers also saw the potential for profit, subdividing off portions of their Victoria Nursery property in 1884. The Hampstead Hill Estate extended from Windsor Road and Old Canterbury Road, creating two sections, A and B, with allotments fronting Rosedale Street, Hampstead Road and Maddock Street straddling the nursery itself, as well as five allotments each in Windsor Road and Old Canterbury Road. The houses of John and William Gelding were shown on lots 1 and 1A in section B and a single cottage on Lot 19 in Section A. The estate was advertised for auction sale on 15 November.</p> <p>Alexander McIntosh undertook the first subdivision in late 1880, forming 30 allotments on the Blair Gowrie Estate in Old Canterbury Road, Windsor Road and along one side of Blairgowrie Street opposite his residence. The whole of the subdivision was reportedly sold at the auction sale on 4 December. The house and gardens remained intact until 1902 when an additional 25 villa lots and a cottage were advertised for auction sale fronting Old Canterbury Road, Blairgowrie Street and Benham Street. Several portions of the estate were sold at the August auction sale.</p> <p>In 1869, brothers John and William Gelding, nurserymen, purchased several blocks of land in the Virginia Water, Petersham View and Canterbury Sydenham Farms subdivisions of the Petersham Estate. They established the Victoria Nursery on the 12 acres fronting Old Canterbury Road. The Gelding brothers had originally formed J & W Gelding, General Nurserymen, Seedsmen & Florists in 1861, founding their first nursery at Rushcutters Bay. They also opened a retail seed and florist shop in the old George Street Market in the city centre.</p> <p>In 1869, the brothers moved their stock from the Eastern Suburbs location to a site on Old Canterbury Road comprising approximately 12 acres of 'good loamy soil' (Sydney Mail and New South Wales Advertiser, 6 May 1871, p 296). The Sydney Mail and New South Wales Advertiser account of the</p>

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	<p>nursery on 6 May 1871 described the nursery as being laid out solely as a flower garden, including camellias, rose trees, dwarf and herbaceous plants, tall growing trees and shrubs, with oriental plant trees planted in the road boundary. There were also fruit trees, mostly a variety of stone fruit and pears. The nursery was bisected by a creek providing water to the gardens. Customers entered the gardens from Old Canterbury Road and the two brothers built homes on either side of the entrance to the nursery.</p> <p>William Gelding died in 1897, followed by his brother John in 1900. The nursery closed soon after and the land was sold in November 1903 to estate agent Charles Henry Crammond of Petersham. He subdivided lots 1A, 8, 9, 10, 11 and 11A of Section B of DP 1609 (Hampstead Hill) into at least 40 allotments (DP 4293), with the subdivision extending from Old Canterbury Road to Windsor Road, including part of Gelding Street and Manchester Street. The first sales of the lots in this estate commenced in May 1904. They were sold progressively to several individual owners. However, lots 16–23 and 24–29 in Gelding Street were sold to contractor William Robert Ibbotson.</p> <p>Lot 1 Sec 4 of Virginia Water Estate, consisting of over 5 acres of land south of Old Canterbury Road bounded to the east by Gambling Creek, to the west by Windsor Road and to the south by land owned by George Davis, was purchased in May 1885 by the Metropolitan Mutual Permanent Building and Investment Association Ltd. The land was converted to Torrens title and subdivided the same year as the Metropolitan Estate, comprising 90 allotments in Windsor Road, Old Canterbury Road and Edward Street South (now Weston Street). The auction sale was held on 12 September 1885 with only a few allotments selling on the day. Sporadic land sales in the subdivision took place over several years. In May 1901, the Australian Mutual Provident Society converted over 1 acre of land forming part of Sec 4 of the Virginia Water Estate to Torrens title. It was also originally part of adjoining land grants to husband and wife James Bloodworth and Sarah Bellamy. The society subdivided the land into 23 allotments fronting Windsor Road, Davis Street and Weston Street as the Virginia Estate. There was a brick cottage offered for sale on Lot 1 in the occupation of Mrs Monaghan. The auction was held on 19 October 1901 though sales of land in the subdivision were not registered on the land title until July 1906.</p> <p>Collectively the various estates in the HCA established the area's subdivision pattern and residential character across the Victorian and Federation periods.</p>
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THEMES	
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Planning urban settlements
<i>National historical theme</i>	4 Building Settlements, Towns and Cities
<i>State historical theme</i>	Accommodation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The subdivision pattern is representative of the key phases of historical land development in the area spanning the Victorian and Federation periods. The area is also historically representative of changing tastes in residential architecture, displaying a variety of Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses.</p> <p>The Petersham Hill HCA evidences an important historical wave of land subdivision from 1877 when early purchasers in the Petersham Estate (Canterbury Sydenham Farms or Virginia Water subdivisions) took advantage of Sydney's rapid population growth and re-subdivided. Dulwich Hill's prevailing subdivision pattern formed during this period following this phase of division of many of the larger estates and villa properties.</p> <p>Various periods of development reflect the rise and fall in market conditions and changing tastes, including house construction which took place in the 1880s, though the pace of building halted for a period coinciding with the 1890s depression. A second small wave of subdivision took place in the early 1900s and saw Federation-era housing introduced to the area.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Fairmount and Blairgowrie streets are named for their respective houses and subdivisions while others bear romantic garden inspired names, such as Rosemont and Rosedale, probably named by the famous nurserymen John and William Gelding of the Victoria Nursery on Old Canterbury Road. The HCA includes the site of the former Victoria Nursery, commemorated in the street name 'Gelding', and is considered to have significant associations with the Gelding brothers. An old Jacaranda retained on Gelding Street is believed to be a remnant planting from the nursery.</p> <p>The Petersham Hill HCA is considered to have cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Petersham Hill HCA has cultural significance for its aesthetic values. The area originates from two subdivisions in the late Victorian era, the Blair Gowrie Estate and Fairmount Estate. It maintains the general subdivision pattern and its historic character is reflected in the late Victorian and Federation housing stock.</p> <p>The area has a high degree of intactness and, with the exception of a small number of modified properties, most dwellings retain a high degree of characteristic detailing and original fabric. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA includes several fine Victorian and Federation dwellings with decorative mouldings and timber detailing. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials. The HCA also includes a variety of two-storey Victorian terraces on Rosedale, Fairmount and Channel streets, many of which demonstrate a high degree of integrity and retain original fabric and finishes including timber-framed windows, and parapets, balustrades and fascias. Although later infill properties have disrupted the integrity of the HCA, they generally do not detract from the presentation of the remnant housing, or the overall character of the area.</p> <p>The Petersham Hill HCA reaches the threshold for cultural significance at a local level.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Petersham Hill HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Petersham Hill HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Petersham Hill HCA has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The HCA is a largely intact collection of late Victorian and Federation dwellings. They do not represent rare examples of housing typologies in Dulwich Hill nor are they collectively exceptional examples of their type as there are similar examples in the surrounding areas. There are some uncommon typologies for this area of Dulwich Hill, such as intact Victorian terraces, as well as fine examples of Victorian and Federation housing. However, as a whole the HCA is not considered to be rare.</p> <p>The Petersham Hill HCA does not meet the threshold under the criterion.</p>
Representativeness SHR criteria (g)	<p>The Petersham Hill HCA represents the subdivision of portions of the Victoria Nursery, Blair Gowrie and Fairmount estates in the 1880s and early 1900s, mirroring the development of former grand estates across the Victorian and Federation periods throughout the district. The HCA retains the original street alignment, allotment plan and boundaries established between the 1880s and 1904. The area contains a good collection of examples of Victorian terraces, Victorian Italianate cottages and Federation brick cottages. These dwellings demonstrate the use of popular architectural styles and preferred building materials through retention of the housing stock with typical elements such as iron lace, sheet metal, bullnose verandah roofs, Marseille tiles, decorative rendered mouldings, timber joinery and gable elements. There is also a consistent setback with small gardens and some original fences to properties. The HCA provides an understanding of the residential development of the Dulwich Hill area at the turn of the century.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>
Integrity	<p>The area has a high degree of intactness and retains typical details, with the exception of some individual houses which have undergone modifications to joinery and materiality.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Map	Higinbotham and Robinson	Municipality of Petersham, showing subdivisions, re-subdivisions, estates, reserves, public buildings, etc.	1887	State Library of NSW
Subdivision Plan	Gibbs, Shallard & Co	30 choice building sites Blair Gowrie Estate Summer Hill	c.1880s	State Library of NSW
Subdivision Plan	JM Castle	Blair Gowrie Estate	1902	State Library of NSW
Subdivision Plan	J Haydon Cardew	Virginia Estate Petersham	1901	State Library of NSW
Map	WH Reuss	Plan of Virginia Water Petersham Railway Station	1862	State Library of NSW
Subdivision Plan	Reuss & Nott	Metropolitan Estate near Summer Hill Station	1885	State Library of NSW
Subdivision Plan	Gibbs, Shallard & Co	[Fairmount Estate]	1882	State Library of NSW
Subdivision Plan	unknown	Fairmount	1882	State Library of NSW

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Subdivision Plan	Gibbs, Shallard & Co	Hampstead Hill Estate Summer Hill	1884	State Library of NSW
Subdivision Plan	CE Whittle	Plan of Subdivision of land in CT Vol 4463 Fols 172 & 173, DP 19606	1941	NSW Land Registry Services
Subdivision Plan	Unknown	[Hampstead Hill Estate]	1884	State Library of NSW
Subdivision Plan	Roberts, Harris and Weston	22 choice allotments Petersham near Summer Hill Station	1881	State Library of NSW
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	29 April 1882	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	8 December 1882	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Property Sales	11 December 1880	Trove, National Library of Australia
Newspaper Article	<i>Sydney Mail and New South Wales Advertiser</i>	Victoria Nursery	6 May 1871	Trove, National Library of Australia
Newspaper Article	<i>Sydney Mail and New South Wales Advertiser</i>	Nurseries of the colony: Messrs J and W Gelding's Nursery	23 July 1887	Trove, National Library of Australia

RECOMMENDATIONS

Recommendations	<p>The Petersham Hill HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan</i>.</p> <p>The heritage significance and historic character of the Petersham Hill HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. The late Victorian and early Federation character and typologies should be retained.</p> <p>A detailed character statement and development controls specific to the Petersham Hill HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, remnant mature nursery trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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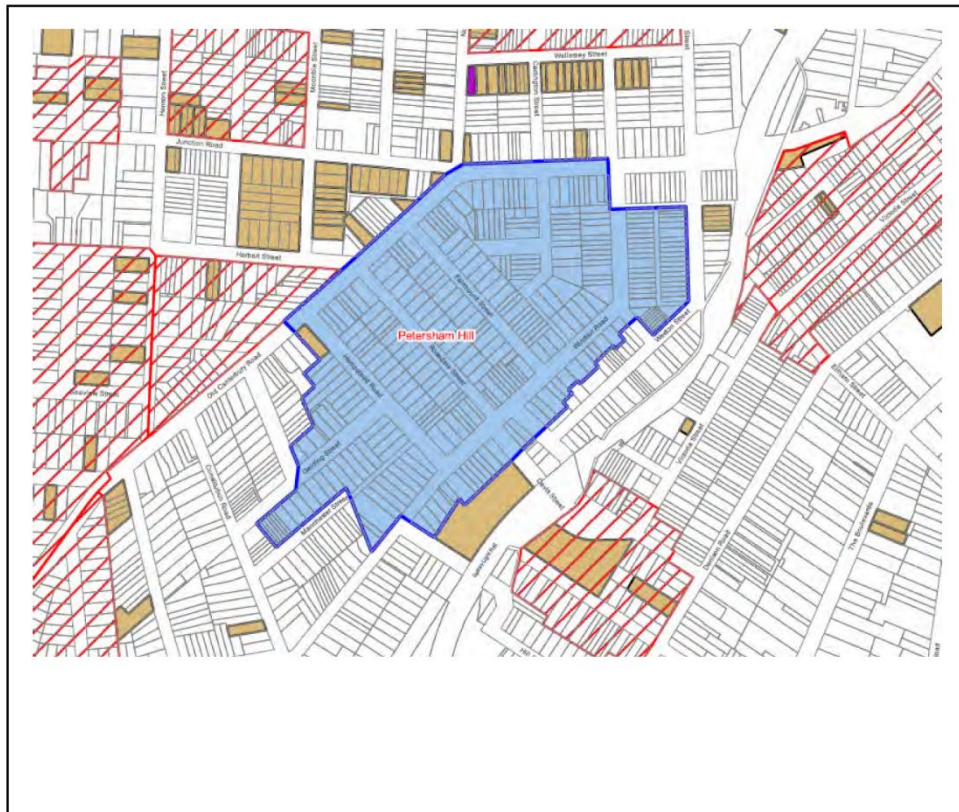
SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Map of the Petersham Hill HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph of the Petersham Hill HCA boundary.				
Image year	2023	Image by	Nearmap with GML overlay	Image copyright holder	Nearmap



Heritage Data Form

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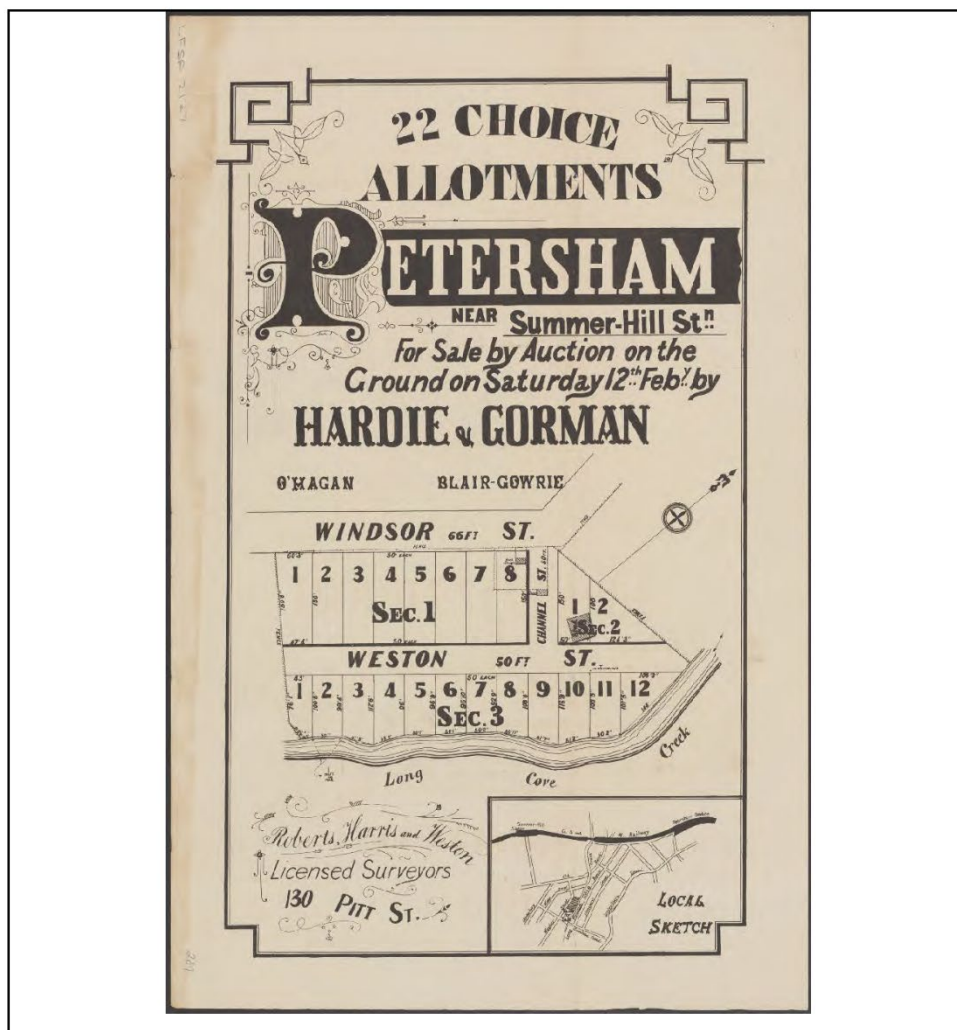
Image caption	Aerial photograph of the Petersham Hill HCA boundary.				
Image year	1943	Image by	SIX Maps with GML overlay	Image copyright holder	SIX Maps



Heritage Data Form

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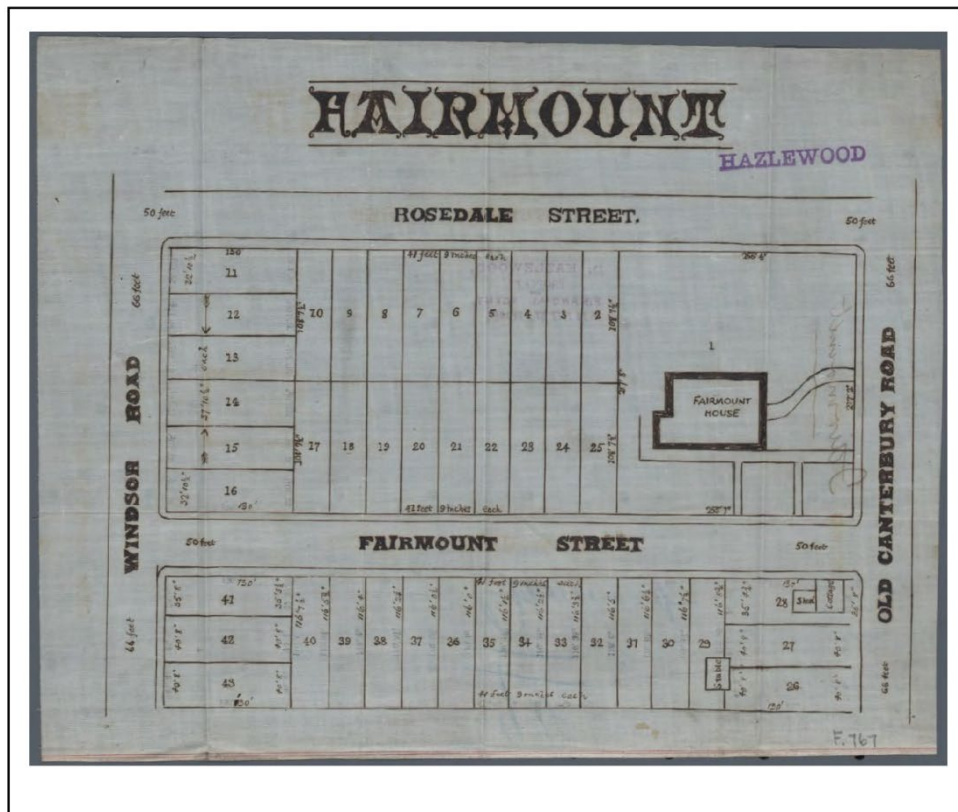
Image caption	22 Choice Allotments, Petersham.				
Image year	1881	Image by		Image copyright holder	Out of copyright



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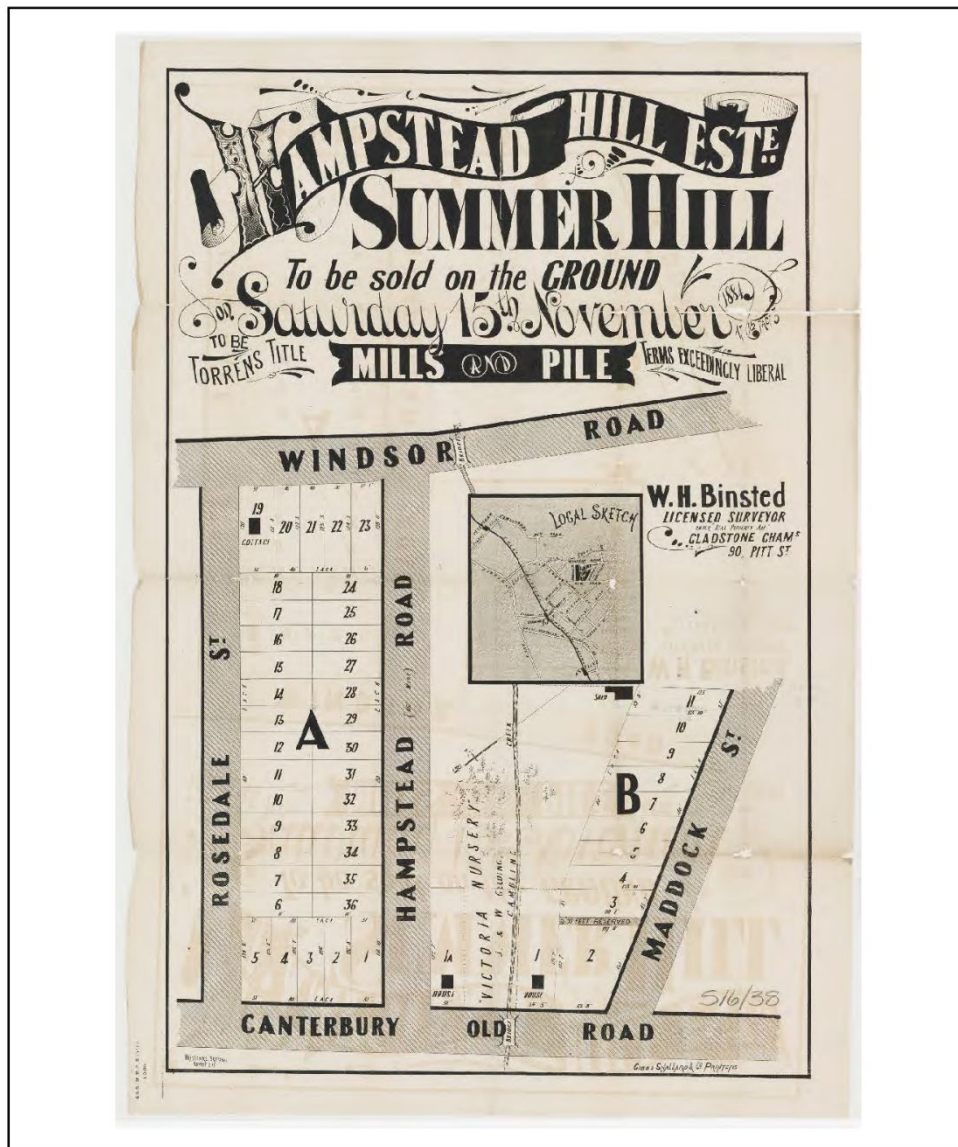
Image caption	Fairmount Estate.			
Image year	1882	Image by		Image copyright holder
				Out of copyright



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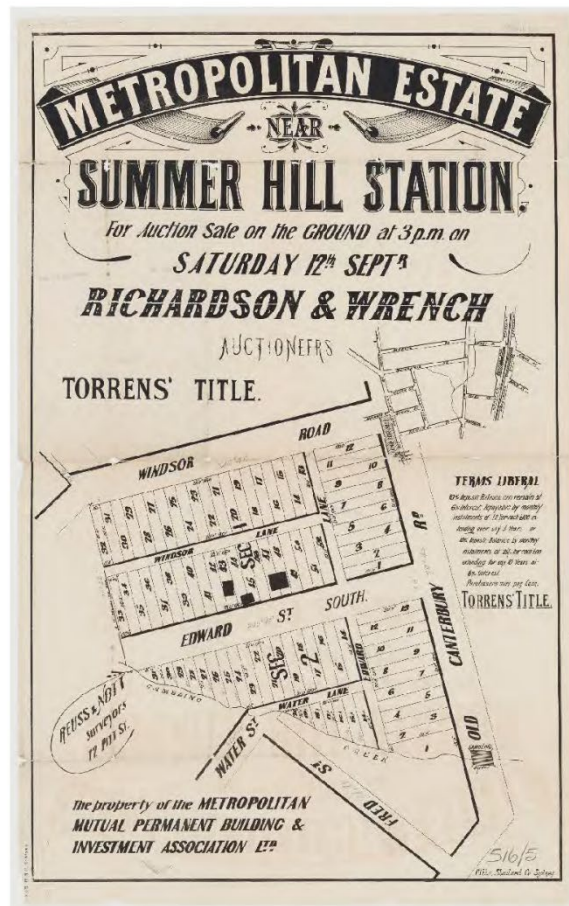
Image caption	Hampstead Hill Estate.			
Image year	1884	Image by		Image copyright holder
				Out of copyright



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IMAGES - 1 per page

Image caption	Metropolitan Estate.				
Image year	1885	Image by		Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Virginia Estate.				
Image year	1901	Image by		Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Blair Gowrie Estate.				
Image year	1902	Image by		Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Detail of a typical Victorian dwelling with characteristic details, such as mouldings and pilasters, and a landscaped garden enclosed by a palisade fence at Rosedale Street.				
Image year	2023	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	A series of Victorian terraces on Channel Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical view of Federation housing with original detailing, and street tree plantings, along Abergeldie Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	View along Gelding Street, showing typical housing types.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS									
Name of Item	Rathgae Estate Heritage Conservation Area								
Other Name/s Former Name/s									
Item type (if known)	Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Subdivision – designed								
Area, Group, or Collection Name									
Street number	Various								
Street name	Bay Street, Church Street, Croydon Road								
Suburb/town	Croydon						Postcode	2132	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude	n/a				Longitude	n/a		
Location - AMG (if no street address)	Zone	-	Easting	-	Northing	-			
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Wangal Country, the Rathgae Estate Heritage Conservation Area (HCA) is of local heritage significance.</p> <p>The area is of historical significance as the result of the 1910 Rathgae Estate subdivision around Rathgae house (1870) and a stone cottage (circa 1859–1869), which remain in the centre of the former subdivision on a battle-axe allotment at 18A Bay Street. Rathgae house and this cottage are listed collectively as an individual heritage item.</p> <p>The area has historical association with prominent figures associated with the history of Rathgae house including James Sandy, one of the first aldermen to be elected to Ashfield Borough Council, who was responsible for the construction of Rathgae house in 1870.</p> <p>The area is of aesthetic significance for its 1910 subdivision pattern (with some 1920s and later re-subdivision) around the Victorian period Rathgae house and its remaining grounds. The area is of aesthetic significance for its consistent streetscapes of detached and semi-detached Federation Queen Anne style face brick single-storey houses, single-storey detached Federation Queen Anne style weatherboard houses, and single-storey detached brick Inter-War Californian bungalow style houses.</p> <p>The Rathgae Estate HCA is rare as a 1910 subdivision of a Victorian period house estate where the Victorian period house—Rathgae, built 1870—remains in the centre of the subdivision. It is also rare for the circa 1859–1869 stone cottage which remains as part of the Rathgae house site.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

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DESCRIPTION					
Designer					
Builder/ maker					
Physical Description	<p>The Rathgael Estate area is located in the northern portion of Croydon bounded by Bay Street to the north, Croydon Road to the east, Church Street to the south and residential properties to the west. It is near Centenary Park and Wests Sports Club but is otherwise in a wholly residential area. The topography of the HCA rises gently from the southeastern corner to the northwestern edge.</p> <p>The HCA generally retains its original subdivision pattern and consists of Federation, interwar and postwar housing typologies. They are predominantly single-storey detached cottages. The exceptions are three pairs of semi-detached houses fronting Croydon Road.</p> <p>Typical Federation style architectural elements include face brick, rendered brick and weatherboard walls, and hipped and gabled tiled roofs featuring masonry chimneys and decorative ridge capping. Front façades are generally asymmetrical with a gable bay, front verandah and timber elements such as bargeboards, brackets and posts. Timber-framed casement windows in sets of three are common along with timber-framed doors with sidelights, fanlights and coloured glass panes.</p> <p>Inter-War Californian bungalow style properties are typically constructed of brick with a hipped and gabled roof with two front-facing gables, rendered walls, a front verandah with masonry balustrade and posts with decorative timber brackets.</p> <p>Both the Rathgael house and the stone cottage remain in the centre of the present Rathgael Estate HCA on a battle-axe allotment at 18A Bay Street as a local heritage item.</p> <p>Houses are generally set back from the street with small front yards and narrow side driveways with garages to the rear. There are a few houses with carports or garages in the front gardens, including 87, 89, 97 and 103 Church Street. There are no notable street plantings. Remnant Victorian tree plantings are retained in the grounds of Loreley Court (81/81B Bay Street) and the centre of the HCA.</p>				
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.</p>				
Construction years	Start year		Finish year		Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications include changes to materials, cement rendering of face brickwork on Federation or interwar houses, loss of chimneys and installation of modern roof cladding (e.g. concrete tiles). Some front verandahs have been enclosed, timber window frames replaced with aluminium frames, and carports or garages added in front gardens. Some properties have modern front fences of unsympathetic design and materials, particularly high, solid masonry front fences.</p>				
Further comments					

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HISTORY	
Historical notes	<p>The Inner West Council area, including this study area, occupies the traditional land of the Gadigal and Wangal people.</p> <p>The HCA is named for the property 'Rathgael'. This land was part of a 100-acre grant made to Captain John Townson in 1793. By 1818 it had been consolidated into Ashfield Park Estate, an extensive holding owned by Joseph Underwood. The Ashfield Park property was located between what is now Bay Street and Parramatta Road and between Byron and Scott streets. The Ashfield Park house itself, was not built until the 1870s by Samuel Smyth who purchased the land from Underwood's estate. The curtilage of that large property was subdivided in 1904 and Ashfield Park house demolished by 1910 and the land further subdivided.</p> <p>In the meantime, the part of Underwood's estate between the present Bay Street and Church Street was purchased by HC Brooks of Hunters Hill in 1859. He sold his land to Catherine Bowen in 1867 and she transferred it in trust to her daughter Elizabeth Sandy, whose husband James was one of the first aldermen to be elected to Ashfield Borough Council. By 1870 James Sandy had built 'Rathgael', a two-storey, 11-room house with a shingle roof, facing east towards Croydon Road. At this date a single-storey stone cottage in the Old Colonial Georgian style was located immediately south of Rathgael house, having been built between 1859 and 1870 on part of the Ashfield Park Estate, perhaps as an outbuilding of Ashfield Park house.</p> <p>Both Rathgael house and the stone cottage are extant in the centre of the present Rathgael Estate HCA on a battle-axe allotment at 18A Bay Street and are collectively listed as a local heritage item.</p> <p>James Sandy died at 'Rathgael, Croydon Road Ashfield', aged 58, on 20 May 1883. His trustees advertised the auction sale on 11 February 1885 of the whole of the elegant household furniture and effects' of Rathgael. Following this sale the property was leased to tenants as the residence was advertised to let the following month when it was described as a house containing '8 good rooms, exclusive of pantries, bathrooms, kitchens, laundry, etc, and there are coachhouses, stables and cowsheds...[and] the land comprising an area of over 12 acres is divided into garden, fowlyard and several paddocks' (<i>Sydney Morning Herald</i>, 28 February 1885, p 23). By April the property was in the occupation of EC Thorp, MD and IMS, and CG Thorp, MB, physicians and surgeons, who advertised themselves at Rathgael House, Croydon Road and Bay Street, Ashfield.</p> <p>The trustees of the estate advertised Rathgael house and grounds, with frontages to three roads, for auction sale on 23 September 1887 as a 'Capital residence' which would 'prove profitable to speculators, Building Societies and others for subdivision...' (<i>Sydney Morning Herald</i>, 19 September 1887, p 11). The property was sold at this date and retained intact. By 1895 the occupant of the residence was the Hon. Alexander Campbell Budge, Clerk of the NSW Executive Council, who lived here until his death in August 1907. Rathgael, 'a gentlemen's villa residence in about 9 acres of grounds', was advertised to let in January the following year (<i>Sydney Morning Herald</i>, 25 January 1908, p 18).</p> <p>The following month the Perpetual Trustee Co Ltd advertised the property for auction sale comprising two lots, Rathgael and over 8 acres of land with frontages to Croydon Road, Church Street and Bay Street (Lot 1) and Lot 2 was opposite Lot 1 on the east side of Croydon Road. It appears that the property did not sell because in early 1910 Charles James Turner of Sydney, auctioneer, lodged an application to convert the property into Torrens title. It comprised 10 acres one rood and 3 ¾ perches of land, consisting of lots 27 and 28 in Section 1 and part of Lot 9 of Section 2 of Ashfield Park Estate. He simultaneously subdivided the land as the Rathgael Estate (Deposited Plan 5974) into 54 allotments, both sides of Croydon Road. That part of the estate comprising the HCA consisted of 40 lots.</p> <p>The estate was advertised for auction sale on 19 February 1910. Turner reported a large attendance at the auction sale with spirited bidding. In total 21 allotments were sold on the day, realising a sum of £1977 16s. The first sales are registered on Certificate of Title Vol 2102 Fol 197 in February 1911. Sales in the estate continued until the early 1920s.</p> <p>Allotment 19 was later divided into two (now 184–186 Croydon Road) and lots 21 and 22 were resubdivided as three lots (now 176–180 Croydon Road). Later, lots 25 and 26 were each likewise divided into two (now 164–170 Croydon Road).</p>

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	The allotment comprising Rathgael house was further subdivided in the 1920s as the Bay Estate, creating further allotments including 18A Bay Street (containing Rathgael house), 18 and 18B Bay Street (a three-storey brick residential flat building), and 24, 26 and 28 Bay Street. In the 1970s the two irregular allotments, 28 and 29, were further subdivided as four allotments—79, 79A, 81 and 81A Church Street—and redeveloped with 1970s housing. The 'A' numbers are battle-axe lots.
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THEMES	
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rathgael Estate is of historical significance as an area developed through the subdivision of the Rathgael Estate.</p> <p>The land was originally part of a 100-acre grant made to Captain John Townson in 1793 and purchased by Joseph Underwood in 1818 to be absorbed into the Ashfield Park Estate. The land transferred owners multiple times before becoming Rathgael, a two-storey house with 11 rooms, built by Elizabeth Sandy and James Sandy, who was one of the first aldermen to be elected to Ashfield Borough Council.</p> <p>Following Sandy's death in 1883, the trustees of his advertised an auction sale on 11 February 1885 of 'the whole of the elegant household furniture and effects' at Rathgael, Croydon (<i>Sydney Morning Herald</i>, 3 February 1885, p 13). rented out the house for a time. It was sold in 1887 as a home and occupied until 1910 when it was advertised for sale as a subdivision of 54 lots around Rathgael house. The Rathgael Estate subdivision contained 40 allotments on Bay Street, Church Street and Croydon Road. The Rathgael site was further subdivided in the 1920s.</p> <p>The properties in the HCA demonstrate a significant period of development in the Croydon area and the subdivision of large estates in the Inner West.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Rathgael Estate HCA is associated with James Sandy, one of the first aldermen to elected to Ashfield Borough Council. He built Rathgael house.</p> <p>It also has historical associations with Captain John Townson, who was initially given the 100-acre grant, and Joseph Underwood, an Ashfield pioneer, who absorbed the land into the Ashfield Park Estate.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Rathgael Estate is of aesthetic significance for its substantial Federation Queen Anne style cottages and Inter-War Californian bungalows.</p> <p>The area retains the original 1910 subdivision pattern as well as the narrow streets and lack of nature strips on Bay Street, Church Street and Croydon Road, reflecting Victorian-period road formation. These streets display typical housing typologies such as detached single-storey weatherboard Federation buildings, detached and semi-detached face brick single-storey Federation style dwellings, and Inter-War Californian bungalows.</p>

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	<p>These properties display original features including front verandahs with original detailing, original main roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys, gable ends facing the street with original timber shingled, roughcast render or imitation half-timbered finishes, original timber-framed windows and timber panelled doors.</p> <p>Properties have small setbacks from the street, allowing for small front gardens, and are bounded by timber picket, low brick or brick and timber picket fences.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Rathgael Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Rathgael Estate HCA has not been assessed under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Rathgael Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Rathgael Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Rathgael Estate HCA is locally rare within the Croydon area because it contains Rathgael. This house, along with the other properties in the HCA, shows the pattern of development and subdivision throughout the Federation and interwar periods. The HCA demonstrates a highly intact grouping of well-detailed and well-maintained properties along with the original estate building, which is uncommon in the area.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Rathgael Estate comprises a series of single-storey Federation and Inter-War Californian Bungalow style houses. The dominant building material is brick; however, there are at least three houses constructed in weatherboard and Rathgael house is built in sandstone. The buildings demonstrate characteristic Federation and interwar typologies and are historically and aesthetically representative of a significant period of development in the Croydon area.</p> <p>The Rathgael Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Rathgael Estate HCA maintains a high level of integrity and intactness. A small number of houses have undergone alterations which have removed original details and materials.</p> <p>The three-storey brick 1920s residential flat building Loreley Court is a conspicuous element in the estate which does not conform to the overall scale and bulk of housing but is consistent with the period of development of the Rathgael Estate.</p>

HERITAGE LISTINGS

Heritage listing/s	-
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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Advertising	<i>Sydney Morning Herald</i>	Preliminary Notice	Feb 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon-To Let, Rathgael	28 Feb 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	RC Thorp MD	3 Jun 1885	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon-Rathgael	25 Jan 1908	Trove, National Library of Australia
Advertising	<i>Daily Telegraph</i>	By order of the Perpetual Trustee Co Ltd	5 Feb 1908	Trove, National Library of Australia
Advertising	<i>Sydney Morning Herald</i>	Croydon Croydon Croydon	29 Jan 1910	Trove, National Library of Australia
Land title		Primary Application Search Book 16339	1910	NSW Land Registry Services
Land title		Certificate of Title Vol 2102-197	1910	NSW Land Registry Services
Article	<i>Sydney Morning Herald</i>	Croydon: Rathgael Estate	21 Feb 1919	Trove, National Library of Australia

RECOMMENDATIONS	
Recommendations	<p>The Rathgael Estate HCA is included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>. This listing should be updated to reflect the HCA's new boundary.</p> <p>The heritage significance and historic character of the Rathgael Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>The detailed character statement and development controls specific to the Rathgael Estate HCA should be updated within the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report	-		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page					
Image caption	Rathgael Estate HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	Typical street view of Rathgael Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of Rathgael Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical street view of Rathgael Estate HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS							
Name of Item	Terrace Garden Estate						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number	Various						
Street name	Osgood Avenue						
Suburb/town	Marrickville					Postcode	2204
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude	n/a			Longitude	n/a	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Terrace Garden Estate heritage conservation area (HCA) has significance for historic, aesthetic, rarity and representative values at a local level, as a highly intact Federation housing development. The HCA is historically associated with ginger beer manufacturers William Augustus Starkey and his brother John Starkey. William Starkey lived close by at Gladstone Hall, Marrickville, and had purchased 9 acres of land from the Petersham Estate in 1871 which he owned until his death in 1888.</p> <p>In 1909, Starkey's land was subdivided by the trustees of his estate into 40 lots as the Terrace Garden Estate which was advertised for auction sale on 1 May 1909 in Osgood Avenue and Terrace Road (now Ewart Street). In total 22 of the allotments were sold on the day, suggesting the area was highly desirable to new residents.</p> <p>The area maintains the original block form of the Terrace Garden Estate created in the 1909 subdivision and demonstrates key Federation housing typologies. The cottages throughout the HCA are well maintained and display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area. The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period. The HCA is a largely intact streetscape which expresses the early twentieth-century character of the area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>Terrace Garden HCA is located in the southwest corner of Marrickville near Dulwich Hill Station. It is a compact street of predominantly single-storey detached Federation houses bounded by Ewart Street to the south and School Parade on the north.</p> <p>The housing stock largely dates to the subdivision of the Terrace Garden Estate and displays largely intact examples of Federation houses, notably single-storey brick bungalows with pitched roofs, gables, timber joinery and Marseille tiles roofs. Several dwellings have undergone some alterations and additions including rear additions, reskinning and rendering. The houses have consistent setbacks behind brick fences with side driveways and the street is lined with mature trees. The architectural form and detailing of the houses demonstrate typical features from this era, including steep roof forms, chimneys, face brickwork with rendered details, original joinery and verandah details. Each of the buildings is of a different, but complementary, design.</p> <p>The properties feature small front gardens and low masonry fences. Trees have been planted along the road on either side which contribute to the character of the area.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
Construction years	Start year	1908	Finish year	1919	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>There are few modifications to the properties in the HCA. Minor alterations including bars on windows, replacement fences, handrail additions and replacement of timber-frame windows with aluminium windows are uncommon on the street.</p> <p>A substantial new building, The Onyx, does disrupt the flow and character of the street; however, it does not diminish the significance of the area.</p>					
Further comments						

HISTORY	
Historical notes	<p>Dulwich Hill occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Moore's land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Terrace Garden Estate HCA comprises a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately 9 acres of land from Priddle and Macarthur's subdivision of the Petersham Estate. He converted that land to Torrens title in 1886.</p> <p>Following Starkey's death, the property passed by transmission in 1888 to his brother, John Starkey. When he later died, the property passed by transmission in 1898 to the Permanent Trustee Company of New South Wales Ltd. In 1909 the company subdivided the land into 40 lots as the Terrace Garden</p>

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	<p>Estate (DP 5598). The estate was advertised for auction sale on 1 May 1909 as comprising 'excellent park like building land' (<i>Sunday Sun</i>, 17 April 1910, p 3) located in Osgood Avenue and Terrace Road (now Ewart Street). Raine and Horne reported that the auction was very successful with 'numerous [people in] attendance and the competition was keen throughout the sale' (<i>Sunday Times</i>, 2 May 1909, p 3) and a total of 22 lots were sold on the day, realising £1552 15s.</p> <p>The residue of unsold allotments was auctioned on 23 April 1910 and several lots were sold, totalling £581 10s.</p> <p>The allotments were listed for the first time in the 1908–1910 Valuation Book and their respective owners were named. The assessed unimproved capital values varied between £50 and £90. According to the 1911–1913 Valuation Book there were then 11 houses erected on the east side of the street and just four on the opposite side of the street. By 1917–1919 all bar one allotment (No. 35) had been built upon on the west side of Osgood Avenue.</p>
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THEMES

National historical theme	4 Building settlements, towns and cities
State historical theme	Planning Urban Settlements
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The subdivision pattern and buildings in Osgood Avenue, dating from 1909, are part of the residential development of the former Terrace Garden Estate which in the course and pattern of the Marrickville area is significant.</p> <p>The Terrace Garden Estate HCA originates from the Terrace Garden Estate, which was subdivided in 1909 from the property and block of land known as Terrace Gardens, Marrickville. Osgood Avenue, the key component of this HCA, was formed in the 1909 subdivision. In total 22 lots were sold at the sale and the residue was sold the following year. Purchasers built upon their allotments between 1909 and the end of World War I. Of the 22 lots in Osgood Avenue, 11 were built upon along the eastern frontage and four along the western side by 1911–1913. Houses were built on all bar one allotment (No. 35) by 1917–1919.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Terrace Garden Estate is historically associated with notable local people, including William Augustus Starkey and his brother John Starkey. William Augustus Starkey purchased 9 acres of land from the Petersham Estate in 1871 and owned it until his death in 1888, when it passed to his brother. The Terrace Garden Estate was subdivided by the Trustees in 1909.</p> <p>William Starkey founded Starkey's Ltd in 1838 as a ginger beer factory in the heart of the city. Starkey's Ltd was purchased by Shelley's in the 1950s. Starkey's was at one point the largest ginger beer factory in the Southern Hemisphere. William Augustus Starkey lived close by at Gladstone Hall, Marrickville.</p> <p>These connections are, however, incidental, and the subdivision does not provide clear and significant evidence of the life or works of associated people.</p> <p>The Terrace Garden Estate HCA therefore does not meet the threshold for cultural significance under this criterion.</p>

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Aesthetic significance SHR criteria (c)	<p>The Terrace Garden Estate HCA has cultural significance for its aesthetic values. The area maintains the original block form of the Terrace Garden Estate and demonstrates well-maintained examples of key Federation housing typologies. The cottages throughout the HCA display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs, and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area.</p> <p>The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Terrace Garden Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Terrace Garden Estate HCA is likely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Terrace Garden Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Terrace Garden Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Terrace Garden Estate was developed during the early Federation period, representing several significant typologies. Despite modifications, the area displays a good degree of integrity and intactness. The variety of design along Osgood Avenue should also be noted as an uncommon occurrence in the local area where nearby streets have nearly identical properties.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Terrace Garden Estate HCA represents a period of development following the subdivision of the Terrace Garden Estate. It contains many examples of Federation housing which feature typical elements including timber joinery, front verandahs, pitched gabled roofs, brick fences and chimneys. The properties demonstrate the historic character of the area and are representative of the residential development in Marrickville during the early 1900s.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>Terrace Garden Estate HCA is highly intact and has a good level of integrity.</p> <p>Most of the houses have retained their original façade details and materiality. Some properties, such as a postwar apartment building and a contemporary multistorey apartment building, do not fit into the Victorian/Federation character of the HCA; however, they utilise similar construction materials, setbacks and vegetation and do not detract from the overall character of the place.</p> <p>There are few major modifications to the properties within the HCA. Minor alterations include the introduction of security bars to windows, replacement of fences, and installation of handrails. The replacement of timber window frames with aluminium frames is uncommon on the street.</p>

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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Subdivision plan	William Brooks & Co Ltd	Terrace Garden Estate Dulwich Hill	1909	State Library of NSW
Subdivision plan	William Brooks & Co Ltd	Terrace Garden Estate Dulwich Hill	1910	State Library of NSW
Newspaper	<i>Sunday Times</i>	Advertising	2 May 1909, p 3	Trove, National Library of Australia
Newspaper	<i>Sunday Sun</i>	Advertising	17 Apr 1910	Trove, National Library of Australia
Council Archives	Municipality of Marrickville	Valuation Book	1911-1913	Inner West Library

RECOMMENDATIONS	
Recommendations	<p>The Terrace Garden Estate should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Terrace Garden Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Terrace Garden Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Terrace Garden Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	Terrace Garden Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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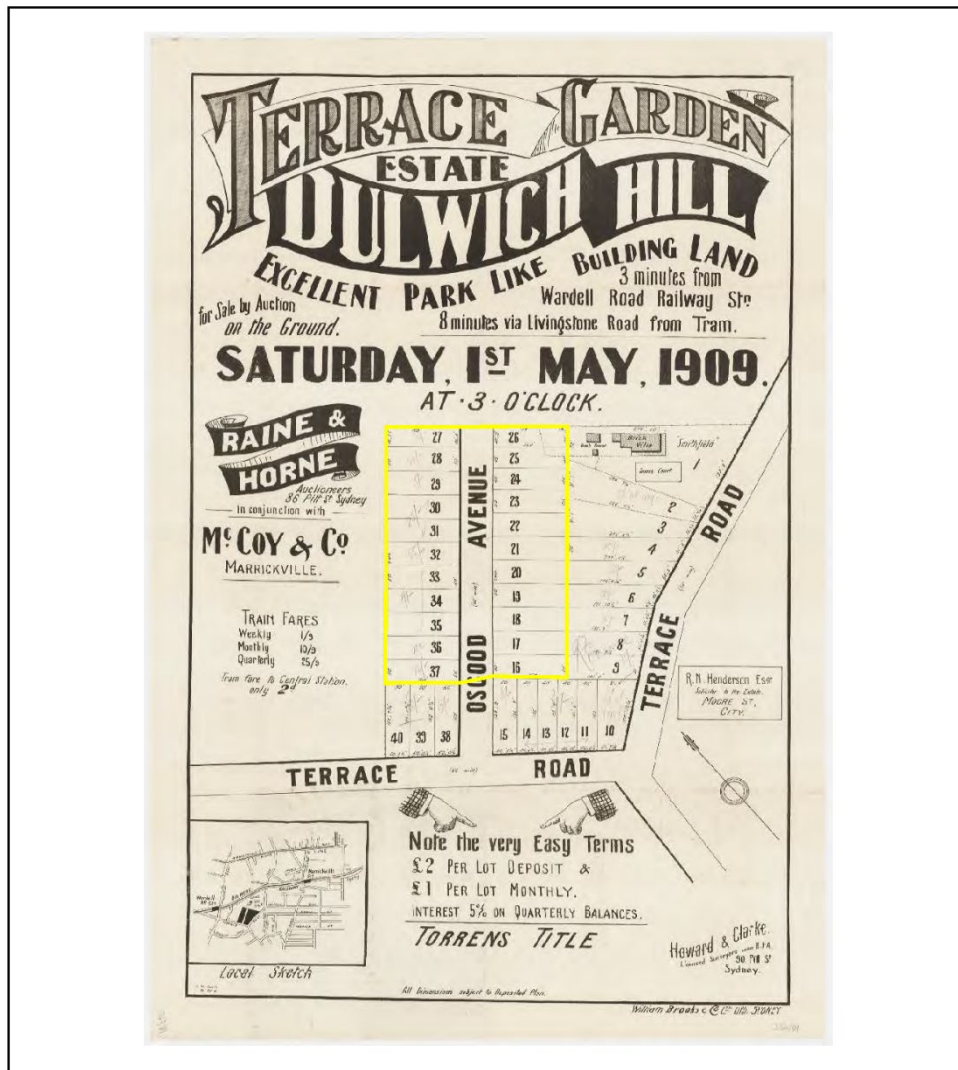
Image caption	Aerial view of the HCA in 1943 with overlay showing HCA boundary.				
Image year	1943	Image by	SIX Maps	Image copyright holder	NSW Spatial Services



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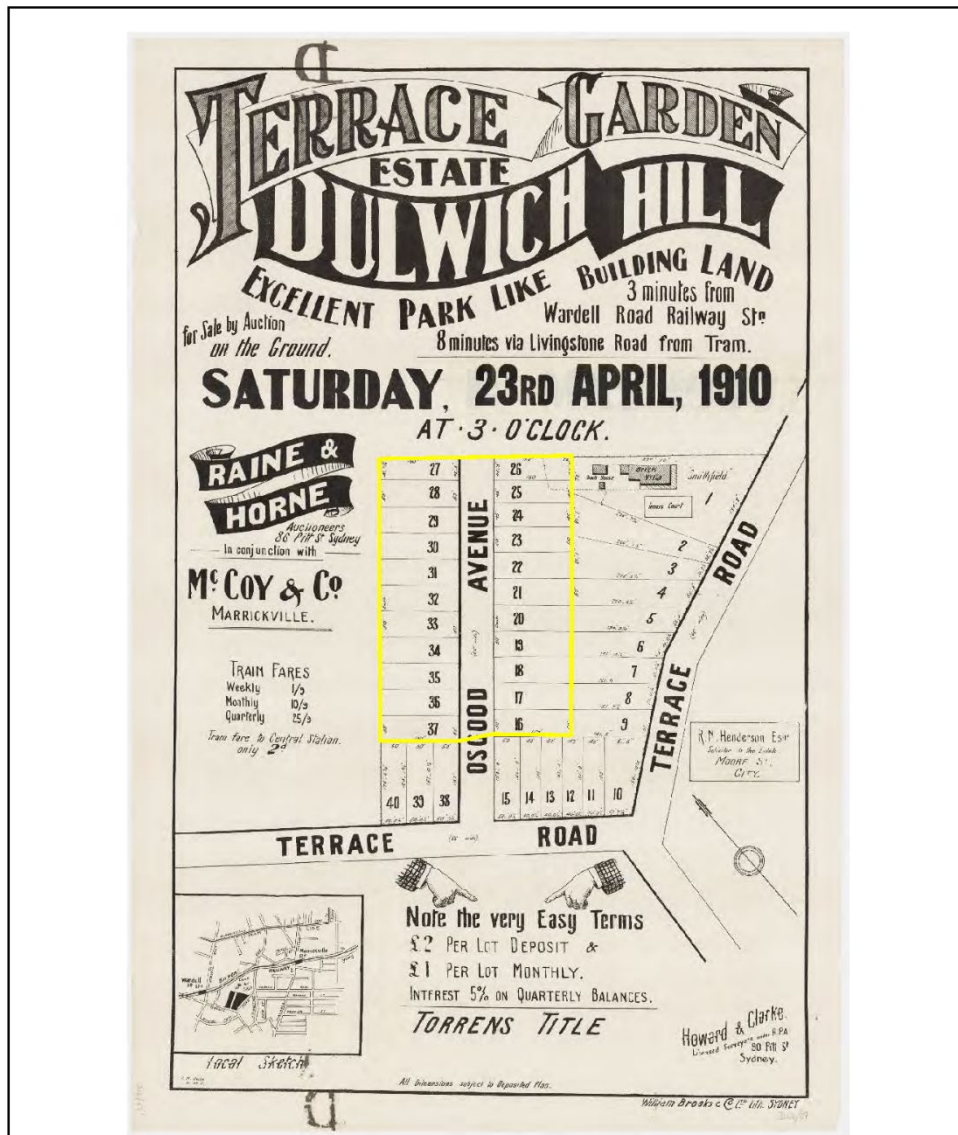
Image caption	Terrace Garden Estate, Dulwich Hill, with overlay showing HCA boundary.				
Image year	1909	Image by	William Brooks & Co Ltd, Lithographers for Howard & Clarke	Image copyright holder	Out of copyright



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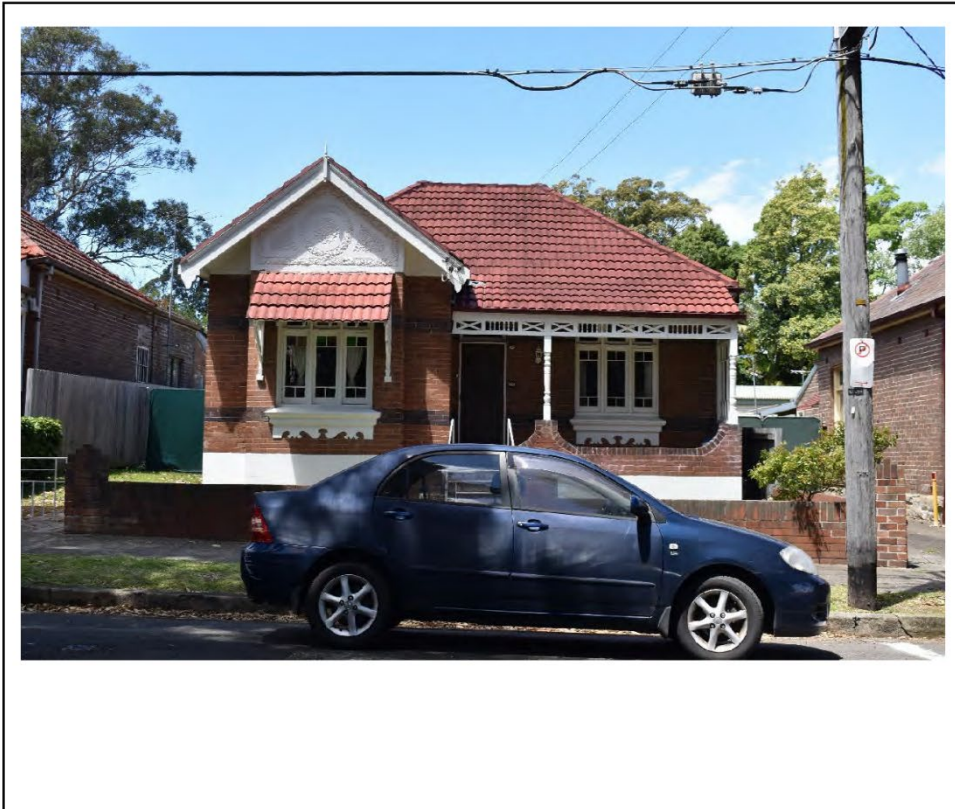
Image caption	Terrace Garden Estate, Dulwich Hill, with overlay showing HCA boundary.				
Image year	1910	Image by	William Brooks & Co Ltd, Lithographers for Howard & Clarke	Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	A typical dwelling within the HCA (12 Osgood Avenue).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	A typical dwelling within the HCA (14 Osgood Avenue).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	View showing the street trees.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS									
Name of Item	The Parade								
Other Name/s Former Name/s									
Item type (if known)	Heritage Conservation Area								
Item group (if known)	Urban Area								
Item category (if known)	Other—urban area								
Area, Group, or Collection Name									
Street number	Various								
Street name	The Parade								
Suburb/town	Dulwich Hill						Postcode	2203	
Local Government Area/s	Inner West								
Property description	Various								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Various								
Current use	Residential								
Former Use	Residential								
Statement of significance	<p>Located on Wangal Country, the Parade Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values and representativeness.</p> <p>The HCA has historic value for the subdivision represents a key phase of development in the district during the Federation period. It is culturally significant within the Dulwich Hill and Marrickville area as it evidences the residential subdivisions that formed the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>Yule's Estate subdivision at Dulwich Hill, which included The Parade, was considered a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).</p> <p>The HCA demonstrates aesthetic values for several fairly well-maintained cottages that demonstrate the use of weatherboard and brick in modest single-storey forms. The precinct is one of the few remaining areas in this part of the Inner West which retains a group of weatherboard Federation-era cottages.</p> <p>The Parade HCA is representative of residential development during the early Federation period following the first two subdivisions of Yule's Estate. It also reflects the intermittent development that took place in subsequent eras, which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials of the period and featuring typical detailing.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>The Parade HCA is located in the south of Dulwich Hill near the west boundary. It is confined to the northern side of The Parade between Myra Road and Terrace Road. On the other side of the road is the railway line set back by a row of mature trees and lawn.</p> <p>The HCA originates from four lots of Yule's Estate, which was further subdivided in 1901 with the introduction of Myra Lane. The block plan and lot boundaries have been retained except for a few that have been divided into two. Modest, single-storey, weatherboard and brick Federation houses with consistent setbacks and small front gardens make up the dominant typology of the area. Other typologies include masonry Inter-War and Post-War cottages. Federation cottages have typical features such as gabled roofs, timber bargeboards, soffits, and front verandahs with decorative posts.</p> <p>Several buildings have undergone modification including rendering and painting of face brickwork, replacement of timber joinery and leadlight glass elements with aluminium windows. The streetscape of The Parade is characterised by regular mature trees, planted before 1943, on the southern side of the street alongside the railway corridor.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The HCA is in fair condition. The properties vary from well to poorly maintained, and overgrown gardens encroach on the properties. However, most issues are reversible. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1899	Finish year	c.1910	Circa <input checked="" type="checkbox"/>
Modifications and dates	Some houses in the HCA have been modified by the introduction of contemporary fabric such as rendering of external walls, the replacement of timber windows with aluminium-framed windows and new glazing, and the alteration of front verandahs. Most alterations are reversible.				
Further comments					

HISTORY	
Historical notes	<p>Dulwich Hill occupies the traditional land of the Wangal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Parade was formed in a subdivision of Yule's Estate in 1899. In 1873, Charles Bampffield Yule of Cornwall, England, converted lots 1, 2, 3, 5 and 6 in Sec E of Priddle and Macarthur's subdivision of part of 1B of the Petersham Estate to Torrens title. The 24 acres of land extended south from New Canterbury Road. Following Yule's death in November 1878, the property passed in October 1881 by transmission to Jane Elizabeth Margaret Emma Yule of Cornwall and Fanny Alexandria Augusta Chard and her husband William Wheaton Chard of India. They appointed a succession of representatives to deal with their land in Australia. Alfred Edmund Jaques and Alfred Consett Stephen commenced the subdivision of the 24 acres of land as Yule's Estate.</p>

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	<p>Yule's Estate was subdivided and advertised for auction sale on 21 January 1899 'by order of the Master in Equity' (Deposited Plan 3521). The estate comprised a total of 27 villa sites and large blocks fronting New Canterbury Road, Garnet Street, Myra Road, Terrace Road and The Parade. Only a few blocks sold at this time so the estate was resubdivided under two deposited plans, 3599 and 3830. Between April 1899 and March 1900 only a handful of lots sold on the estate including Lot 41 and lots 56–57 (in one transaction) fronting The Parade.</p> <p>Lots 13, 19 and 21 in DP 3521 in Garnet Street were resubdivided in mid-1900 by the Universal Land & Deposit Bank Ltd to form 13 allotments (DP 3830).</p> <p>The residual unsold allotments were progressively sold during the rest of 1900. Hardie and Gorman advertised the auction sale of the residue of Yule's Estate on 16 March 1901 as 'splendid open land, Torrens title, 33ft frontage and good depths' (Daily Telegraph, 9 March 1901, p3). The proximity of the estate to Fernhill Railway Station (Dulwich Hill) and the Dulwich Hill Tram were key selling points for the 'grand building allotments' in the estate. The remaining allotments in Yule's Estate were sold by the end of 1901.</p> <p>By 1905–06, seven houses were built in The Parade and, according to the <i>Sands Directory</i>, there were nine residents in the street.</p> <p>The site at the corner of Garnet Street and The Parade was sold in 1908 to Charles Moore of Dulwich Hill, a carpenter. He promptly built a cottage on this parcel, which is listed in the 1908–1910 Valuation Book. There was little new development after this date.</p>
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THEMES

<i>National historical theme</i>	4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements
<i>State historical theme</i>	4 Building settlements, towns and cities – Accommodation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Parade HCA is culturally significant within the Dulwich Hill and Marrickville area because it represents one of the major residential subdivisions forming the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>The area was subdivided and developed to meet the growing housing needs of a rapidly expanding Sydney metropolis. The Yule's Estate at Dulwich Hill was a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill). The subdivision is associated with one of the key phases of development in the district, namely the Federation period. The Parade retains several well-maintained cottages that demonstrate the preference for modest single-storey forms and weatherboard fabrication. The precinct is one of the few remaining areas in this part of the Inner West with a collection of Federation-era weatherboard cottages.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Parade HCA is associated with notable local historical figures. The area originates from land associated with one of the early purchasers of the subdivision of Dr Robert Wardell's Petersham Estate. Charles Bampffield Yule, an explorer and author of the Admiralty Australia Directory, was based out of Sydney in the 1840s and married Jane Elizabeth Priddle, a member of the extended family of Dr Robert Wardell.</p> <p>Wardell had acquired Thomas Moore's extensive land grant and adjoining small grants, consolidating it into a 2500-acre (1011-hectare) property in the District of Bulanaming (Petersham). He was murdered in 1834 and the land was divided in 1840 among his three brothers-in-law on behalf of his three sisters. The land was exploited by Moore and Wardell for its rich stands of timber and remained unsettled until the 1840s when Wardell's family began to subdivide the Petersham Estate.</p>

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	<p>There is no evidence that Yule occupied the site for any substantial period of time or utilised the land for purposes other than investment. Further, apart from the name of the estate, Yule's association with the area is incidental because he left the management of the estate in the hands of local agents and the land containing The Parade was not subdivided until 1899, long after his death.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Parade HCA has cultural significance for its aesthetic values. It generally retains a consistent architectural form and rhythm in the streetscape, though many of the buildings have lost some of their original architectural detailing and character. The subdivision pattern is legible in the streetscape as well as the lot boundary, which show few changes from the early Federation era.</p> <p>The properties are predominantly Federation cottages, although there are some interwar and postwar dwellings present. The cottages display typical features such as hipped and gabled roofs, timber battens to the gable, front verandahs with decorative posts, and window awnings. Similarly, interwar dwellings feature weatherboard cladding, timber joinery and masonry verandahs whereas postwar dwellings feature face brick façades, large double-hung timber windows and hipped roofs with brick chimneys.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of The Parade has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Parade HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of The Parade HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Parade HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Parade HCA comprises a variety of predominantly Federation and Inter-War housing typologies; however, these are common in the local area. The HCA features a collection of weatherboard Federation cottages, which are uncommon in the Dulwich Hill area, yet their lack of consistency and cohesion means the area does not meet the threshold of significance for rarity.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Parade HCA is representative of residential development during the early Federation period after the first two subdivisions of Yule's Estate and the following era which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials and featuring typical detailing.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Parade HCA has a fair level of integrity. Properties in the HCA have been modified by the introduction of contemporary fabric such as the rendering of external walls, the replacement of timber-framed windows with aluminium-framed windows and new glazing, and the alteration of front verandahs. However, the streetscape generally maintains a consistent architectural form and rhythm, and the original subdivision has been retained.</p>
HERITAGE LISTINGS	
Heritage listing/s	

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Advertising	Daily Telegraph	Next Saturday by order of the Master In Equity, Yule's Estate, Dulwich Hill	9 Mar 1901	Trove, National Library of Australia
Subdivision Plan	Arthur Winbourn Stephen	Part of Yule's Estate Marrickville (DP 3521)	1898	NSW Land Registry Services
Subdivision Plan	Arthur Winbourn Stephen	Part of Yule's Estate Marrickville (DP 3599)	1899	NSW Land Registry Services
Subdivision Plan	Arthur Winbourn Stephen	Plan of Re-subdivision of Lots 13, 19 and 21 Deposited Plan No 3521 Yules Estate Marrickville (DP 3830)	1899	NSW Land Registry Services
Land Title		Certificate of Title Vol 163 Fol 249	1873	NSW Land Registry Services
Land Title		Certificate of Title Vol 1313 Fol 33	1900	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>The Parade HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of The Parade HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to The Parade HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings in the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	The Parade HCA boundary				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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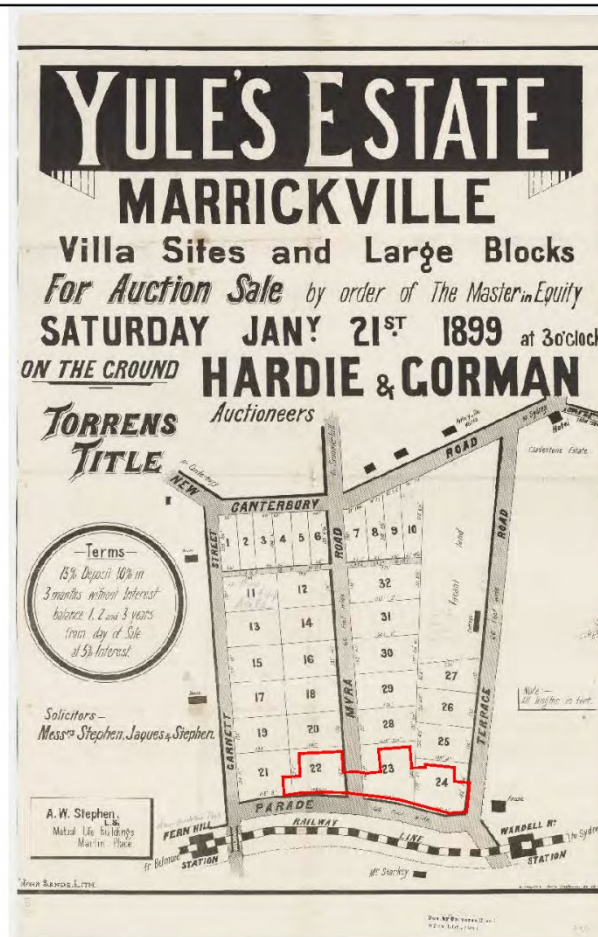
Image caption	The Parade HCA boundary.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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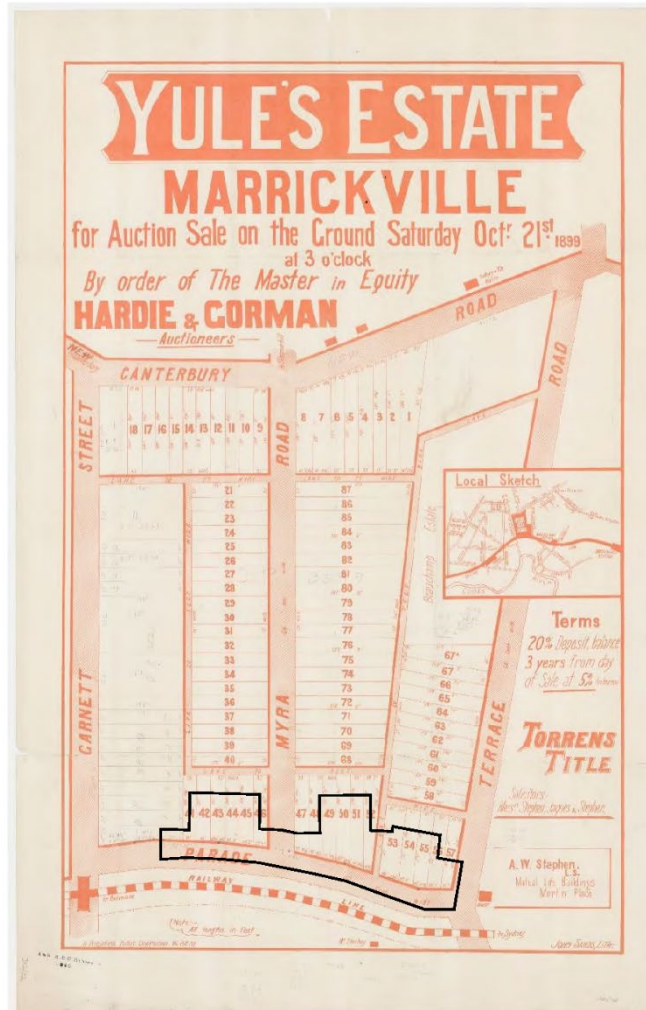
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary				
Image year	1899	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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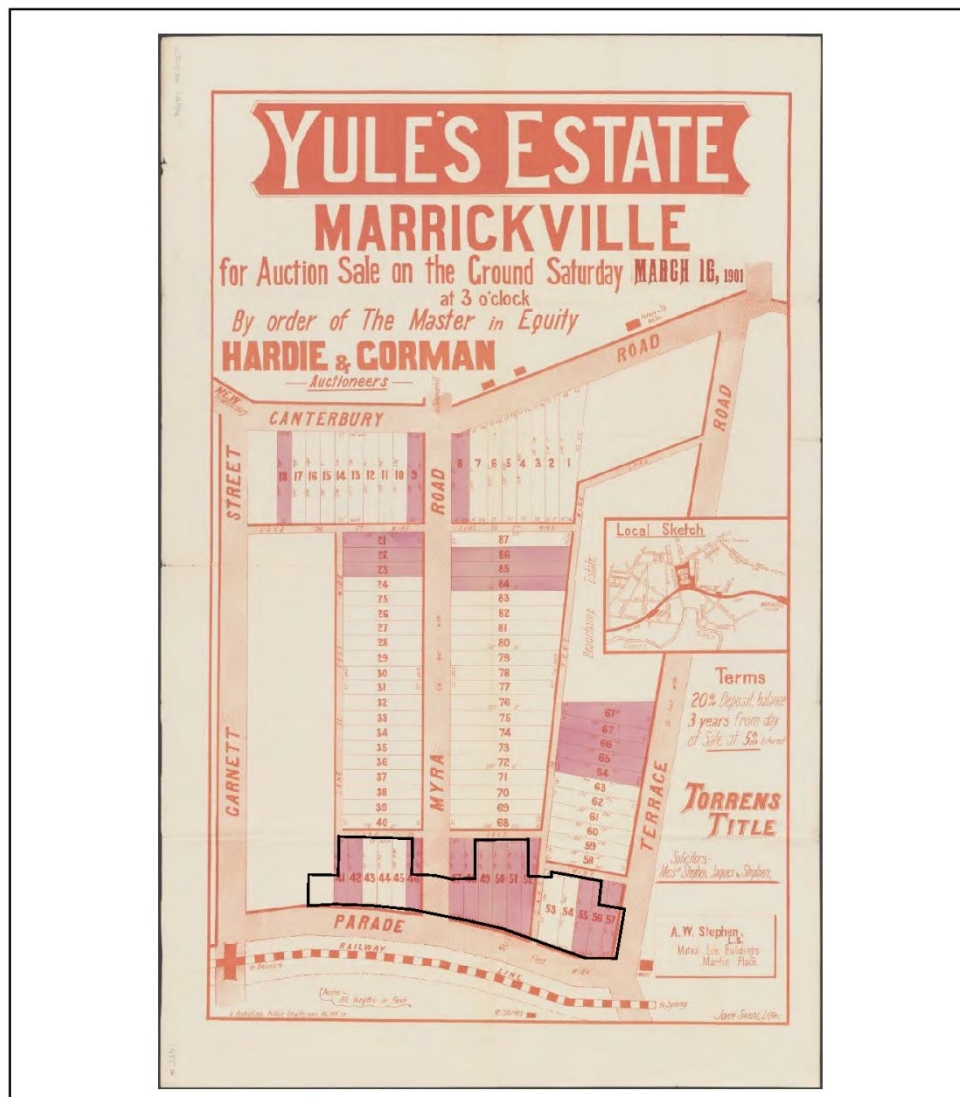
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary				
Image year	1899	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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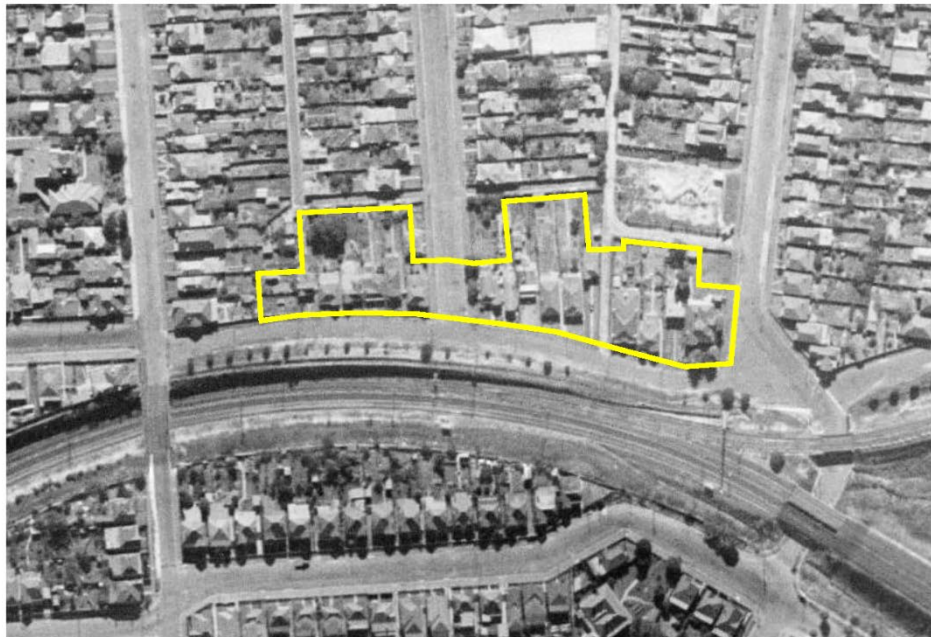
Image caption	Yule's Estate, Marrickville, with overlay showing HCA boundary.				
Image year	1901	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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Image caption	Aerial photograph from 1943 with overlay showing the HCA boundary.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



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Image caption	Typical property within The Parade HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical property within The Parade HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	Typical property within The Parade HCA.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS							
Name of Item	The Shrublands Estate						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number	Various						
Street name	Crawford Place, Darley Street, David Street, Harney Street, Marrickville Road, Pine Street, Robert Lane, Robert Street, South Street						
Suburb/town	Marrickville					Postcode	2204
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Shrublands Estate Heritage Conservation Area (HCA) is locally rare within Marrickville as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings. It is a representative area of Federation period housing, which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.</p> <p>The Shrublands Estate HCA is of historical significance as an area subdivided as Section 1 of the Shrublands Estate in 1909 and comprising houses erected within a narrow time frame leading up to World War I. The HCA features many houses built for merchants and businessmen of the period, such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (a member of the Marcus Clark retailing family).</p> <p>The Shrublands Estate HCA has aesthetic significance for its substantial Federation period detached housing on David Street, Livingstone Road and Marrickville Road, set amid generous gardens and the mature brush box trees in David Street planted (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period 'garden suburb'.</p>						
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Shrublands Estate HCA is located on the western side of Marrickville and comprises a portion of David Street and Livingstone Road between Marrickville Road and Robert Street.</p> <p>The lot pattern from the 1909 subdivision of the Shrublands Estate is retained as are the properties that were constructed in the early 1900s. The primary housing typology is single-storey, detached Federation cottages of brick construction. They typically have hipped and gabled roofs of Marseille tiles, masonry chimneys and decorative bargeboards. Other features present are front verandahs with timber posts, decorative brackets and mouldings around windows. There are also examples of modest Victorian Italianate cottages.</p> <p>The houses have consistent setbacks although properties on the north side of David Street have deeper setbacks. Front gardens and low masonry fences are common throughout the HCA.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
Construction years	Start year	1909	Finish year	1913	Circa	<input checked="" type="checkbox"/>
Modifications and dates	There are few modifications to the properties in the HCA. These include the addition of side garages, replacement of fences, and window and rear extensions.					
Further comments						

HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his three sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>In 1871 George Frederick Durham Priddle and John Fairfowl Macarthur converted several parcels of land, including allotments in the subdivision of Section 1B of Petersham Estate, to Torrens title. A certificate of title was issued in July 1873 to James Norton for lots 7-8 and 21-22 of Section D of Priddle and Macarthur's subdivision of Division 1B of the Petersham Estate. Norton, a prominent Sydney solicitor, was related by marriage to Wardell because his daughter Augusta was married to Wardell's nephew Rev Charles Frederick Durham Priddle. Macarthur was married to Wardell's niece Margaret Anne Priddle.</p> <p>In December 1874, James Norton conveyed lots 7 and 8 of Section D to Macarthur. He in turn conveyed these seven acres of land in October 1884 to James Smith, the second owner of the property. A large mansion, called 'Shrubland', was erected on land to the west of Livingstone Road by mid-1874 and was in the occupation of Thomas Thomas, but for unknown reasons his name is not recorded on the land title. In October 1878 Thomas instructed auctioneers to sell Shrubland, 'that</p>

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	<p>delightfully situated family mansion ... together with the highly improved extensive grounds, in all nine acres' (Sydney Mail and New South Wales Advertiser, 19 October 1878, p 631). The advertisement boasted that the Shrubland property was 'second only to The Warren'.</p> <p>James Smith was one of the partners in Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. He died in 1884 and the estate passed by transmission in late 1888 to William Smith of Melbourne and James Little of Sydney. They transferred Shrubland in August 1895 to James Little and Jessie Smith of Sydney. Following the former's death in 1909, Jessie Smith conveyed the property to herself and auctioneer James Gregg.</p> <p>Simultaneously the estate was subdivided and part of it was advertised for auction sale on 20 March 1909 in two sections as the Shrublands Estate, 'the pick of Dulwich Hill' (Deposited Plan 5482). The estate spanned Marrickville Road west of Livingstone Road. David Street was formed at this date north from Robert Street to connect with Marrickville Road. There were 39 allotments in Section 1 fronting Marrickville Road, David Street and Livingstone Road.</p> <p>The allotments in this estate are first listed in the 1908-10 Valuation Book, with houses erected by 1910 on lots 12-14, 16 and 22-23 in in Section 1 (David Street) and upon Lot 8 in Section 2 (Livingstone Road). The majority of allotments were built upon within the next three years.</p>
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THEMES	
<i>National historical theme</i>	4 Building Settlements, Towns and Cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Shrublands Estate HCA is of historical significance as an area developed within a short time frame within the Federation period (1890-1915). It features many houses built for entrepreneurs of the period such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (of the Marcus Clark retailing family). The HCA demonstrates a significant period of development in the Marrickville area, and the expansion of middle-class housing in the suburb.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Shrublands Estate HCA is historically associated with the creation of the Shrublands Estate by subdivisions in the early 1900s. Shrubland (now part of St Brigid's) was erected by 1874 for Thomas Thomas on land purchased from George Fairfowl Macarthur. The Thomas family lived in this large villa from 1874 until 1878 when it was sold to James Smith of Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. Shrublands was a prominent landmark in the district, and after Smith's death the property was conveyed in 1895 to James Little and Jessie Smith of Sydney. Little and Smith owned the grounds of Shrubland House and much of the land in the surrounding area, including the site of the HCA. Their property was progressively subdivided from 1909, and the Shrublands Estate was created in 1909. The HCA originates from this 1909 subdivision. Although the land has historic associations with the Shrublands Estate broadly, neither the Thomas family nor the Smith family lived or worked on the site of the HCA, nor is there extant tangible connections to this earlier phase of use.</p> <p>The Shrublands Estate HCA does not reach the threshold for cultural significance at a local level under this criterion.</p>

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Aesthetic significance SHR criteria (c)	<p>The Shrublands Estate HCA is of aesthetic significance for its substantial Federation period detached housing in David Street set amid generous gardens and mature brush box street plantings, giving the appearance of a Federation period 'garden suburb'. The dwellings demonstrate the introduction of middle-class housing in the area, shown through the scale, form and materiality of the dwellings. The properties retain fine architectural detailing characteristic of their typologies, which contribute to the character of the streetscape.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Shrublands Estate HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Shrublands Estate HCA is unlikely to meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Shrublands Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Shrublands Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Shrublands Estate HCA is rare within the Marrickville area as a distinctive enclave of substantial Federation period detached houses, gardens and street planting. Although Federation housing is not uncommon in Marrickville, the Shrublands Estate HCA demonstrates a highly intact grouping of well-detailed and maintained properties that is uncommon in the area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Shrublands Estate HCA comprises a series of intact Federation housing developed for affluent, middle class and upper-middle class residents in the early twentieth century. The dwellings demonstrate characteristic Federation typologies, and are representative of characteristic streetscapes of the period, retaining generous gardens and landscaping. The HCA is historically and aesthetically representative of a significant period of development in the Marrickville area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The HCA properties maintain a high level of integrity and intactness. Many original decorative elements have been retained across the houses including coloured-glass windows, timber posts and bargeboards, bricks arches and timber valances.</p> <p>There are some modifications, including the addition of side garages, replacement of fences and window and rear extensions; however, these are not clearly visible to the street and do not detract from the overall historic character of the area.</p>

HERITAGE LISTINGS

Heritage listing/s	A section of this HCA previously formed part of the David Street HCA (C66) listed on the former Marrickville Local Environmental Plan.
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Land title	Land Titles Office	CT Vol 162 Fol 206	1873	NSW Land Registry Services
Land title	Land Titles Office	CT Vol 246 Fol 38	1876	NSW Land Registry Services

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Advertising	<i>Sydney Mail and New South Wales Advertiser</i>	Mansion and grounds, Marrickville Heights	19 Oct 1878	Trove, National Library of Australia
Subdivision Plan		Shrublands Estate Dulwich Hill	1909	State Library of NSW
Primary Application	George Frederick Durham Priddle and George Fairfowl Macarthur	PA 2945	1871	NSW Land Registry Services
Subdivision Plan	P W Rygate	Subdivision of part of Thomas Moore's 700 acre grant, Shrublands Estate	1909	NSW Land Registry Services
Council records	Marrickville Municipal Council	Valuation Book	1911 – 13	Inner West Library

RECOMMENDATIONS

Recommendations	<p>The Shrublands Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Shrublands Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Shrublands Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings in the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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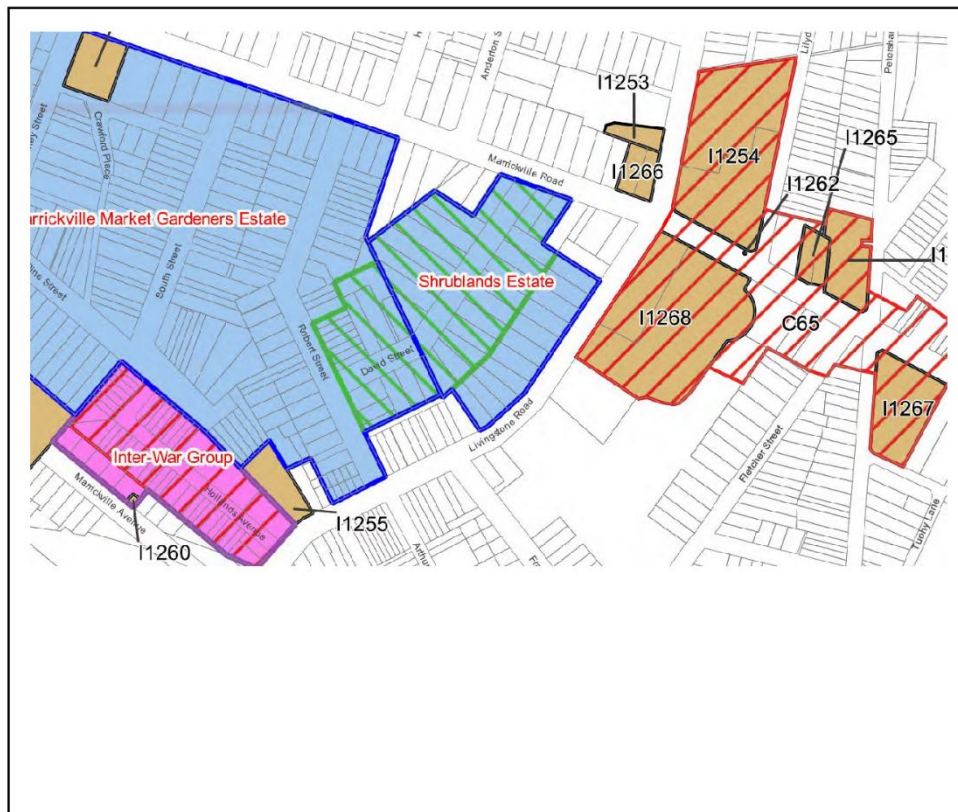
SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	The Shrublands Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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IMAGES - 1 per page

Image caption	The Shrublands Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	The Shrublands Estate HCA in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	SIX Maps



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IMAGES - 1 per page

Image caption	The Shrublands Estate, Dulwich Hill.				
Image year	1909	Image by	Unknown with GML Heritage overlay	Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Typical house within the Shrublands Estate (David Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	11A David Street, a Federation bungalow.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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ITEM DETAILS					
Name of Item	The Warren Heritage Conservation Area				
Other Name/s Former Name/s					
Item type (if known)	Heritage Conservation Area				
Item group (if known)	Urban Area				
Item category (if known)	Other—urban area				
Area, Group, or Collection Name					
Street number	Various				
Street name	Carrington Road, Cary Street, Cooks River, Day Street, Excelsior Parade, Holt Crescent, Illawarra Road, Mansion Street, McGowan Avenue, Premier Street, Renwick Street, Roseby Street, Richards Avenue, Thornley Street, Warren Road				
Suburb/town	Marrickville	Postcode		2204	
Local Government Area/s	Inner West				
Property description	Various				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Various				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Warren Heritage Conservation Area (HCA) has cultural significance at a local level for historical, aesthetic and representative values, demonstrating key late Victorian, Federation and interwar housing typologies. The HCA is historically associated with Thomas Holt and his extensive estate, The Warren. The grand Victorian Gothic mansion, known as The Warren, overlooking the Cooks River, was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley.</p> <p>The remains of the house lie outside the HCA boundary; however, this HCA is representative of the original extent of The Warren property, with the site of the former mansion still legible in the subdivision pattern of the HCA. The grounds of the estate were progressively subdivided and developed, leading to the creation of several layers of residential development in the Victorian, Federation, and interwar periods. Most properties maintain their early lot pattern from the first and second subdivision of The Warren Estate.</p> <p>Dwellings in the HCA display a good degree of integrity and intactness, incorporating typical characteristics such as low-scale, modest construction, timber joinery, hipped and gabled roofs, and details—for example, ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings.</p> <p>Overall, the architectural character of the properties contributes to the surrounding area, representing the development of The Warren Estate and its immediate surrounds from the late 1880s through to the interwar era.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The Warren HCA is located along the south boundary of Marrickville. It is bounded by Illawarra Road, Warren Road, Carrington Road and Cooks River (omitting Area 52) and comprises Cary Street, Cooks River, Day Street, Excelsior Parade, Holt Crescent, Mansion Street, McGowan Avenue, Premier Street, Renwick Street, Roseby Street, Richards Avenue and Thornley Street.</p> <p>The area has been subdivided and developed throughout the late Victorian and Federation periods, resulting in a combination of lots—some narrower, shorter or longer. Overall, it has retained the strong rectangular grid pattern of The Warren subdivision and symmetrical lots evident on Day Street and Roseby Street. The HCA is predominantly residential in character and comprises a variety of Victorian terraces and cottages, Federation brick cottages and interwar bungalows. It includes several individually listed heritage items including The Warren archaeological site. The dwellings throughout the HCA range in scale from modest single-storey buildings to large two-storey terraces. The HCA comprises an area of substantially intact detached housing. There is evidence of cultural overlays to fabric by migrant groups including Greek columns serving as verandah posts and fibreglass balustrades to verandahs and fences.</p> <p>Most properties within the HCA originate from the Federation era. They are typically of masonry construction and feature a front verandah with timber elements such as verandah posts, bargeboards and finials. The earliest dwellings are concentrated at the centre of the HCA along Cary Street, Premier Street, Renwick Street and Excelsior Parade. They are generally late Victorian houses and terraces characterised by ornate iron lace, rendered mouldings, bullnose verandahs and masonry chimneys. There are examples of interwar bungalows throughout the area as well as postwar and contemporary dwellings, but they are fewer in number.</p> <p>Generally, the topography of the area is level. Where there is a slope in the street, such as on Cary Street, houses have been built on brick and stone foundations.</p> <p>Although the front fences vary in material from brick to metal and timber, the setbacks of the dwellings are consistent.</p>					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
Construction years	Start year	1880s	Finish year	1920s	Circa	<input type="checkbox"/>
Modifications and dates	Properties have been modified with contemporary additions and materials.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The village of Marrickville was established in the 1855 Marrick Estate subdivision by Thomas Chalder. Up to this time the area had been sparsely settled by stonemasons, market gardeners and dairy farmers. The influx of new residents included lawyers, architects, members of parliament and senior public servants. Thomas Holt, a wool merchant and politician, built The Warren on his 130-acre (53-hectare) estate overlooking the Cooks River.</p> <p>Trams connected Newtown to Marrickville by 1881 and to the city the following year. Transport was one of the key factors that opened up the district to residential development. Large landholders, in anticipation of the coming of the railway, undertook subdivision of land in close proximity to the proposed rail corridor. The Bankstown line opened from Sydenham to Belmore in 1895 and led to an influx of new residents settling in the cottages and terrace houses built in streets close to the station.</p> <p>Brickmaking, woollen mills, steel and metal works, and service industries were established in the Marrickville area from the 1890s (as well as automotive industry from the 1920s) to take advantage of access to water, land, rail and a pool of potential workers. This in turn created a demand for cheap land and housing close to places of employment.</p> <p>By 1935 Marrickville mayor Henry Morton boasted that everything you could want was made in Marrickville: chocolate, guitars, fishing lines, saucepans, shoes, radios, machinery, margarine, bathtubs and boots. After the Second World War a new wave of residents arrived in the area, many of whom were culturally diverse and recent arrivals, attracted by the availability of work in the many factories in Marrickville as well as cheap housing. Greek migrants were at one time the largest of the ethnic groups that settled in Marrickville. They were joined from the 1970s by Vietnamese and Chinese migrants and refugees, making Marrickville a culturally diverse area.</p> <p>The HCA comprises the first and second subdivisions of The Warren Estate and a small subdivision of land in CT Vol 1458, Fol 200 (1911). For the purposes of this brief history, heritage items A5 and I127 are excluded from the commentary.</p> <p>Thomas Holt purchased 130 acres (52.6 hectares) of the Petersham Estate on the northern slopes leading down to the Cooks River. Here he built the grand castellated Victorian Gothic mansion named The Warren in 1857. It was designed by architect George Mansfield. The mansion contained an impressive art gallery filled with paintings and sculptures from Europe. There were also elaborate stables built into imposing stone walls, and large landscaped gardens filled with urns overlooking the Cooks River. The grounds were stocked with rabbits bred on the estate for hunting, as well as alpacas and other exotics.</p> <p>After Holt returned to England to join his wife and daughters, The Warren was sold to the Excelsior Land, Investment & Building Co and Bank Ltd in 1880 for £50,000 (<i>Sydney Morning Herald</i>, 28 October 1880, p 4). That company commenced the subdivision of the property for residential development and the land immediately surrounding the building was sold off. The developers pulled out no stops to promote the Warren Estate. In November 1881 they held a promenade concert led by Charles Huenerbein allowing 'intending purchasers and others' to view the estate; 'a line of special omnibuses conveyed a number of invited guests to the grounds' (<i>Sydney Daily Telegraph</i>, 28 November 1881, p 3). The first subdivision, advertised for auction sale in 1881, extended south from Warren Road to Premier Street, bounded to the east by Park Road and west by Illawarra Road, and</p>

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was bisected through the centre by Excelsior Parade. The second subdivision (sections 7, 8, 9 and 10) was located immediately south between Premier Street and Low Street, bounded by Mansion Street and Illawarra Road (Deposited Plan 759). The mansion was retained on a much reduced parcel of land east of Mansion Street and south of Premier Street.

The company offered generous terms to potential purchasers at the first subdivision sale during an auction on 3 December 1881:

All buyers who have approve plans prepared and contracts entered into for the erection of buildings on the estate from three months from the day of sale, can have 90 percent of the cost of the building advanced to them and NO INTEREST will be charged on half the amount owing for the FIRST FOUR YEARS OF THE LOAN. And they who enter into contracts for the erection of buildings on the Estate from approved plans with six months from the day of sale can get 90 per cent of the cost of the building advances, and will be charged No Interest for the First Four Years on one-fourth of the amount owing. (*Evening News*, 2 December 1881, p 3)

Land sales in December 1881 and again in February 1882 were not immediately registered on the land title, however allotments were sold and houses under construction in late 1881 as, for instance Thornley and Smedley, architects invited tenders for the 'erection and completion of 2 cottage villas, upon lots 11 and 12 Section 3, Cary Street, Warren Estate, Marrickville' (*Sydney Morning Herald*, 17 November 1881, p 10). The following year, McIntyre and Son advertised for three carpenters and joiners to work for them on the Warren Estate (*Sydney Morning Herald*, 7 March 1882, p 11). Thornley and Smedley, or Thornley as a solo architect, designed several houses in the estate as evidenced through tender notices in the *Sydney Morning Herald*, including a wood brick cottage (19 January 1882, p 2), four cottage villas (23 May 1882, p 11), a villa (3 February 1883, p 7), a cottage residence (25 March 1884, p 3), villa residence (3 May 1884, p 3), two cottage residences (17 May 1884, p 3), six detached cottage villas (24 March 1885, p 3), a house in Day Street (19 September 1885, p 4) and a cottage (12 February 1887, p 4).

In January 1883, a further 29 lots of the Warren Estate were sold realising £2268 14s 5d (*Evening News*, 22 January 1883, p 2). The first land sale in the estate was, however, not formally registered until October 1883, being to Enoch Handley of part of Lot 26 in Section 5 in Deposited Plan 759. (Certificate of Title Vol 516 Fol 12). In December 1883 a second subdivision of the Warren Estate comprised the land south of Premier Street, with allotments located in Day, Roseby, Thornley and Mansion Streets and Illawarra Road (Deposited Plan 1142).

The last parcel of land occupied by The Warren and overlooking the river was subdivided in late 1919 as a government estate. The subdivision was prepared by John Sulman. It comprised 62 blocks with 40 foot frontages with the balance to be used as a park (present Warren Park and Richardson's Lookout south of Holts Crescent). Allotments were to cost on average between £150 and £170 and 'the total cost of homes will be about £1700' (*Smith's Weekly*, 4 October 1919, p 13). Building operations commenced on the site in October 1919.

In January the next year, the State Housing Board advertised ballots for the allotment of cottages at The Warren and other public housing sites across Sydney, noting 'ten of the cottages are to be allotted at the Warren' (*Sunday Times*, 25 January 1920, p 1). In March 1920 a ballot was held for 40 newly completed cottages, 14 of which were built on The Warren Estate (*Sydney Morning Herald*, 1 March 1920, p 7). *The Sun* reported in November 1920 that 61 cottages had been erected on the estate within the previous 12 months (*The Sun*, 2 November 1920, p 8).

The Minister for Housing announced the reconstructed housing scheme of the Government, whereby homes would be erected for over 200 landholders whose application had been approved and whose deeds and deposits had been lodged with the Savings Bank, providing money for the work (*Sunday Times*, 24 October 1920, p 3).

'Dissatisfaction having been expressed at certain features of the Housing Board's scheme on the old "warren" site at Marrickville, a conference took place there yesterday afternoon ... It was decided that the Housing Board would recommend to the Minister that two streets be completed and linked up at both ends...' (*Sydney Morning Herald*, 15 June 1921, p 12).

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	<p>Three new streets were formed to the corner site fronting Mansion and Premier streets to make lots for 61 cottages under a 'build-to-sell' scheme promoted by the Housing Board. The Government incurred heavy losses on the Warren Housing Scheme, leading to the sale by the Housing Board of the remaining land as no funds were available for building purposes (<i>Construction and Local Government Journal</i>, 14 January 1925, p 8). The surplus land was sold within one month.</p> <p>An unused portion of the land fronting Premier Street was transferred to the Education Department for a public school and the Ferncourt Public School opened on this site in 1922.</p>
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THEMES

<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Warren HCA has historical value within Marrickville as it evidences the subdivision of Thomas Holt's extensive and prominent landmark property called The Warren. The expansive grounds of The Warren were subdivided progressively in 1881 and 1882 after Holt returned to England, with a final subdivision taking place in the early 1920s after the State Government purchased and demolished the mansion. Social housing was established on the last parcel of The Warren Estate.</p> <p>The street and subdivision pattern in the HCA is representative of the key phases of historical development, including the Victorian, Federation and interwar periods. The block grid plan established in 1881 and 1882 remains legible as does the 'square' on which was the site of The Warren mansion was located until it was demolished in 1919 to make way for a social housing estate. Richardson's Lookout and Ferncourt Public School were also established during this period to cater to the growing population in this area.</p> <p>The area was subdivided in anticipation of the opening of the Bankstown–Sydenham railway. The cheap land in the vicinity of Marrickville Station led to an influx of a predominantly working class population. The area is also representative of key residential typologies, displaying a variety of late Victorian workers' cottages, Federation workers' cottages and bungalows and modest Inter-War Californian bungalows. It shows the development of workers' housing in the area, retaining several well-maintained cottages, detached, semi-detached and terrace forms constructed in brick, as was common in Sydney subdivisions of this period, and reflecting the prevalence of brick manufacture in the district. Most of the area has remained in continual residential use since its establishment except on Illawarra Road, which forms a continuation of the retail/commercial hub for the suburb. Ferncourt Public School was established in 1922 in the original Victorian mansion called Prosna (later Jesmont). Above the Cooks River is Richardson's Lookout, which features the relocated gateposts from The Warren.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
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Historical association significance SHR criteria (b)	<p>The Warren HCA is historically associated with a notable local figure, Thomas Holt, and his extensive estate, The Warren. The grand Victorian Gothic mansion of the same name occupied a central flat section of the 130-acre property overlooking the Cooks River. The mansion was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley, visible for many miles around. It was built of sandstone to about 70 feet, and was surmounted by castellated battlements. The Warren was Holt's family residence until about 1879 then, on much reduced grounds of 12 acres, was occupied by Carmelite nuns until 1903. It was used during the Second World War as an artillery training range. It was resumed by the New South Wales Government in 1919 and demolished for an NSW Housing Board estate.</p> <p>The original extent of The Warren property and site of the former mansion is still legible in the subdivision pattern of the HCA. Further, Richardson's Lookout (containing the relocated gates of The Warren) and the unused burial vaults adjoining the Cooks River provide evidence of the occupation of the site by Holt and his family for a significant period to 1879.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level for historical association.</p>
Aesthetic significance SHR criteria (c)	<p>The Warren HCA has cultural significance for its aesthetic values, demonstrating key late Victorian, Federation and interwar housing typologies. The area maintains the strong rectangular grid pattern from the original Warren subdivision and represents the development of the area from the late 1880s to the interwar era.</p> <p>The properties display a good degree of integrity and intactness, incorporating typical details such as ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings. Brick Federation cottages feature front verandahs and timber elements including decorative posts and brackets, bargeboards and finials.</p> <p>Overall, the architectural character of the properties contributes positively to the surrounding area.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Warren HCA demonstrates cultural and social changes in the area with evidence of a variety of cultural overlays to fabric by migrant groups, for example Greek column-style verandah posts, and fibreglass balustrades to verandahs and fences.</p> <p>The Warren HCA has cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Warren HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Warren HCA is a largely intact collection of late Victorian, Federation and interwar houses. Although there are some fine, highly intact examples of the various housing types, they do not represent a rare example of housing in the local area as there are similar precedents of these typologies elsewhere in Marrickville. However, collectively they are an uncommonly intact grouping, which contributes to the historical character of the area.</p> <p>The Warren HCA does not meet the threshold for cultural significance under this criterion.</p>

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Representativeness SHR criteria (g)	<p>The Warren HCA represents the development of The Warren Estate and its immediate surroundings from the late 1880s through to the interwar era. The HCA retains the boundaries of sections 1 to 6 of the first Warren Estate subdivision and the partial boundary of Sections 7 to 10 of the second subdivision.</p> <p>The area incorporates a variety of late Victorian houses and terraces, as well as Federation brick cottages and interwar bungalows. These dwellings demonstrate the use of popular materials such as brick and weatherboard, and typical features such as front verandahs and decorative timber elements. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Warren HCA is largely intact despite some later modifications. Individual streets have varying levels of intactness and integrity. Excelsior Parade, Renwick Street, Premier Street and Warren Street are particularly intact with a high proportion of original houses.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Land title		Certificate of Title Vol 516 Fol 12	1880	NSW Land Registry Services
Land title		Certificate of Title Vol 1458 Fol 200	1911	NSW Land Registry Services
Newspaper article	Sydney Morning Herald	Monetary and Commercial	28 Oct 1880	Trove, National Library of Australia
Newspaper article	Sydney Morning Herald	Huenerbein's Promenade Concert	28 Nov 1881	Trove, National Library of Australia
Newspaper article	Evening News	The Warren Estate, Marrickville	2 Dec 1881	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	20 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	Wanted	7 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	7 Mar 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	23 May 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	19 Jan 1882	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	3 Mar 1883	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	25 Mar 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	3 May 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	17 May 1884	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	2 Mar 1885	Trove, National Library of Australia

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Advertising	Sydney Morning Herald	To Builders	19 Sep 1885	Trove, National Library of Australia
Advertising	Sydney Morning Herald	To Builders	12 Feb 1887	Trove, National Library of Australia
Newspaper article	Evening News	Commercial	22 Jan 1883	Trove, National Library of Australia
Newspaper article	Smith's Weekly	State Housing Scheme	4 Oct 1919	Trove, National Library of Australia
Newspaper article	Sunday Times	State Housing Scheme	25 Jan 1920	Trove, National Library of Australia
Newspaper article	The Sun	"Parasites"	2 Nov 1920	Trove, National Library of Australia
Newspaper article	Sunday Times	State Housing	24 Oct 1920	Trove, National Library of Australia
Newspaper article	Construction and Local Government Journal	Housing Board to be Sold	14 Jan 1925	Trove, National Library of Australia

RECOMMENDATIONS

Recommendations	<p>The Warren HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of The Warren HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to The Warren HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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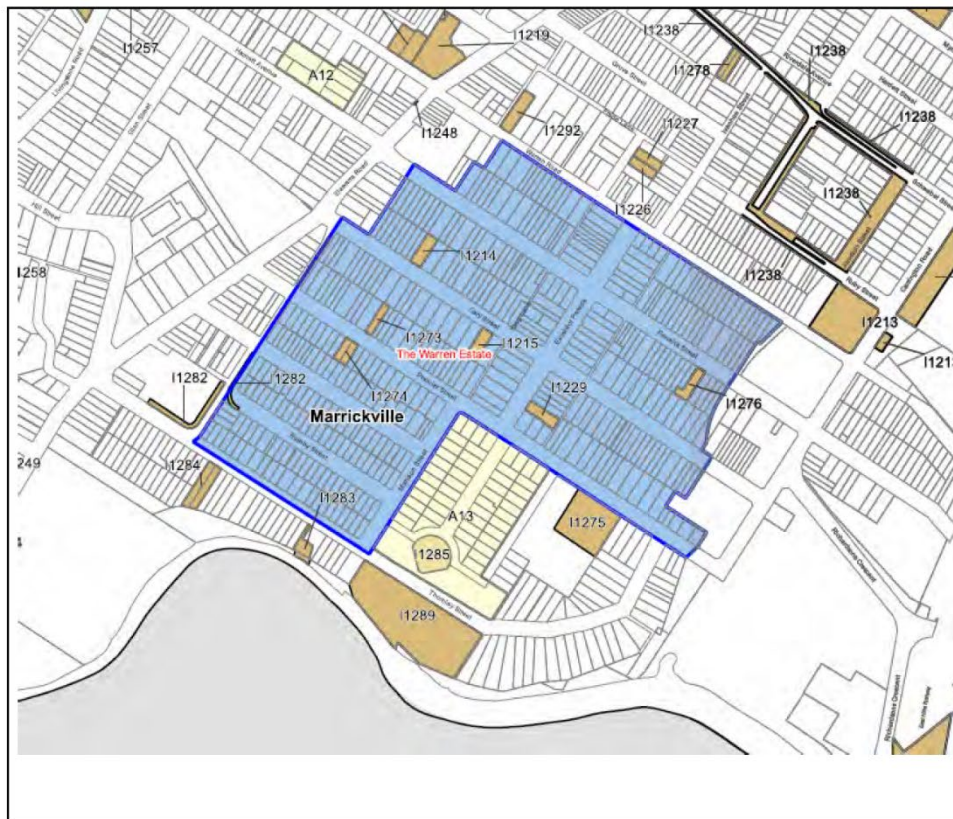
SOURCE OF THIS INFORMATION

Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

Heritage Data Form

IMAGES - 1 per page

Image caption	The Warren HCA boundary.				
Image year	2023	Image by	Inner West Council	Image copyright holder	Inner West Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The Warren HCA boundary on an aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Image caption	An aerial photograph of The Warren HCA in 1943.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

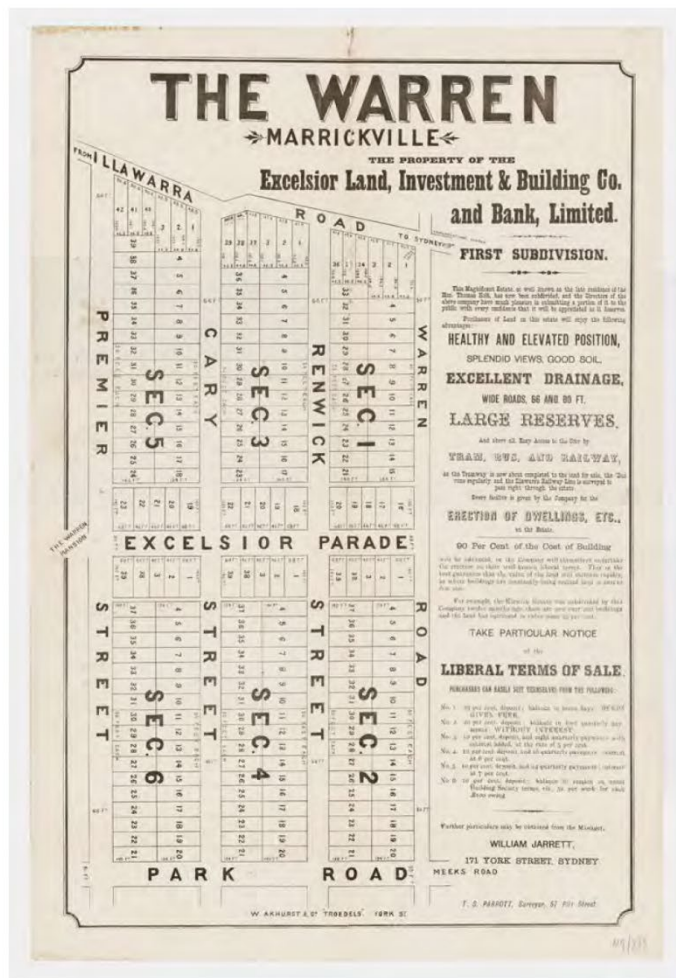
Image caption	The Warren, Marrickville.				
Image year	pre-1919	Image by	unknown	Image copyright holder	Not in copyright



Heritage Data Form

IMAGES - 1 per page

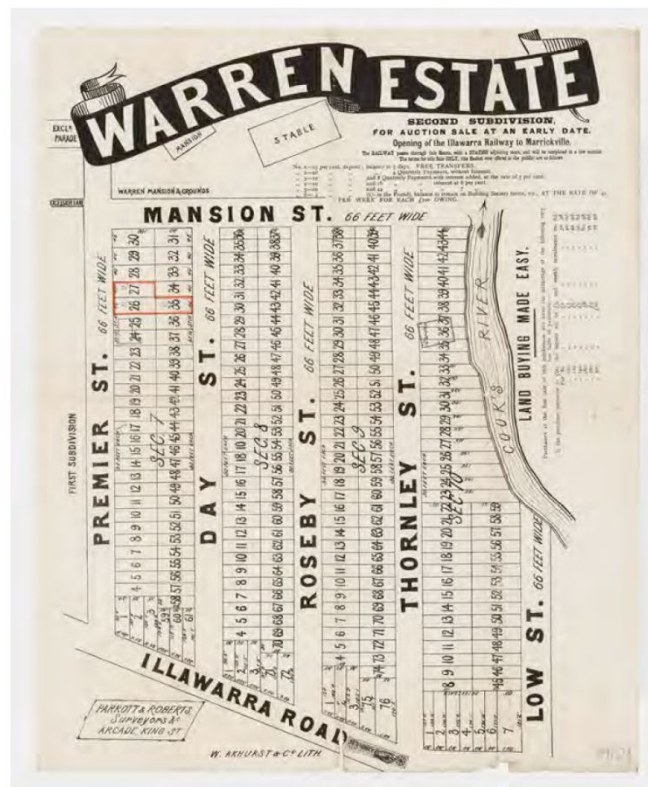
Image caption	The Warren, Marrickville, first subdivision.				
Image year	1881	Image by	Excelsior Land, Investment & Building Co.	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	Warren Estate, second subdivision.				
Image year	1883	Image by	Parrott and Roberts Surveyors	Image copyright holder	Not in copyright



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IMAGES - 1 per page

Image caption	View of Excelsior Parade showing late Victorian houses and terrace.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Image caption	A typical streetscape in The Warren HCA (Day Street) showing interwar houses.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

ITEM DETAILS							
Name of Item	Woodlands Estate						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number							
Street name	Gladstone Street, Silver Lane, Silver Street						
Suburb/town	Marrickville					Postcode	2204
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude	n/a			Longitude	n/a	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Gadigal Country, and in language known as Bulanaming, the Woodlands Estate Heritage Conservation Area (HCA) has historic significance as the 1887 subdivision of John Jackson Calvert's property Woodlands, which occupied a portion of the Petersham Estate. This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The area has social significance as the location of the Marrickville Baptist Church/Mission on Silver Street. The church was purpose-built here in 1887 and continues to minister to Baptists living in the district today.</p> <p>The HCA demonstrates cultural significance for rarity and representativeness values. The area's housing erected in the Victorian and Federation periods retains a high level of integrity and intactness. The consistent level of intactness and integrity is uncommon in the local area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>Woodlands Estate HCA is located at the centre of Marrickville, north of Marrickville Station and comprises of Silver Street, Silver Lane and Gladstone Street. It is bounded by Marrickville Road to the north and Calvert Street to the south. The study area is primarily residential, with the exception of the Baptist Church complex and a heritage listed substation.</p> <p>The original street subdivision has been retained, with street trees dating from post-1943. Silver Street contains a series of Victorian and early Federation buildings, including two-storey terrace buildings, three blocks of four terraces (each under a single hipped roof), as well as a pair of single-storey, free-standing houses that have distinctive symmetrical façades. The street also contains other properties from around this period.</p> <p>On the northern side of Gladstone Street, between Calvert Street and Illawarra Lane, are two distinct Federation-era developments. No. 1–9 Gladstone Street is a one-storey brick Federation terrace group. From there to the Calvert Street end of the street is a set of seven largely intact one-storey brick semi-detached Federation houses and a faux Federation stone house at No. 27.</p> <p>The properties have consistent setbacks behind small front gardens and low masonry and metal palisade fences.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a few uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1886	Finish year	c.1911	Circa <input checked="" type="checkbox"/>
Modifications and dates	Some properties have been modified through minor additions and the introduction of elements such as contemporary windows and fences.				
Further comments					

HISTORY	
Historical notes	<p>Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2,000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Woodlands Estate is named for 'Woodlands', the residence of John Jackson Calvert on Marrickville Road. He lived there from 1875 to 1886 when he sold between 9 and 10 acres, including his cottage, for £13,500 to the Excelsior Land, Investment and Building Company and Bank Limited.</p> <p>The Woodlands Estate was subdivided in 1886 and 1887, and the first houses and shops were built in the area in 1887. The estate was bounded by Illawarra Road, Marrickville Road, Gladstone Street and</p>

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	<p>Calvert Street. The residue of unsold allotments was sold in May 1891 including additional lots formed in the second subdivision of the estate in Woodlands Street (now Gladstone Street).</p> <p>The Marrickville Baptist Church purchased two lots in Silver Street in 1889 and the new building opened in October that year. The church has been in near-constant religious use since this time.</p> <p>Both sides of Silver Street South were built upon by 1903-04. Calvert's residence Woodlands, which fronted Gladstone Street, was occupied by Sidney Cocking. This house and its stables were demolished before 1911 to make way for houses at 11-39 Gladstone Street.</p>
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THEMES	
<i>National historical theme</i>	4 Building Settlements, Towns and Cities
<i>State historical theme</i>	Towns, suburbs and villages
<i>National historical theme</i>	4 Building settlements, towns and cities
<i>State historical theme</i>	Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area linked to the expansion of the rail network.</p> <p>The Woodlands Estate HCA originates from the first and second subdivision of John Jackson Calvert's Woodlands Estate between 1886 and 1891. Woodlands house was located on Lot 33A whereas the stables building was formerly located on lots 29 and 30, Section 2. The house was demolished in about 1913 when it was subdivided to form additional cottage lots. The area has historical significance for its relationship to the suburban development of Marrickville and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Woodlands Estate is historically associated with John Jackson Calvert, clerk of the Parliament and clerk of the Legislative Council, who lived in his residence Woodlands from 1875 to 1886. Calvert was a prominent figure in the local community and his sale of the land established much of the subdivision pattern of the area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Woodlands Estate HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The properties within the HCA have retained their original architectural integrity, with very few additions visible from the street. They display the use of key materials such as brick, painted plaster, timber and iron in both the corrugated roof sheeting and the iron lace balustrades. The scale of the properties (one to two-storey cottages and terraces) remains consistent with the surrounding area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

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Social significance SHR criteria (d)	<p>A detailed social values assessment of the Woodlands Estate HCA has not been undertaken. However, the HCA includes the Marrickville Baptist Church complex, the site of the Baptist Church Mission. Despite contemporary additions, the church has been operating on the site since c.1887. As such, the complex would hold social value to the local community through this ongoing religious use.</p> <p>The Woodlands Estate HCA is likely to have cultural significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the Woodlands Estate HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Woodlands Estate HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Woodlands Estate HCA was developed throughout the Victorian and Federation periods, representing several significant residential typologies. Although there have been modifications to some of the buildings in the area, they are generally constrained to the rear, and the properties present to the street as intact, high-quality examples of their typology. This consistent level of intactness and integrity is uncommon in the local area, which has been highly developed.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Woodlands Estate HCA has cultural value as a representation of a significant phase of development following the subdivision of the Woodlands Estate. The area maintains the boundaries of sections 1 and 2 as well as the narrow lanes: Silver Lane, Illawarra Lane and Marrickville Lane. The HCA incorporates late Victorian houses and terraces as well as early Federation cottages. These dwellings demonstrate the use of popular materials including brick, corrugated iron, iron lace, and timber used for decorative bargeboards, brackets and finials. They retain a good degree of intactness and define the scale and character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in other areas of Marrickville.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Integrity	<p>The Woodlands Estate HCA is highly intact except for some later modifications. Many of the properties have later additions to the rear although they are not visible from the street.</p>

HERITAGE LISTINGS	
Heritage listing/s	

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	NBRS Architecture	Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor	2016	Inner West Council
Newspaper article	<i>Evening News</i>	Property Sale	18 Sep 1886, p 10	Trove, National Library of Australia
Subdivision plan	John H Laycock	Subdivision of Woodlands Estate	1886	NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>Woodlands Estate should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Woodlands Estate HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Woodlands Estate HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

Heritage Data Form

IMAGES - 1 per page

Image caption	Woodlands Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



Heritage Data Form

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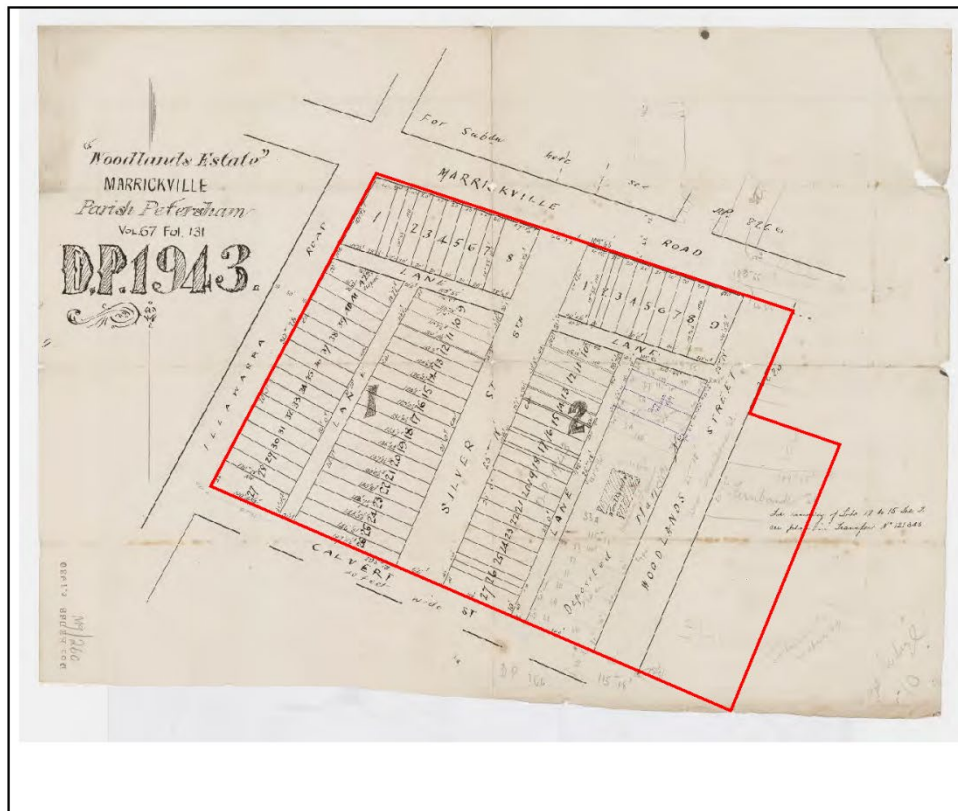
Image caption	Woodlands Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

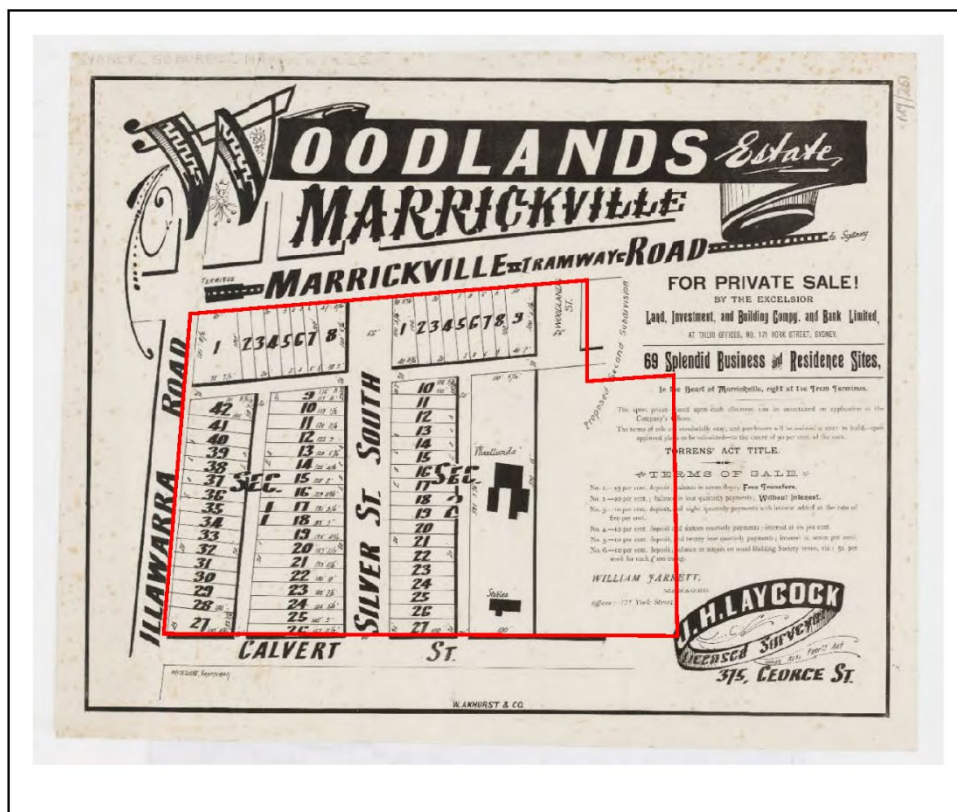
Image caption	Woodlands Estate, Marrickville, Parish Petersham, Vol 67 Fol 131 DP 1943 with overlay showing the HCA boundary.				
Image year	1886	Image by	Unknown, with GML Heritage overlay	Image copyright holder	NSW Land Registry Services



Heritage Data Form

IMAGES - 1 per page

Image caption	Woodlands Estate, Marrickville, Parish Petersham, Vol 67 Fol 131 DP from 1943 with overlay showing the HCA boundary.				
Image year	1886	Image by	Unknown, with GML Heritage overlay	Image copyright holder	NSW Land Registry Services



Heritage Data Form

IMAGES - 1 per page

Image caption	Clearance sale of Woodlands Estate, Marrickville, with overlay showing the HCA boundary.				
Image year	1891	Image by	Unknown, with GML Heritage overlay	Image copyright holder	Out of copyright



Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph of the Woodlands Estate from 1943 with overlay showing the HCA boundary.				
Image year	1943	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	Spatial Services



Heritage Data Form

IMAGES - 1 per page

Image caption	Typical property within the Woodlands Estate HCA (Silver Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

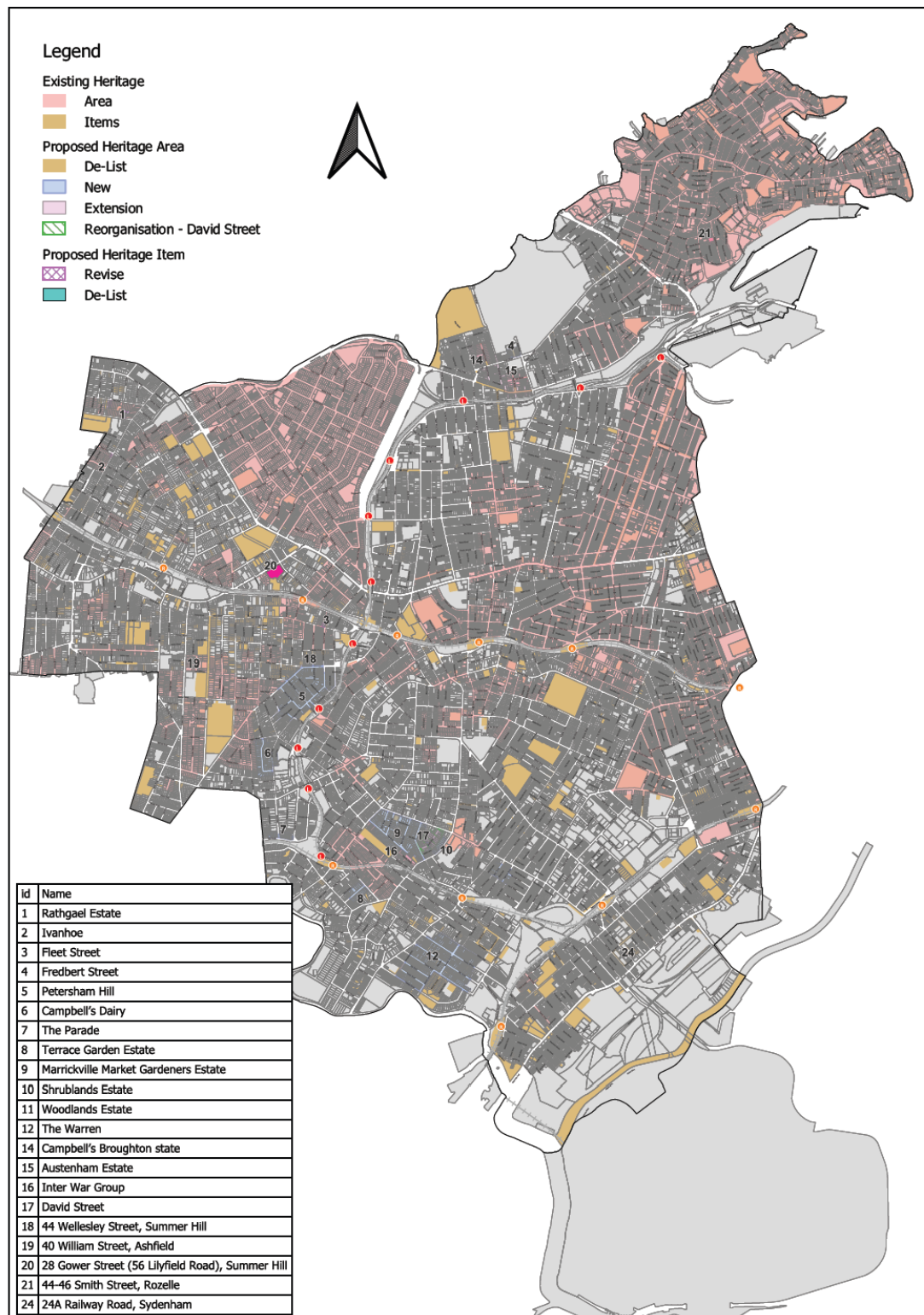
IMAGES - 1 per page

Image caption	Typical property within the Woodlands Estate HCA (Silver Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

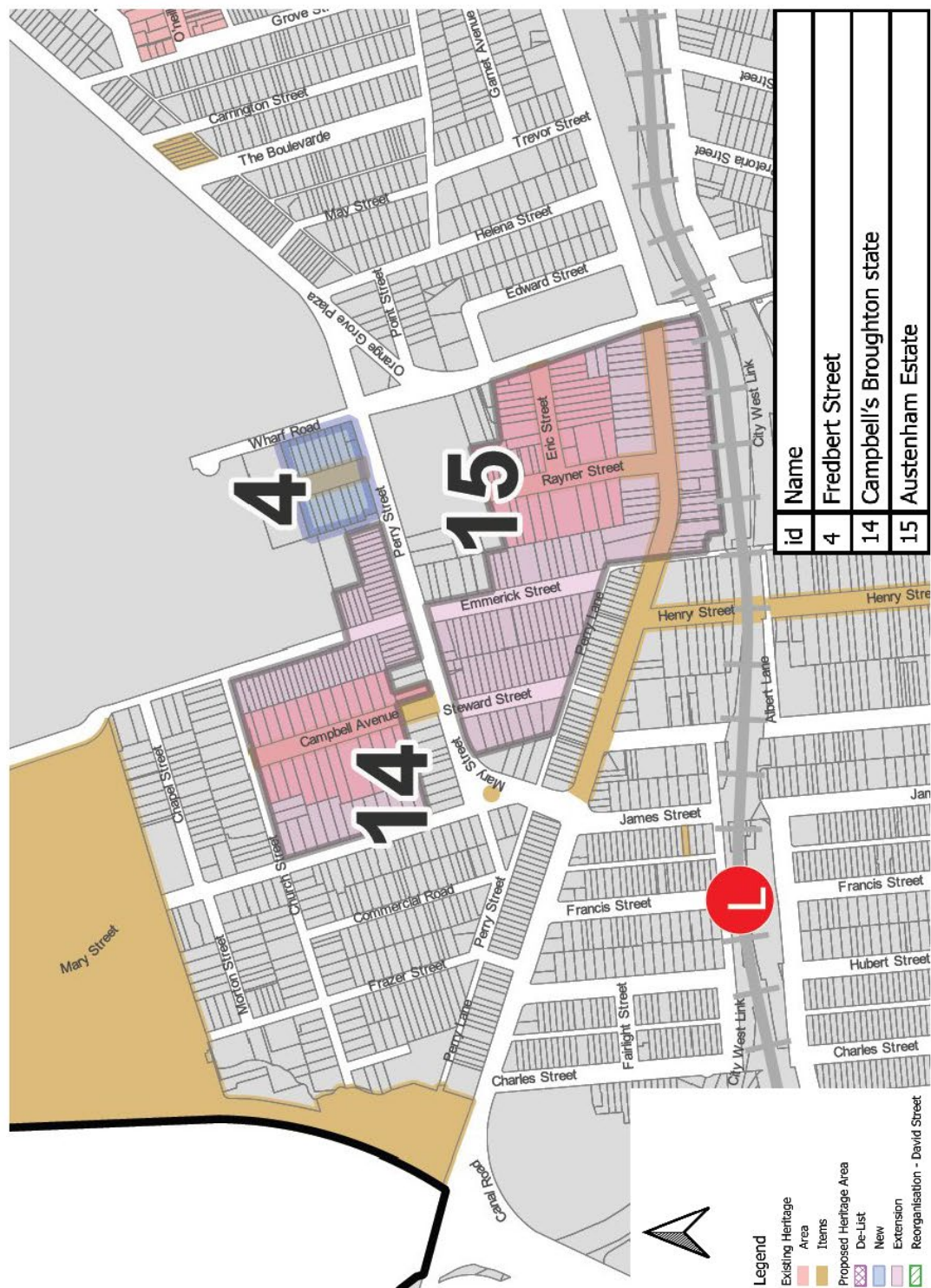


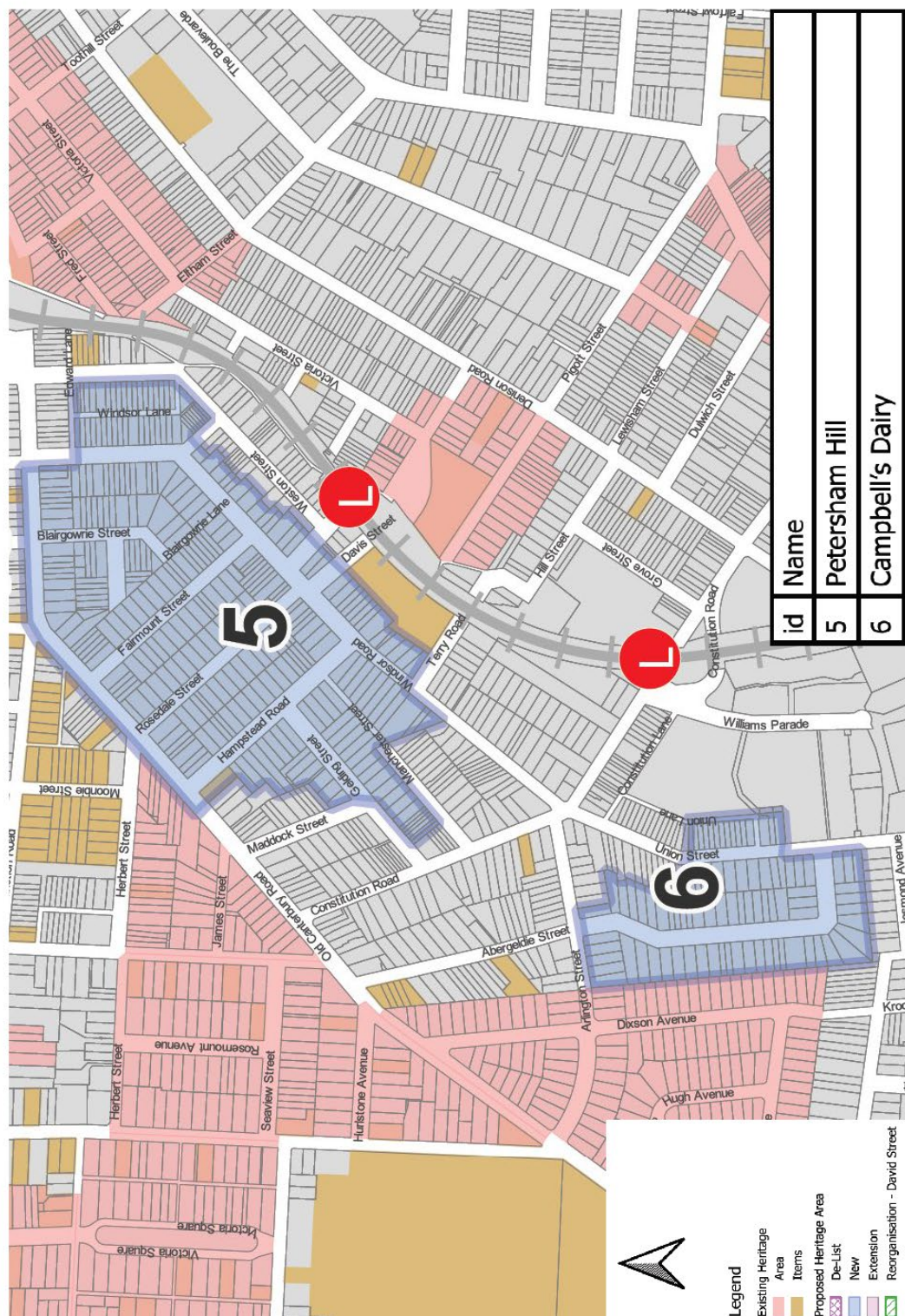
Attachment 2 – Residential Heritage Planning Proposal Maps

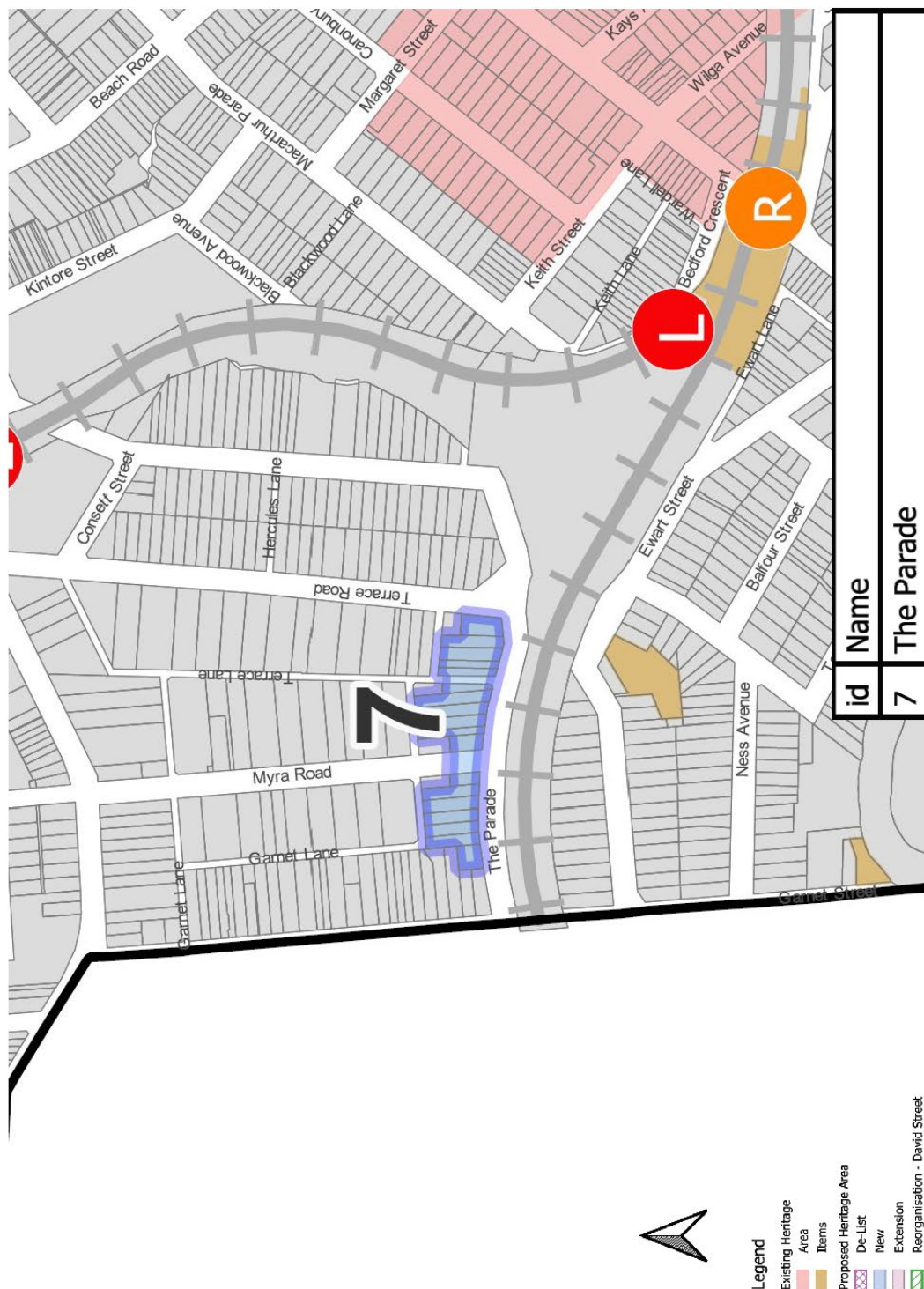
Attachment 2 – Proposal Maps

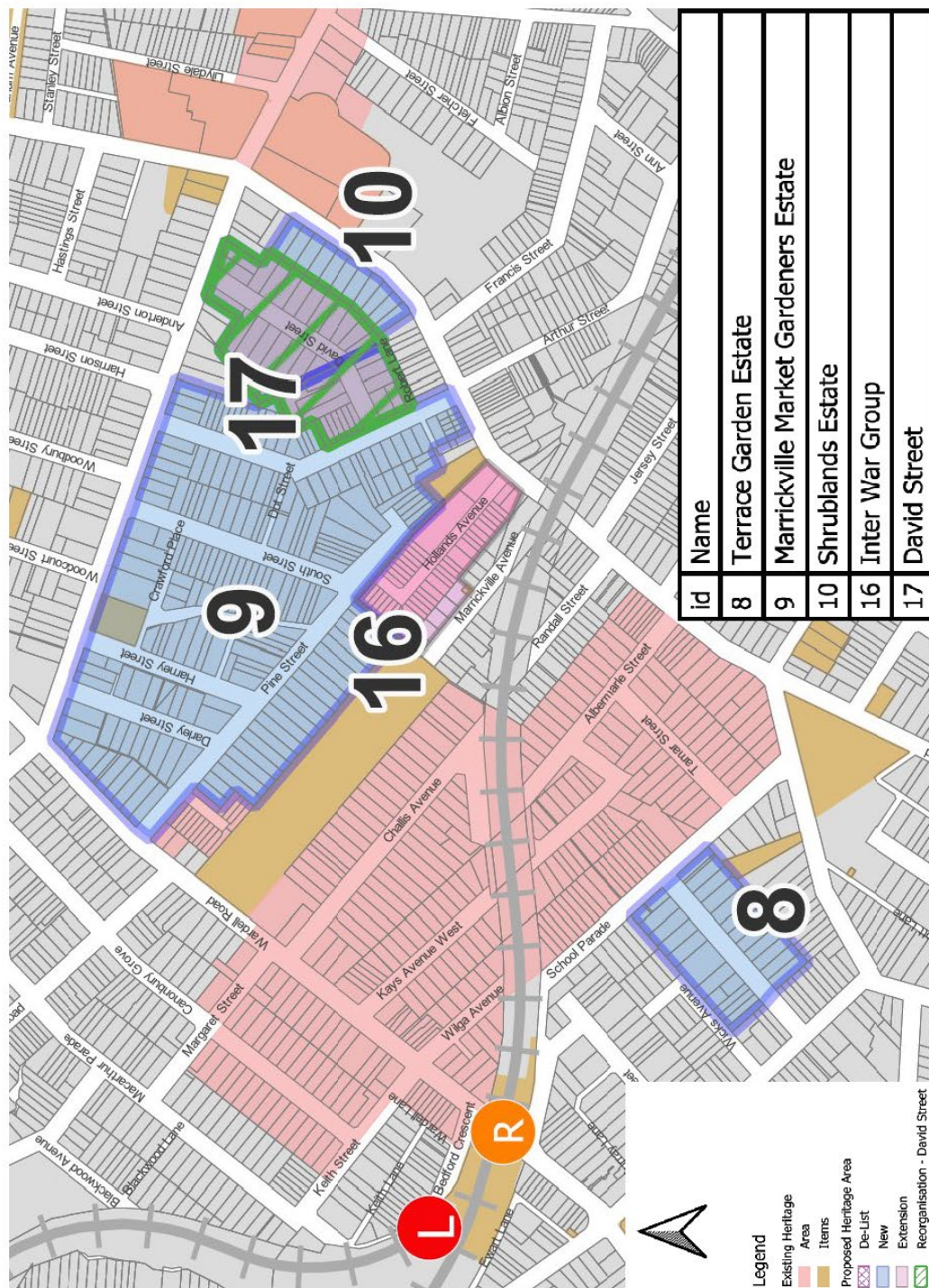


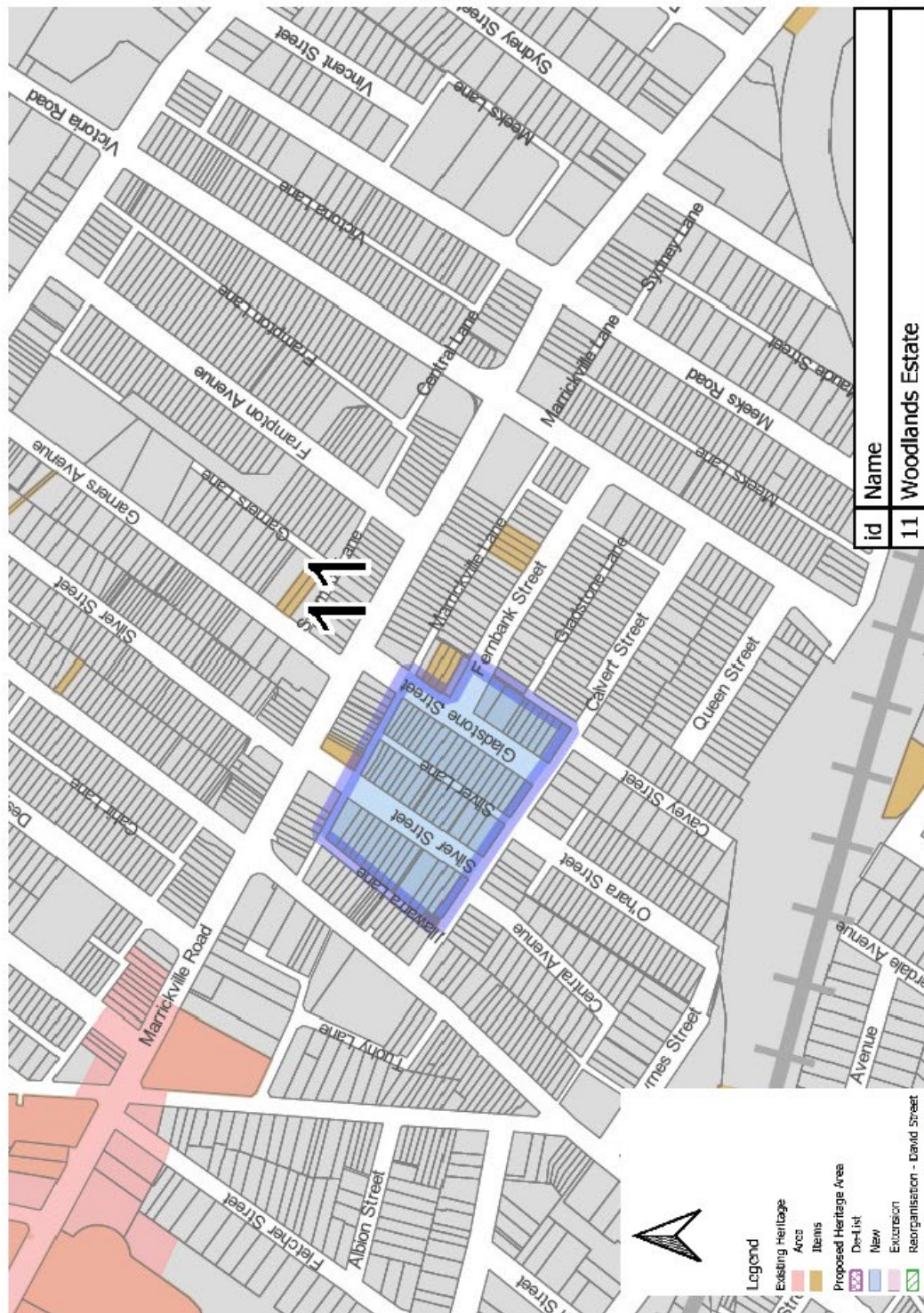
Proposed New and Extended Heritage Conservation Areas

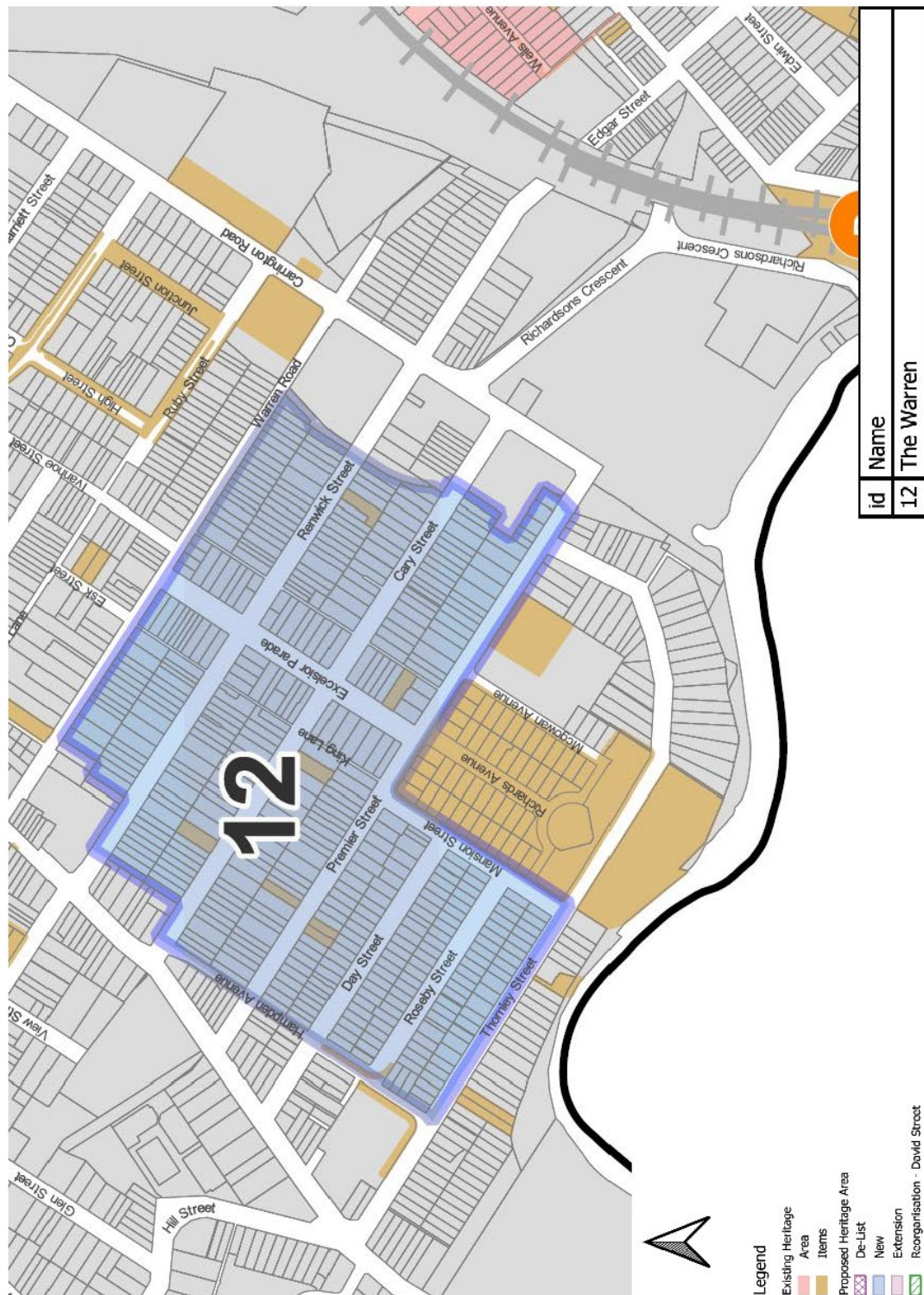




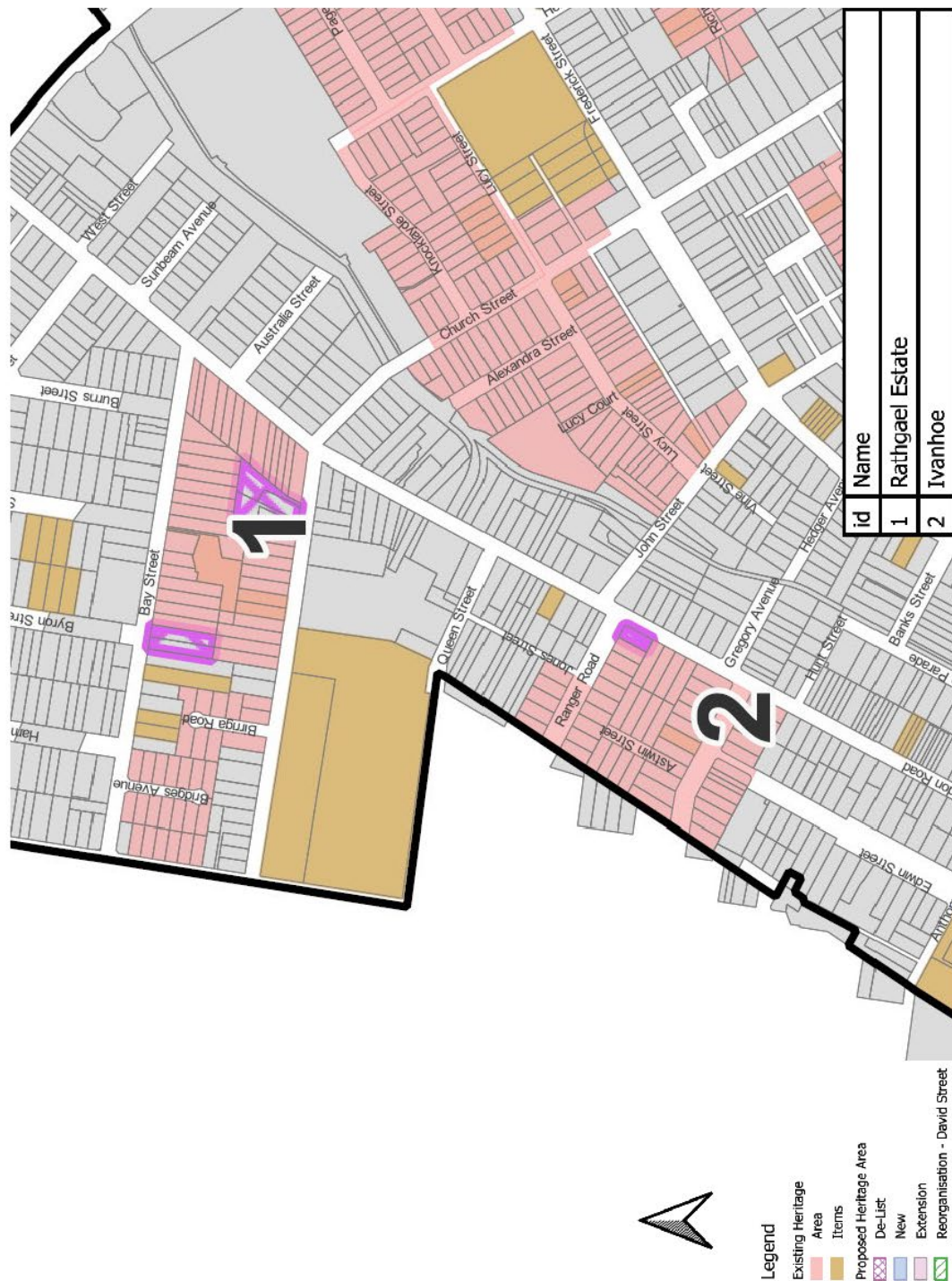


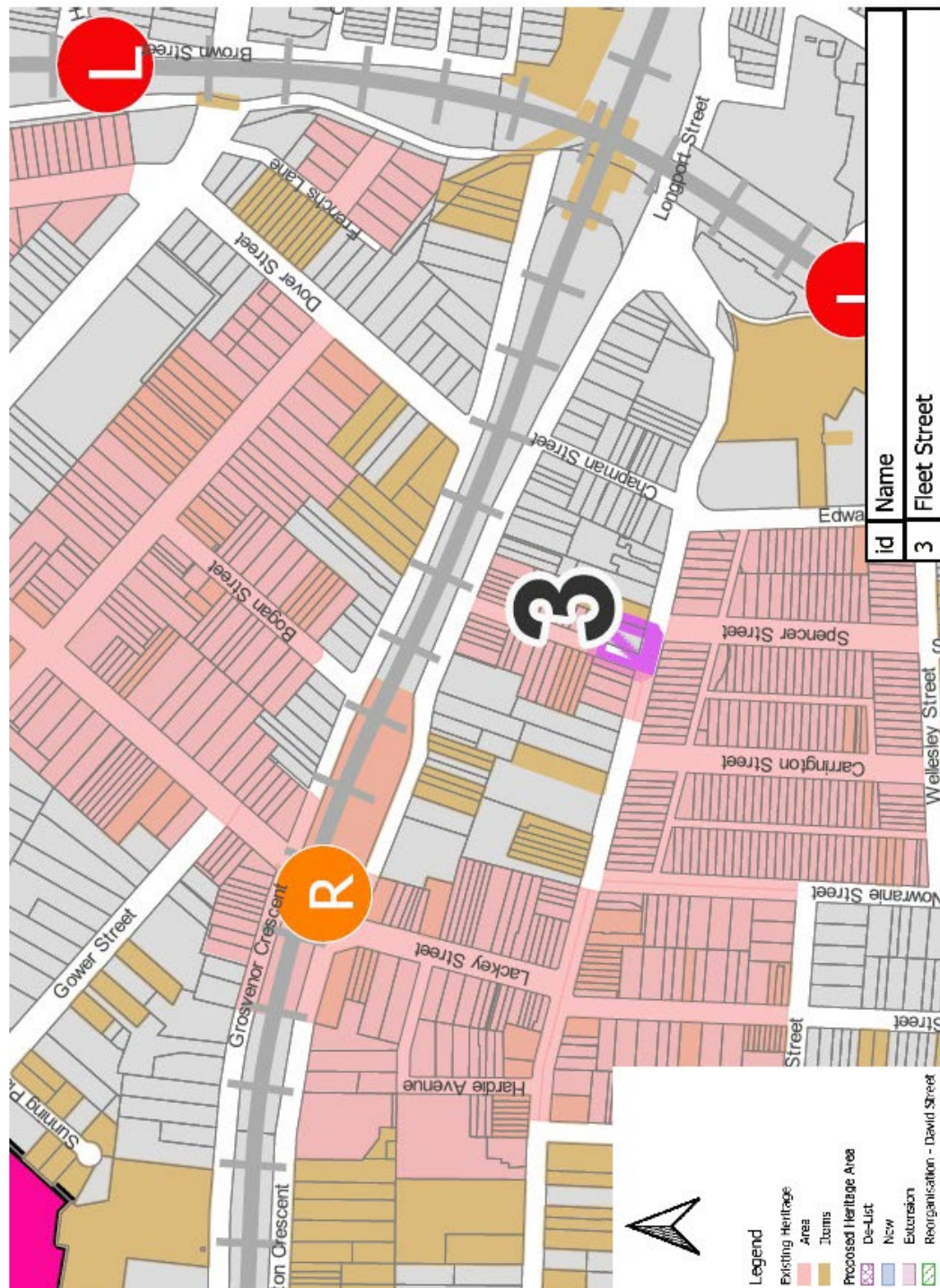




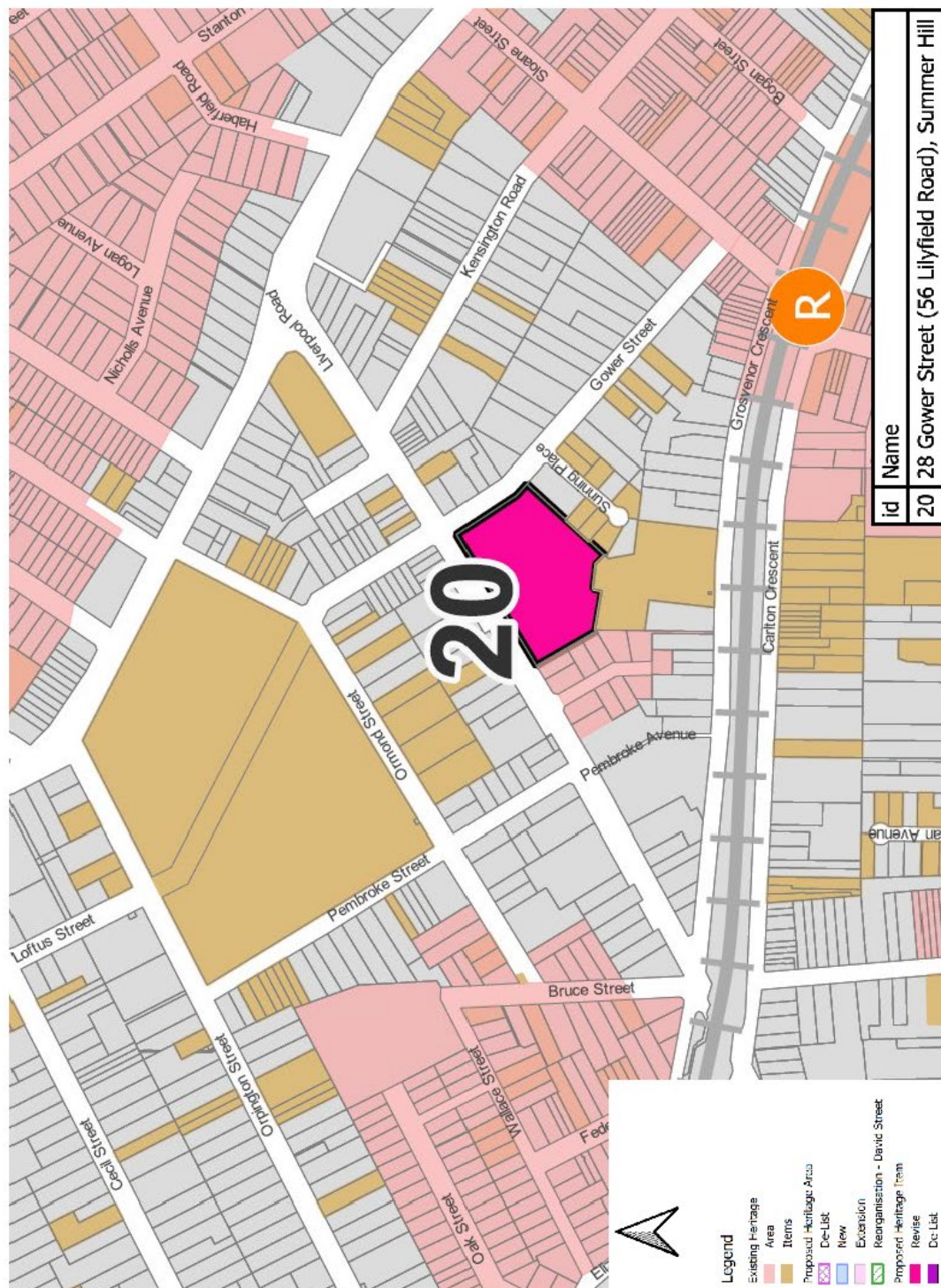


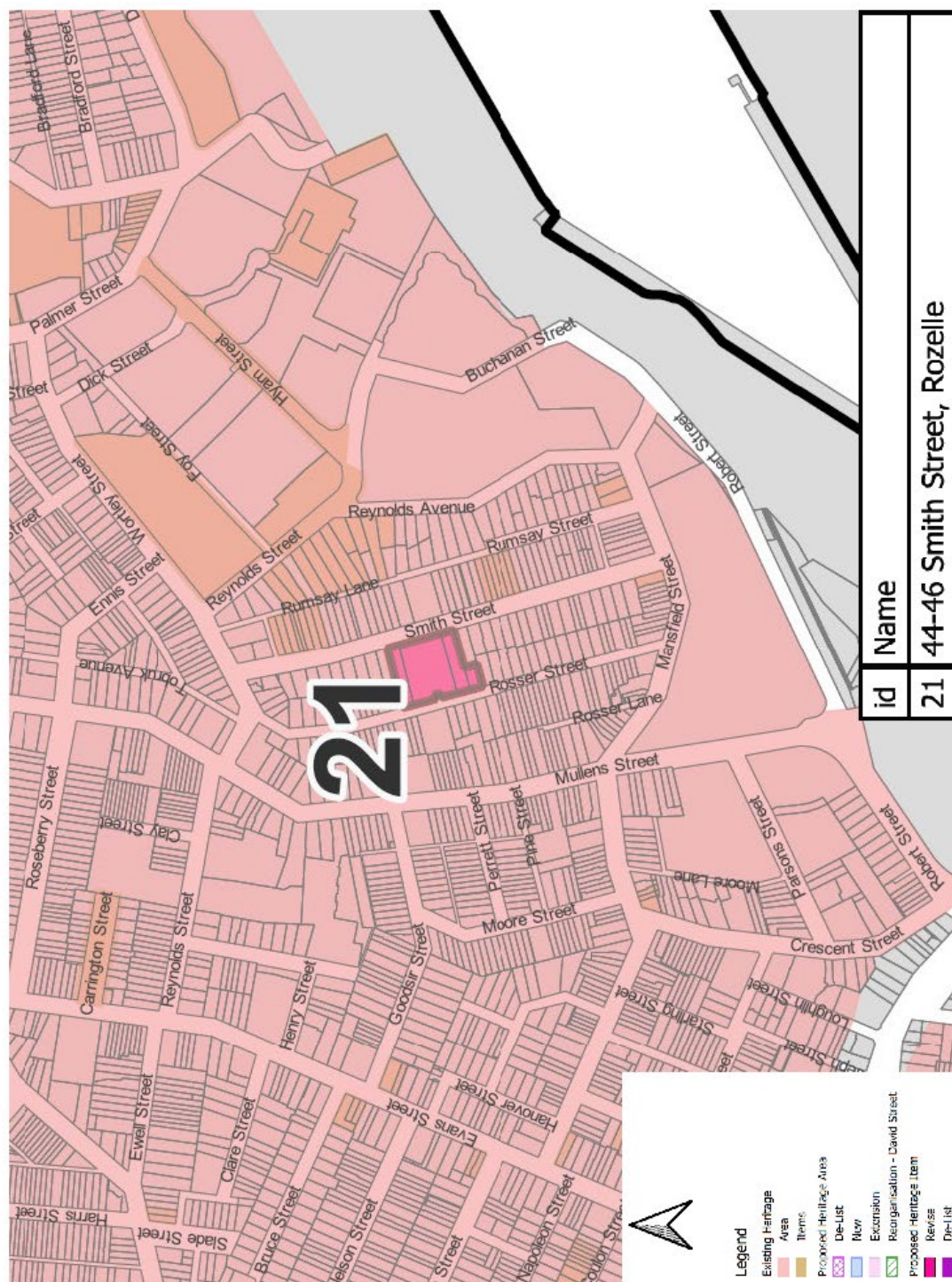
Proposed Reduced Heritage Conservation Areas



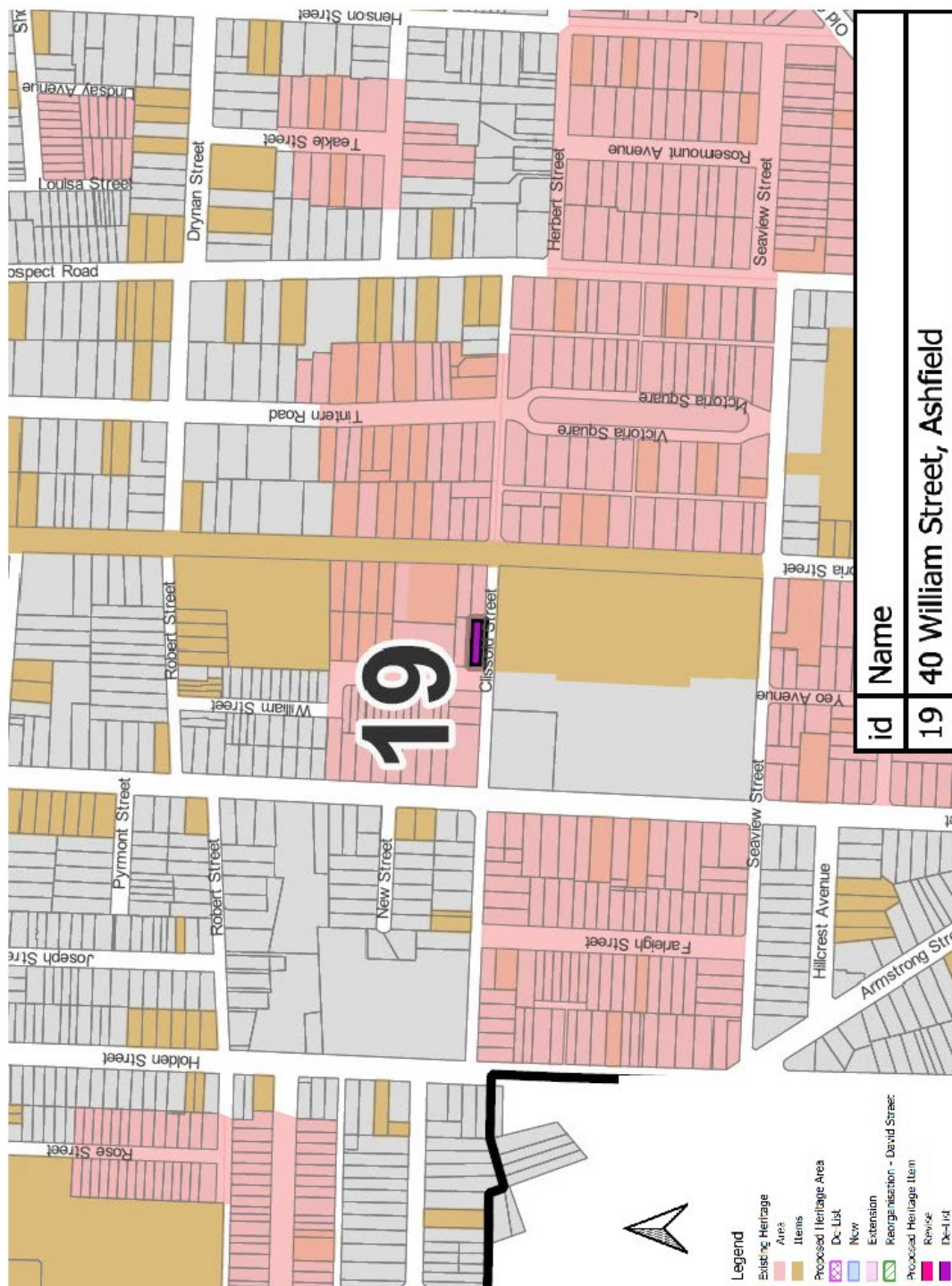


Proposed Revised Heritage Items

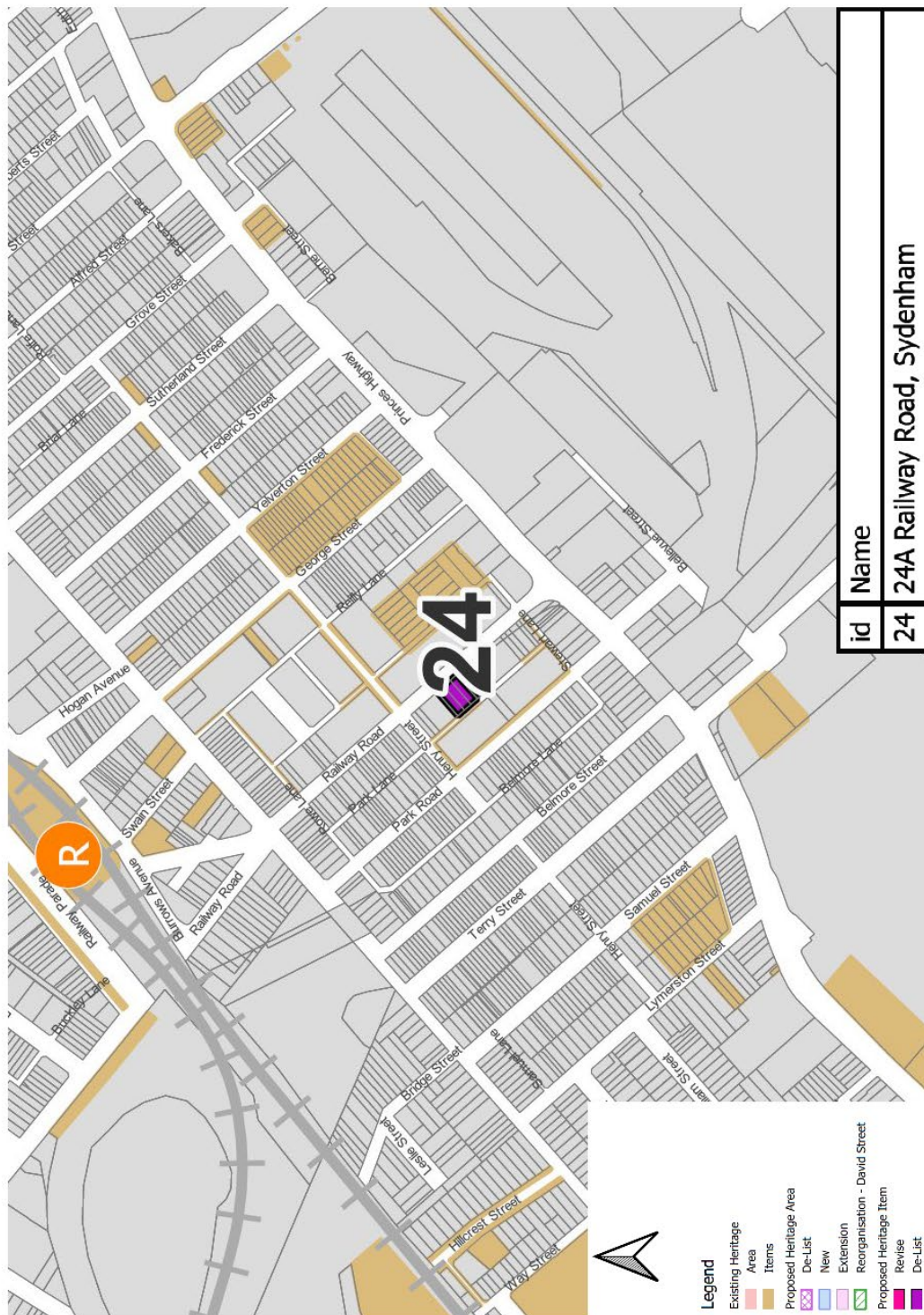




Proposed De-Listed Heritage Items







Attachment 3: Consistency of Planning Proposal with Strategic Planning Framework

Table 1: Consistency with Greater Sydney Region Plan

Directions	Objectives	Consistency
Infrastructure and collaboration		
1. A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Consistent. The proposed amendments will not tangibly affect the use and operation of existing infrastructure, or the anticipated future use and operation of planned infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	Objective 3: Infrastructure adapts to meet future needs	
	Objective 4: Infrastructure use is optimised	
2. A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Consistent. As above.
Liveability		
3. A city for people	Objective 6: Services and infrastructure meet communities' changing needs	Consistent. As above.
	Objective 7: Communities are healthy, resilient and socially connected	
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	
4. Housing the city	Objective 10: Greater housing supply	Consistent. The PP implements Principle 2 and Action 2B of Inner West's LHS: <ul style="list-style-type: none"> <i>Principle 2: 'Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.'</i> <ul style="list-style-type: none"> <i>Action 2B: Continue to identify and conserve items of environmental heritage,</i>
	Objective 11: Housing is more diverse and affordable	

Directions	Objectives	Consistency
		<i>and heritage conservation areas'</i> It has been prepared in tandem with other Council strategic planning initiatives to implement its LHS, including place-based investigations. It informs the constraints to be taken into account in these initiatives, but does not impede the achievement of actions to deliver required housing capacity, diversity and affordability across the LGA.
5. A city of great places	Objective 12: Great places that bring people together	Consistent. As above. The PP is prepared with the specific aim of conserving and enhancing currently identified heritage significance in Inner West LGA. A small number of properties are proposed for removal from existing HCAs, or delisting as heritage items, due to not meeting the threshold for listing. Their removal from IWLEP 2022 is not inconsistent with Objective 13.
	Objective 13: Environmental heritage is conserved and enhanced	
Productivity		
6. A well connected city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Consistent. The PP affects mostly residential properties, or properties located within residential neighbourhoods, with a small number of EI (B1 and B2) zoned properties also captured within proposed HCA boundaries. It does not impact the achievement of productivity-related objectives in Inner West LGA and Greater Sydney.
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	
	Objective 16: Freight and logistics network is competitive and efficient	
	Objective 17: Regional transport is integrated with land use	
7. Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	Consistent. As above.
	Objective 19: Greater Parramatta is stronger and better connected	
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	
	Objective 21:	

Directions	Objectives	Consistency
	<p>Internationally competitive health, education, research and innovation precincts</p> <p>Objective 22: Investment and business activity in centres</p> <p>Objective 23: Industrial and urban services land is planned, protected and managed</p> <p>Objective 24: Economic sectors are targeted for success</p>	
Sustainability		
8. A city in landscape	Objective 25: The coast and waterways are protected and healthier	Consistent. The PP seeks to conserve and enhance heritage significance on predominantly residential properties. A small number of properties are proposed for delisting or removal from existing HCAs, but this is not expected to have any notable impact on biodiversity, landscapes or the urban tree canopy across the LGA.
	Objective 26: A cool and green parkland city in the South Creek corridor	
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	Objective 28: Scenic and cultural landscapes are protected	
	Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced	
	Objective 30: Urban tree canopy cover is increased	
	Objective 31: Public open space is accessible, protected and enhanced	
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	
9. An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Consistent. The proposed amendments do not impact the achievement of these objectives in Inner West LGA and Greater Sydney.
	Objective 34: Energy and water flows are captured, used and re-used	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	

Directions	Objectives	Consistency
10. A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Consistent. The proposed amendments do not impact the achievement of these objectives in Inner West LGA and Greater Sydney.
	Objective 37: Exposure to natural and urban hazards is reduced	
	Objective 38: Heatwaves and extreme heat are managed	

Table 2 – Consistency with the Eastern City District Plan

Planning Priority	Objective	Consistency
Infrastructure and Collaboration		
E1 Planning for a city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Consistent. The proposed amendments will not substantially affect the use and operation of existing infrastructure, or the anticipated future use and operation of planned infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	Objective 3: Infrastructure adapts to meet future needs	
	Objective 4: Infrastructure use is optimised	
E2 Working through collaboration	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Consistent. As above.
Liveability		
E3 Providing services and social infrastructure to meet people's changing needs	Objective 6: Services and infrastructure meet communities' changing needs	Consistent. See response to GSRP, Direction 4. Housing the city.
E4 Fostering healthy, creative, culturally rich and socially connected communities	Objective 7: Communities are healthy, resilient and socially connected	
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	

Planning Priority	Objective	Consistency	
E5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	Objective 10: Greater housing supply		
	Objective 11: Housing is more diverse and affordable		
E6 Creating and renewing great places and local centres, and respecting the District’s heritage	Objective 12: Great places that bring people together		
	Objective 13: Environmental heritage is conserved and enhanced		
Productivity			
E7 Growing a stronger and more competitive Harbour CBD	Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	Consistent. See response to GSRP, Direction 7. Jobs and skills for the city.	
	Objective 18: Harbour CBD is stronger and more competitive		
E8 Growing and investing in health and education precincts and the Innovation Corridor	Objective 21: Internationally competitive health, education, research and innovation precincts		
E9 Growing international trade gateways	Objective 16: Freight and logistics network is competitive and efficient		
E10 Delivering integrated land use and transport planning and a 30-minute city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities		
E11 Growing investment, business opportunities and jobs in strategic centres	Objective 22: Investment and business activity in centres		
E12 Retaining and managing industrial and urban services land	Objective 23: Industrial and urban services land is planned, protected and managed		
E13 Supporting growth of targeted industry sectors	Objective 24: Economic sectors are targeted for success		
Sustainability			
E14 Protecting and improving the health and enjoyment of	Objective 25: The coast and waterways are protected and healthier		

Planning Priority	Objective	Consistency
Sydney Harbour and the District's waterways		Consistent. The PP is not expected to have any impact on biodiversity, landscapes or the urban tree canopy across the LGA.
E15 Protecting and enhancing bushland and biodiversity	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
E16 Protecting and enhancing scenic and cultural landscapes	Objective 28: Scenic and cultural landscapes are protected	
E17 Increasing urban tree canopy cover and delivering Green Grid connections	Objective 30: Urban tree canopy cover is increased	
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	
E18 Delivering high quality open space	Objective 31: Public open space is accessible, protected and enhanced	
E19 Reducing carbon emissions and managing energy, water and waste efficiently	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	
	Objective 34: Energy and water flows are captured, used and re-used	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	
E20 Adapting to the impacts of urban and natural hazards and climate change	Objective 36: People and places adapt to climate change and future shocks and stresses	
	Objective 37: Exposure to natural and urban hazards is reduced	
	Objective 38: Heatwaves and extreme heat are managed	
Implementation		
E21 Preparing Local Strategic Planning statements informed by local strategic planning	Objective 39: A collaborative approach to city planning	Consistent The PP implements, in part, specific actions of Inner West's LSPS and LHS.
E22 Monitoring and reporting on the delivery of the Plan	Objective 40: Plans are refined by monitoring and reporting	

Table 3 – Consistency with the Inner West Local Strategic Planning Statement

Planning Priority	Action	Consistency
Strategic Theme 1 – An Ecologically Sustainable Inner West		
1 Adapt to climate change	1.1 Plan for resilience to climate change, urban hazards and failure due to shocks and stresses	Consistent. The draft seeks to conserve and enhance heritage significance on predominantly residential properties. A small number of properties are proposed for delisting or removal from existing HCAs, but this is not expected to have any notable impact on biodiversity, waterways or the urban tree canopy across the LGA.
	1.2 Mitigate the impacts of Urban Health Island Effect in both the private and public domain	
2 Inner West is a zero emissions community	2.1 Establish the Office of Renewable Energy within Council's governance structure	Consistent. As above.
	2.2 Establish Council as a leader in renewable energy and energy efficiency	
	2.3 Update planning controls to improve the overall environmental performance of new buildings and precincts	
	2.4 Identify and participate in partnership projects and direct low-carbon, water, efficiency and design excellence initiatives	
3 A diverse and increasing urban forest that connects habitats of flora and fauna	3.1 Maintain and increase the urban forest of the Inner West and enhance biodiversity corridors	Consistent. As above.
	3.2 Advocate to State Government to increase minimum requirements for deep soil zones under the <i>Apartment Design Guide</i> , and increase minimum requirements for deep soil zones in the DCP, dependent on development type	
	3.3 Develop a Blue/Green Grid Strategy to protect and increase habitat and the urban forest, embed water sensitive urban design principles and	

Planning Priority	Action	Consistency
	prioritise the routes based on function and connectivity	
4 Inner West is a water sensitive city with clean waterways	4.1 Incorporate a Water Sensitive Cities approach to inform objectives and controls into the Inner West LEP, DCP and capital works programs	Consistent. As above
	4.2 Work with State government, neighbouring councils, catchment advocacy groups (including the Cooks River Alliance, Sydney Harbour Coastal Councils Group and Parramatta River Catchment Group) and Aboriginal Torres Strait Islander peoples as appropriate to: <ul style="list-style-type: none"> - increase BASIX water targets - identify and implement actions to support the achievement of water quality improvement targets, including ongoing naturalisation of waterways - implement the five stages of the NSW Coastal Management Program aimed at developing a long term strategy for the management of the coast, estuary and catchment areas in the Inner West 	
5 Inner West is a zero waste community	5.1 Review Council's waste services and planning controls to maximise resource recovery	Consistent. As above
	5.2 Prepare a Zero Waste Strategy to maximise	

Planning Priority	Action	Consistency
Strategic Theme 2 – Unique, Liveable, Networked Neighbourhoods		
6. Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance	6.1 Implement the Local Housing Strategy	Consistent. See response to GSRP, Direction 4. Housing the city.
	6.2 Continue to protect heritage and character of values of the Inner West by: Ensuring significant existing or desired future character is identified and protected through LEP and DCP provisions	Consistent. The PP is part of a suite of planning proposals that give effect to this action. This includes amendments that will increase or rationalise heritage protections in some areas and properties. These changes are supported by expert technical advice and reflect the currently identified heritage values across the LGA.
7. Provide for a rich diversity of functional, safe and enjoyable urban spaces connected with and enhanced by their surroundings	7.1 Develop DCP controls that provide for a rich diversity of functional, safe and connected urban spaces	Consistent. As above.
Strategic Theme 3 – Sustainable Transport		
8. Provide improved and accessible sustainable transport infrastructure	8.1 Implement the Integrated Transport Strategy (when approved)	Consistent. The proposed amendments will not substantially affect the use and operation of existing sustainable transport infrastructure, or the anticipated future use and operation of planned infrastructure.
Strategic Theme 4 – Creative Communities and a Strong Economy		
9. A thriving local economy	9.1 Implement the Employment and Retail Lands Strategy (when approved)	<p>Consistent. See response to GSRP, Direction 7. Jobs and skills for the city.</p> <p>The Inner West Employment and Retail Lands Strategy (EaRLS), adopted in September 2020, contains a range of actions relating to current and emerging centres in the Inner West. This PP proposed to introduce a new HCA that will incorporate properties on the periphery of Marrickville centre along Silver and Calvert Streets. Although occupied by low-density residential uses, these properties are zoned E1. Due to the peripheral nature of this land relative to Marrickville centre, the PP is not expected to</p>

Planning Priority	Action	Consistency
		impact the achievement of actions relating to the centre.
Strategic Theme 5 – Caring, Happy, Healthy Communities		
10. Recognise and sustain Aboriginal and Torres Strait Islander cultures and histories	10.1 Develop and implement an Aboriginal Reconciliation Action Plan	Consistent. The PP relates to the conservation and enhancement of European heritage elements primarily in town centres and residential areas. It does not impede the achievement of objectives relating to the recognition and sustaining of indigenous cultures and histories.
	10.2 Protect areas, sites and/or objects having Aboriginal and Torres Strait Islander significance in the Inner West	
11. Provide accessible facilities and spaces that support active, healthy communities	11.1 Develop controls, contribution plans and strategies to provide a range of dynamic and flexible open spaces and community facilities that support community health and well-being as outlined in Inner West Open Space and Recreation Strategy (under development, based on the Open Space and Recreation Needs Study: <i>A Healthier Inner West and the future Inner West Community Needs Study, Healthy Ageing Strategy</i> (under development) and the 'Inner West Inclusion Action Plan')	Consistent. The proposed amendments will not come into conflict with this planning priority, or the objectives and actions contained within, in relation to access to open space and community facilities.
	11.2 Work Collaboratively across Council and with governments and other stakeholders to ensure efficient use of facilities	
Strategic Theme 6 – Progressive Local Leadership		
12. Inner West involves and listens to the community	12.1 Update Council's <i>Community Engagement Framework</i> so that it clearly sets out how people can engage in the planning system, and meets the requirements of the <i>Environmental Planning and Assessment Act</i> regarding Community Participation Plans	Consistent. Preliminary community consultation was undertaken at an early stage of the plan-making process. Should the PP progress, more detailed consultation of landowners, relevant agencies and the community will be undertaken at public exhibition stage, in accordance with statutory requirements and Council's Community Engagement Strategy

Planning Priority	Action	Consistency
		2022–24 (including its Community Participation Plan).
13. Develop diverse and strong stakeholder relationships to deliver positive planning outcomes	13.1 Continue to work with neighbouring councils, state agencies, ATSI peoples, advocacy groups and research institutions, to facilitate co-ordinated planning and ensure the views and goals of the Inner West are progressed	<p>Consistent. As above. Further consultations on this PP will involve a variety of stakeholders, including landowners, relevant agencies – including Heritage NSW – and the Inner West community.</p> <p>The PP does not impact upon place-making and collaboration initiatives for Camperdown-Ultimo Collaboration Area, Parramatta Road Corridor and The Bays Precinct.</p>
	Camperdown-Ultimo Collaboration Area Actions 13.2–13.6	
	Parramatta Road Corridor Actions 13.7–13.9	
	The Bays Precinct Actions 13.10 – 13.11	
14. Deliver visionary long term planning and responsible decision making reflective of our Community Strategic Plan	14.1 Consolidate the legacy planning controls and contributions plan into an Inner West LEP, DCP and Contributions Plan applying best practice planning based on evidence, place-making and community input	<p>Consistent. The PP delivers upon specific actions of Inner West's Community Strategic Plan, as detailed below.</p> <p>The PP proposes amendments to IWLEP 2022. It will be accompanied by a review of existing DCP provisions, which will be undertaken in tandem with the preparation of the draft consolidated Inner West DCP. Any required DCP amendments will be made to existing DCPs for former Ashfield, Marrickville and Leichhardt LGAs, with an eye to incorporating into the eventual consolidated Inner West DCP.</p>
	14.2 Ensure Council's strategic plans and public benefit are considered in Voluntary Planning Agreements and in any decision regarding the acquisition or relinquishing of Council assets to ensure that Council's assets and services meet community needs and objectives now and into the future	
	14.3 Show leadership in sustainable resource management of Council assets, including retention of land for future use, achieving carbon neutrality, re-use of Council buildings and/or pilot projects	

Table 4 – Consistency with Inner West Community Strategic Plan

Outcome	Strategy	Consistency
Strategic Direction SD1 – An ecologically sustainable Inner West		
1. The Inner West community is recognised for its leadership in sustainability and tackling climate change	Provide the community the information, knowledge, and tools for a sustainable Inner West	Consistent. The PP seeks to make certain amendments to heritage listings under IWLEP 2022. These proposed amendments will not have any notable adverse impact on achievability of sustainability goals.
	Share successes and publicise community and Council achievements in sustainability	
2. An increasing and resilient network of green corridors provide habitat for plants and animals	Maintain and increase Inner West’s urban tree canopy	Consistent. The PP seeks to conserve and enhance heritage significance on predominantly residential properties. A small number of properties are proposed for delisting or removal from existing HCAs, but this is not expected to have any notable impact on biodiversity, landscapes or the urban tree canopy across the LGA.
	Manage and improve Inner West’s mid and understorey vegetation	
	Protect, connect and enhance natural areas, biodiversity corridors and sensitive habitat	
3. Waterways are healthy and the community is water-sensitive, treating water as a precious resource	Implement water-sensitive policies and projects to improve the health of our waterways	Consistent. The proposed amendments will not have any impact on waterways, nor will they impede the implementation of water-sensitive policies and projects across the LGA.
	Capture and use water from Inner West catchments	
	Identify and plan for river swimming sites	
4. Air quality is good and air pollution is managed effectively	Improve air quality through effective regulation and education	Consistent. The proposed changes will not have any impact on air quality, nor will they have impede the implementation of air quality-related actions across the LGA.
	Facilitate alternatives to private motor vehicle use to reduce exhaust emissions	
	Minimise air pollution through policy and regulation	
Strategic Direction SD2 – Liveable, connected neighbourhoods and transport		
1. Development is designed for sustainability, net zero and improves health and wellbeing of the community	Pursue integrated planning and urban design across public and private spaces to benefit community and local environment needs	Consistent. The proposed amendments align with other Council-led strategic planning initiatives under Council’s LSPS and LHS. They do not impact the achievement of safety and amenity requirements.
	Monitor local development and ensure it meets legislative	

Outcome	Strategy	Consistency
	requirements for safety and amenity	
2. The unique character and heritage of neighbourhoods is retained and enhanced	Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres	Consistent. The PP seeks to conserve and enhance heritage significance on predominantly residential properties. The proposed amendments will not have any substantial impact on the character of Inner West's urban centres.
3. Public spaces are welcoming, accessible, clean and safe	Plan, deliver and maintain public spaces and infrastructure that fulfil and support diverse community needs and life	Consistent. The proposed amendments relate primarily to non-public residential properties, but will not diminish public or private spaces, or impact the achievability of objectives relating to the public domain and infrastructure.
	Ensure private spaces and developments contribute positively to their surrounding public spaces	
	Advocate for and develop planning controls that retain and protect existing public and open spaces and provision of additional public and open spaces	
4. People have a roof over their head and a safe, secure place to call home	Increase social, community and affordable, liveable housing with good amenity, across the Inner West	Consistent. The PP seeks to introduce new heritage restrictions on certain residential areas with identified heritage values. The proposed amendments are aligned with other Council-led place-based investigations and will not impede the achievement of housing capacity, diversity and affordability goals across the LGA.
	Encourage diversity of housing type, tenure and price in new developments	
	Assist people who are homeless or sleeping rough	
5. Public transport is reliable, accessible and interconnected	Improve public transport services	Consistent. The PP has been prepared in alignment with housing investigation areas identified in Council's LSPS and LHS. The proposed changes will not have any substantial impact on the use and operation of current transport infrastructure, or the anticipated future use and operation of planned infrastructure.
	Provide transport infrastructure that aligns to population growth	
6. People walk, cycle and move around	Deliver safe, connected and well-maintained	Consistent. As above.

Outcome	Strategy	Consistency
the Inner West with ease	networks of transport infrastructure	
	Manage the road network to increase safety and prioritise active and public transport over private motor vehicles	
	Collaborate on innovative, accessible transport options	
Strategic Direction SD3 – Creative communities and a strong economy		
1. Creativity and culture are valued and celebrated	Create opportunities for all members of the community to participate in arts and culture and pursue creative lives	Consistent. The proposed amendments are intended to better conserve and enhance Inner West’s identified heritage values. The PP process will include community consultation in accordance with statutory requirements and Council’s adopted Community Engagement Framework. This consultation will help to inform the community about the Inner West’s heritage significance and the process for conserving this heritage, while also seeking feedback on the proposed IWLEP 2022 amendments.
	Celebrate and promote awareness of the community’s history and heritage	
2. Inner West remains the engine room of creative industries and services	Promote the Inner West as a leading destination for creativity including street art, live music and performance	Consistent. The PP primarily relates to residential properties and neighbourhoods. It will not have any substantial impact on Inner West’s creative industry capacity or the achievability of outcomes to promote creative industries and services.
	Enable creative and cultural industries to thrive through targeted investment and support	
	Build new content, audiences and professional opportunities through local programs, including for young and emerging creatives	
3. The local economy is thriving	Assist businesses growth, innovation and improvement	Consistent. The PP primarily relates to residential properties and neighbourhoods. It will not have any significant impact on the achievability of productivity-related objectives in the Inner West.
	Encourage new enterprises in Inner West	
4. Employment is diverse and accessible	Manage the strategic future of industrial and employment lands	Consistent. As above.
	Collaborate with business and industry on social and environmental initiatives	

Outcome	Strategy	Consistency
Strategic Direction SD4 – Healthy, resilient and caring communities		
1. The Inner West community is welcoming and connected	Celebrate, value and respect the diversity of the Inner West community	Consistent. As above.
	Foster inclusive communities where everyone can participate in community life	
	Address social inequity, obstacles to participation and social exclusion	
2. Aboriginal and Torres Strait Islander Peoples and culture flourish and enrich the Inner West	Centre Aboriginal and Torres Strait Islander needs and voices at the heart of initiatives, policies and strategies	Consistent. The PP relates to the conservation and enhancement of European heritage elements primarily in residential areas. It does not impede the achievement of objectives relating to the recognition and sustaining of indigenous cultures and histories.
	Celebrate Aboriginal and Torres Strait Islander cultures and history	
3. People have opportunities to participate	Provide facilities, spaces and programs that support community health and wellbeing	Consistent. As above.
	Build connected communities and provide opportunities for social participation	
4. People have access to the services and facilities they need at all stages of life and all abilities	Plan and deliver infrastructure and services for the changing population and those with disabilities	Consistent. The PP will not have any tangible impact on the provision of community services and infrastructure.
	Provide quality children’s education and care services to ensure a strong foundation for lifelong learning	
	Provide facilities, resources and activities for lifelong learning	
	Improve the quality and use of existing community assets	
Strategic Direction SD5 – Progressive, responsible and effective civic leadership		
1. Council is responsive and serviced-focused	Deliver responsive and innovative customer service	Consistent. Preliminary community consultation was undertaken at an early stage of the plan-making process. Should the PP progress, more detailed
	Monitor performance and	

Outcome	Strategy	Consistency
	implement continuous improvement to meet the changing needs of the community	consultation of landowners, relevant agencies and the community will be undertaken at public exhibition stage, in accordance with statutory requirements and Council's Community Engagement Strategy 2022-24 (including its Community Participation Plan).
2. Council makes responsible decisions to manage finite resources in the best interest of current and future communities	Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations	Consistent. The PP responds to specific actions of Inner West's adopted strategic planning framework, including LSPS and LHS. The proposed amendments are consistent with expert advice from independent heritage specialists.
	Ensure probity and responsible, sustainable, ethical and open local government	
	Manage public resources to achieve financial sustainability	
3. People are well informed and actively engaged in local decision making and problem solving	Inform communities through multi-channel communications	Consistent. As above.
	Support local democracy through inclusive participatory community engagement	
	Support evidence-based Council decision-making	
4. Partnerships and collaboration are valued and enhance community leadership creating positive change	Advocate for emerging community issues	Consistent. As above.
	Build resilience and capacity of local leaders, groups and communities	
	Work with suppliers to deliver positive outcomes for the community, economy and environment	

Table 5 – Consistency with applicable State Environmental Planning Policies (SEPPs)

Title	Consistency with PP
No 65 – Design Quality of Residential Apartment Development	Not relevant to this PP
(Biodiversity and Conservation) 2021	Not relevant to this PP
(Building Sustainability Index: BASIX) 2004 <i>To be replaced by SEPP (Sustainable Buildings) 2022 on 1 October 2023</i>	Not relevant to this PP
(Exempt and Complying Development Codes) 2008	<p>Comment:</p> <p>The PP includes proposed amendments that will impact upon the permissibility of development types under this SEPP. In particular, certain development cannot be carried out, or can only be carried out in limited circumstances, as exempt and complying development on land within a HCA.</p> <p>The proposed amendments to introduce new HCAs and extend existing HCAs will therefore restrict the types of exempt and complying development that can be carried out on the affected properties under this SEPP.</p> <p>These amendments are supported by detailed heritage assessments and reflect identified heritage significance in the LGA. Therefore, the changes to permissibility under this SEPP are justifiable.</p>
(Housing) 2021	<p>Comment:</p> <p>As with SEPP (Exempt and Complying Development Codes) 2008, some development types under this SEPP will be restricted by the introduction of new HCAs and extended existing HCAs. In particular, certain affordable and diverse housing types cannot be carried out (or can only be carried out in limited circumstances) as complying development on land within a HCA.</p> <p>These amendments are supported by detailed heritage assessments and reflect identified heritage significance in the LGA. Therefore, the changes to permissibility under this SEPP are justifiable.</p>
(Industry and Employment) 2021	Not relevant to this PP
(Planning Systems) 2021	Not relevant to this PP
(Precincts – Central River City) 2021	Not relevant to this PP

Title	Consistency with PP
(Precincts – Eastern Harbour City) 2021	Not relevant to this PP
(Precincts – Regional) 2021	Not relevant to this PP
(Precincts – Western Parkland City) 2021	Not relevant to this PP
(Primary Production) 2021	Not relevant to this PP
(Resilience and Hazards) 2021	Not relevant to this PP
(Resources and Hazards) 2021	Not relevant to this PP
(Sustainable Buildings) 2022	Not relevant to this PP
(Transport and Infrastructure) 2021	Not relevant to this PP

Table 6 – Consistency with Section 9.1 Directions (issued 20 February 2023)

No.	Title	Consistency with terms of direction	Consistency
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	<p>Objective: The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Application: This direction applies to a PPA when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning.</p> <p>Direction 1.1 Planning proposals must be consistent with a Regional Plan released by the Minister for Planning</p> <p>Comment: The PP is consistent with the Greater Sydney Region Plan (GSRP). An assessment of the PP's consistency with relevant directions and objectives of the GSRP is included at Table 1.</p>	Consistent
1.2	Development of Aboriginal Land Council Land	<p>Not applicable Inner West LGA is not identified on the Land Application Map contained within State Environmental Planning Policy (Planning Systems) 2021.</p>	Not applicable
1.3	Approval and Referral Requirements	<p>Not applicable The PP does not propose to include provisions that require the concurrence, consultation or referral of DAs to a Minister or public authority.</p>	Not applicable
1.4	Site Specific Provisions	<p>Not applicable The PP does not contain any site-specific provisions.</p>	Not applicable
Focus area 1: Planning Systems – Place-based			

No.	Title	Consistency with terms of direction	Consistency
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable The PP does not propose any amendments within the Parramatta Road Corridor Urban Transformation Strategy boundary	Not applicable
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.11	Implementation of Bayside West Precincts Bayside West 2036 Plan	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.13	Implementation of St Leonards	Not applicable The direction does not apply to Inner West LGA	Not applicable

No.	Title	Consistency with terms of direction	Consistency
	and Crows Nest 2036 Plan		
1.14	Implementation of Greater Macarthur 2040	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.16	North West Rail Link Corridor Strategy	Not applicable The direction does not apply to Inner West LGA	Not applicable
1.17	Implementation of the Bays West Place Strategy	Not applicable The PP does not propose any amendments within the Bays West Place Strategy Ministerial Direction Map.	Not applicable
Focus area 2: Design and Place – not in effect			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	<p>Objective: <i>The objective of this direction is to protect and conserve environmentally sensitive areas.</i></p> <p>Application: <i>This direction applies to all PPAs when preparing a PP.</i></p> <p>Direction 1.1</p> <ol style="list-style-type: none"> 1) A PP must include provisions that facilitate the protection and conservation of environmentally sensitive areas. 2) A PP that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). <p>Comment: There are no conservation zones in Inner West LGA. However, some properties proposed for heritage listing occur within the Terrestrial Biodiversity layer, identified under IWLEP 2022. These listings will result in further protection of existing built form in these areas and will not generate additional development potential. Therefore, the PP does not reduce the conservation standards that apply to the land.</p>	Consistent
3.2	Heritage Conservation	<p>Objective <i>The objective of this direction is to conserve items, areas, objects and places of environmental</i></p>	Partially inconsistent. Justified by study

No.	Title	Consistency with terms of direction	Consistency
		<p><i>heritage significance and indigenous heritage significance.</i></p> <p>Application <i>This direction applies when a PPA prepares a PP.</i></p> <p>Direction 3.2 <i>A PP must contain provisions that facilitate the conservation of:</i></p> <ol style="list-style-type: none"> <i>items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</i> <i>Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</i> <i>Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i> <p>Comment: The PP predominantly increases the level of heritage protection that applies to land in Inner West LGA. However, certain properties currently identified as heritage items or within HCAs are proposed for delisting.</p> <p>These include:</p> <p><u>Delisting of Local Heritage Items:</u></p> <ul style="list-style-type: none"> • 40 Williams Street, Ashfield – Item I409; • 24A Railway Road, Sydenham – Item I1750; • 44 Wellesley Street, Summer Hill – Item I1728; <p><u>Removal of properties from HCAs:</u></p>	<p>prepared in support of PP.</p>

No.	Title	Consistency with terms of direction	Consistency
		<ul style="list-style-type: none"> 32 and 34 Bay Street and 79, 79A, 81 and 81A Church Street, Croydon – Rathgael Estate HCA (C44); 2 Ranger Road, Croydon – Ivanhoe HCA (C42); and 41-43 Smith Street, Summer Hill – Fleet Street HCA (C92) <p>The proposed removal of these properties is supported by GML's study, which concludes that, due to changes to built form, they no longer demonstrate a level of heritage significance to warrant retention in Schedule 5. The PP is therefore justifiably inconsistent with this direction.</p>	
3.3	Sydney Drinking Water Catchments	Not applicable Inner West LGA is not identified as an LGA within the Sydney drinking water catchment.	Not applicable
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable The direction does not apply to Inner West LGA.	Not applicable
3.5	Recreation Vehicle Areas	Not applicable The Direction is not applicable to this PP.	Not applicable
3.6	Strategic Conservation Planning	Not applicable The PP does not relate to land identified as avoided land or strategic conservation area under the <i>SEPP (Biodiversity and Conservation) 2021</i> .	Not applicable
3.7	Public Bushland	Not applicable The PP does not affect any public bushland.	Not applicable
3.8	Willandra Lakes Region	Not applicable The direction does not apply to Inner West LGA.	Not applicable
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable The PP does not relate to land within the Foreshores and Waterways Area under the <i>SEPP (Biodiversity and Conservation) 2021</i> .	Not applicable
3.10	Water Catchment	Not applicable The direction does not apply to Inner West LGA.	Not applicable
Focus area 4: Resilience and Hazards			
4.1	Flooding	Objectives <i>The objectives of this direction are to:</i> <ol style="list-style-type: none"> ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>and the principles of the Floodplain Development Manual 2005, and</p> <p>b. ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Application This direction applies to all PPAs that are responsible for flood prone land when preparing a PP that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>Direction 4.1 A PP must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> a. the NSW Flood Prone Land Policy; b. the principles of the Floodplain Development Manual 2005 (FPDM 2005); c. the Considering flooding in land use planning guideline 2021; and d. any adopted flood study and/or floodplain risk management (FPRM) plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. <p>A PP must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones</p> <p>A PP must not contain provisions that apply to the flood planning area which:</p> <ul style="list-style-type: none"> i. permit development in floodway areas, ii. permit development that will result in significant flood impacts to other properties, iii. permit development for the purposes of residential accommodation in high hazard areas, iv. permit a significant increase in the development and/or dwelling density of that land, v. permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas 	

No.	Title	Consistency with terms of direction	Consistency
		<p><i>where the occupants of the development cannot effectively evacuate,</i></p> <p><i>vi. permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</i></p> <p><i>vii. are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</i></p> <p><i>viii. permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</i></p> <p><i>A PP must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</i></p> <p><i>a. permit development in floodway areas;</i></p> <p><i>b. permit development that will result in significant flood impacts to other properties;</i></p> <p><i>c. permit a significant increase in the dwelling density of that land;</i></p> <p><i>d. permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate;</i></p> <p><i>e. are likely to affect the safe occupation of and efficient evacuation of the lot; or</i></p> <p><i>f. are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</i></p> <p><i>For the purposes of preparing a PP, the flood planning area must be consistent with the principles of the FPDM 2005 or as otherwise</i></p>	

No.	Title	Consistency with terms of direction	Consistency
		<p><i>determined by a FPRM Study or Plan adopted by the relevant council.</i></p> <p>Comment: The PP predominantly seeks to introduce a stricter control over built form on the subject sites, by way of additional heritage protections. There are however a small number of sites proposed for delisting or removal from current HCA status, that are on land identified by Council as between the flood planning area and probable maximum flood. However, Special Flood Considerations do not apply to these sites, under IWLEP 2022. Therefore, the PP is consistent with the Direction.</p>	
4.2	Coastal Management	<p>Not applicable: This PP does not affect any land within the coastal zone.</p>	Not applicable
4.3	Planning for Bushfire Protection	<p>Not applicable This PP does not affect any bushfire prone land.</p>	Not applicable
4.4	Remediation of Contaminated Land	<p>Not applicable The PP does not relate to contaminated land or development types identified in this Direction.</p>	Not applicable
4.5	Acid Sulfate Soils	<p>Objective <i>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</i></p> <p>Application <i>This direction applies when a PPA prepares a PP that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.</i></p> <p>Direction 4.5 <i>The RPA must consider the Acid Sulfate Soils Planning Guidelines adopted by the Secretary of the DPE when preparing a PP that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</i></p> <p><i>When a PPA is preparing a PP to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</i></p> <ul style="list-style-type: none"> <i>a. the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Secretary, or</i> 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p><i>b. such other provisions provided by the Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</i></p> <p><i>A PPA must not prepare a PP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the RPA has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.</i></p> <p><i>The RPA must provide a copy of any such study to the Secretary prior to undertaking community consultation. Where provisions referred to above have not been introduced and the RPA is preparing a PP that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the PP must contain provisions consistent with the above.</i></p> <p>Comment: The PP affects a number of areas and sites that contain Class 5 acid sulfate soils.</p> <p>The PP does not seek to reduce the total permissible density on the subject land, but will change the level of scrutiny and assessment. It is consistent with this Direction.</p>	
4.6	Mine Subsidence and Unstable Land	<p>Not applicable</p> <p>This PP does not affect any land within a declared mine subsidence district.</p>	Not applicable
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	<p>Objectives</p> <p><i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> <i>a. improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>b. increasing the choice of available transport and reducing dependence on cars, and</i> <i>c. reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>d. supporting the efficient and viable operation of public transport services, and</p> <p>e. providing for the efficient movement of freight.</p> <p>Application This direction applies when a PPA prepares a PP that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>Direction 5.1 A Planning Proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and The Right Place for Business and Services – Planning Policy (DUAP 2001) (Guidelines).</p> <p>Comment: This PP is generally consistent with this Direction. It primarily seeks to introduce greater heritage protections across the LGA and does not include any changes to zoning or principal planning controls on the affected sites. There are a small number of properties proposed for delisting. However, this will not result in a tangible increase in housing density on these sites.</p>	
5.2	Reserving Land for Public Purposes	<p>Not applicable The PP does not include any proposal to reserve land for public purposes.</p>	Not applicable
5.3	Development near Regulated Airports and Defence Airfields	<p>Objectives The objectives of this direction are:</p> <p>a. to ensure the effective and safe operation of regulated airports and defence airfields,</p> <p>b. to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</p> <p>c. to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	Consistent


No.	Title	Consistency with terms of direction	Consistency
		<p><i>Application</i> <i>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.</i></p> <p><i>Direction 5.3</i> <i>In the preparation of a Planning Proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i></p> <ul style="list-style-type: none"> <i>a. consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i> <i>b. for land affected by the prescribed airspace (as defined in Regulation 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i> <i>c. not allow development types that are incompatible with the current and future operation of that airport.</i> <i>d. obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Environmental Planning and Assessment Act 1979.</i> <p><i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <ul style="list-style-type: none"> <i>a. for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25; or</i> <i>b. for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i> <i>c. for commercial or industrial purposes where the ANEF is above 30.</i> 	

No.	Title	Consistency with terms of direction	Consistency
		<p>Comment:</p> <p>This PP is consistent with this Direction. It does not propose any increase in building height or allow any development types that are incompatible with the current and future operation of Sydney Airport. Further, the PP does not propose any rezoning or tangible increase in residential densities on land within ANEF 20+ contours.</p>	
5.4	Shooting Ranges	<p>Not applicable</p> <p>The PP does not relate to land located on or adjoining an existing shooting range.</p>	Not applicable
Focus area 6: Housing			
6.1	Residential Zones	<p>Objectives</p> <p><i>The objectives of this direction are:</i></p> <ul style="list-style-type: none"> a. to encourage a variety and choice of housing types to provide for existing and future housing needs, b. to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c. to minimise the impact of residential development on the environmental and resource lands. <p>Application</p> <p><i>This direction applies when a PPA prepares a PP that will affect land within:</i></p> <ul style="list-style-type: none"> a. an existing or proposed residential zone (including the alteration of any existing residential zone boundary), b. any other zone in which significant residential development is permitted or proposed to be permitted. <p>Direction 6.1</p> <p><i>A PP must include provisions that encourage the provision of housing that will:</i></p> <ul style="list-style-type: none"> a. broaden the choice of building types and locations available in the housing market, and b. make more efficient use of existing infrastructure and services, and c. reduce the consumption of land for housing and associated urban development on the urban fringe, and d. be of good design. <p><i>A PP must, in relation to land which this direction applies:</i></p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>a. contain a requirement that residential development is not permitted until land is adequately services (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it) and</p> <p>b. not contain provisions which will reduce the permissible residential density of land.</p> <p>Comment: The PP does not seek to reduce the total permissible residential density of the subject land, but will change the level of scrutiny and assessment for residential uses. There are a number of proposed changes that occur in investigation areas identified in Inner West's LHS, as outlined in the PP. The proposed heritage changes are taken into account in these ongoing investigations, without impeding Council's delivery of actions in the LHS in relation to those areas. The PP is consistent with this direction.</p>	
6.2	Caravan Parks and Manufactured Home Estates	<p>Not applicable The direction is not relevant to this PP.</p>	Not applicable
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	<p>Objectives The objectives of this direction are:</p> <p>a. encourage employment growth in suitable locations,</p> <p>b. protect employment land in employment zones, and</p> <p>c. support the viability of identified centres.</p> <p>Application This direction applies to all PPAs when preparing a PP that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary).</p> <p>Direction 7.1 A PP must:</p> <p>a. give effect to the objectives of this direction,</p> <p>b. retain the areas and locations of Employment zones,</p> <p>c. not reduce the total potential floor space area for employment uses and related public services in Employment Zones,</p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>d. not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>e. ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p> <p>Comment: The PP seeks to introduce a new HCA – Woodlands Estate – over a predominantly residential neighbourhood, that includes four residential properties and a substation that are zoned EI Local Centre (previously B2 Local Centre), as well as one EI-zoned neighbourhood shop (previously B1 Neighbourhood Centre).</p> <p>There are two further EI-zoned neighbourhood shops located in residential neighbourhoods proposed as HCAs – one each in the proposed Petersham Hill and Marrickville Market Gardeners Estate HCAs.</p> <p>The PP does not seek to reduce the total permissible employment floor space on the subject land, but will change the level of scrutiny and assessment for development. This does not result in any inconsistency with this direction.</p>	
7.2	Reduction in non-hosted short-term rental accommodation period	<p>Not applicable The direction is not relevant to this PP.</p>	Not applicable
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	<p>Not applicable The direction does not apply to Inner West LGA.</p>	Not applicable
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production & Extractive Industries	<p>Not applicable Inner West LGA does not contain land zoned for mining, petroleum or extractive industries.</p>	Not applicable
Focus area 9: Primary Production			
9.1	Rural Zones	<p>Not applicable Inner West LGA does not contain any rural zones</p>	Not applicable
9.2	Rural Lands	<p>Not applicable Inner West LGA does not contain any rural lands</p>	Not applicable
9.3	Oyster Aquaculture	<p>Not applicable</p>	Not applicable

No.	Title	Consistency with terms of direction	Consistency
		Inner West LGA does not contain any Priority Oyster Aquaculture Areas	
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable The direction does not apply to Inner West LGA	Not applicable

	
PLANNING PROPOSAL REPORT From Strategic Planning team	
Planning Proposal	Heritage Pubs
Site Address	Various properties in Balmain East, Balmain, Rozelle, Annandale, Leichhardt, Newtown, Enmore, Petersham and Marrickville.
Proposal	Council-led Planning Proposal to list 26 pubs across Inner West local government area as items of local heritage significance.
Recommendation	<p>That the Inner West Local Planning Panel advise Council:</p> <p>That the draft Planning Proposal prepared by Council officers dated August 2023 to amend Schedule 5 and the Heritage Map of the <i>Inner West Local Environmental Plan 2022</i> has sufficient strategic and site-specific merit to be submitted to the Minister for Planning and Public Spaces for a Gateway Determination in accordance with Section 3.34 of the <i>Environmental Planning and Assessment Act 1979</i>.</p>

SUMMARY

The purpose of this report is to seek the advice of the Inner West Local Planning Panel (IWLPP) on the proposed amendments to Schedule 5 and the Heritage Map of the *Inner West Local Environmental Plan 2022* (IWLEP 2022).

The proposed amendments include listing 26 pubs across the Inner West local government area (LGA) as items of local heritage significance.

It is requested that the IWLPP support the recommendation and advises Council to proceed with the draft Planning Proposal at **Appendix 1**.

1.1 BACKGROUND

At a meeting on 3 July 2018, Council considered a Notice of Motion on the heritage listing of Inner West pubs and resolved to conduct an investigation of pubs across the LGA with the highest architectural, historical and social heritage and are most in need of further heritage protection.

In 2021, after an initial review of existing pubs, Council engaged heritage consultants GML Heritage to prepare a more detailed study and provide recommendations on pubs that warrant heritage listing. The resulting study, *Inner West Heritage Study – Pubs* (May 2023) (Heritage Study), recommends 27 pubs for listing as items of local heritage significance and includes detailed heritage

assessments of each venue.

On 25 October 2022, Council considered a draft version of this study and resolved to: note the contents of the study; undertake early engagement with landowners and patrons of the 27 pubs; and prioritise the preparation of a standalone, Council-led planning proposal to give effect to the recommendations of the study.

The 27 pubs recommended in GML's study for listing include the 26 properties subject of this draft Planning Proposal, as well as Lewisham Hotel (794 Parramatta Road, Lewisham), which is being considered separately under Council's Planning Proposal for Parramatta Road Corridor (Stage 1), currently at a post-Gateway stage.

Detailed heritage assessments were carried out for each property identified, against NSW Heritage Council criteria for assessing heritage significance. Draft inventory sheets for the proposed heritage items, prepared by GML Heritage, are enclosed in the Heritage Study.

The Heritage Study is contained in **Appendix 1** (refer to Attachment 1 to the Planning Proposal).

2.1 PLANNING PROPOSAL

The draft Planning Proposal seeks to amend Schedule 5 and the Heritage Map of the IWLEP 2022 to introduce the following new items of local heritage significance:

Suburb	Item name	Address
Annandale	North Annandale Hotel, including interiors	105 Johnston Street
Annandale	Annandale Hotel, including interiors	17-19 Parramatta Road
Balmain	Dick's Hotel, including interiors	89 Beattie Street
Balmain	Cricketers Arms Hotel, including interiors	255 Darling Street
Balmain	Unity Hall Hotel, including interiors	292-294 Darling Street
Balmain	Town Hall Hotel (former), including interiors	366 Darling Street
Balmain	Cat & Fiddle Hotel, including interiors	456 Darling Street
Balmain	The Balmain Hotel, including interiors	72-74 Mullens Street
Balmain East	East Village Hotel, including interiors	82-84 Darling Street
Enmore	Duke of Enmore Hotel, including interiors	148 Enmore Road
Enmore	Queens Hotel	167 Enmore Road
Enmore	Warren View Hotel, including interiors	2 Stanmore Road
Leichhardt	The Milestone Hotel, including interiors	140 Marion Street
Marrickville	Vic on the Park Hotel, including interiors	2 Addison Road

Marrickville	The Royal Exchange Hotel, including interiors	203 Marrickville Road
Newtown	Carlisle Castle Hotel, including interiors	17 Albermarle Street
Newtown	Kelly's on King	283-285 King Street
Newtown	Websters Bar	323 King Street
Newtown	Sandringham Hotel (former), including interiors	387 King Street
Petersham	Livingstone Hotel, including interiors	116 New Canterbury Road
Rozelle	The Welcome Hotel, including interiors	91 Evans Street
Rozelle	3 Weeds Hotel, including interiors	197 Evans Street
Rozelle	Sackville Hotel, including interiors	599 Darling Street
Rozelle	Garry Owen Hotel, including interiors	778 Darling Street
Rozelle	Native Rose Hotel, including interiors	68 Victoria Road
Rozelle	Bridge Hotel, including interiors	119 Victoria Road

The specific amendments to Schedule 5 and the Heritage Map of the IWLEP 2022 are contained at **Appendix 1** (refer to Part 2 – Explanation of Provisions and Part 4 – Mapping of the Planning Proposal, as well as the Proposed Heritage Maps at Attachment 2 to the Planning Proposal).

This draft Planning Proposal will be accompanied by a review of Development Control Plans for the former Ashfield, Leichhardt and Marrickville Councils. This will ensure consistency between the proposed IWLEP 2022 amendments and relevant DCP provisions. Council approval will be sought for any DCP amendments prior to public exhibition, allowing the DCP amendments to be exhibited alongside the draft Planning Proposal. The preparation of a consolidated draft Inner West DCP is also underway. This review will also consider the draft Planning Proposal in the context of a future consolidated set of DCP provisions.

3.0 CONCLUSION

The draft Planning Proposal will implement the recommendations of independent expert consultants GML Heritage, contained in the Heritage Study. Through implementing these recommendations, it will preserve identified local heritage in the Inner West LGA by providing statutory protection and recognition to sites of historical significance.

It is recommended that the IWLPP support this draft Planning Proposal and advise Council to forward the proposal to the Minister for Planning and Public Spaces for a Gateway Determination, in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

4.1 APPENDICES

1. Draft Planning Proposal – Heritage Pubs

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Version 1.0 – August 2023

Inner West Local Planning Panel Meeting 14 September 2023 (Pre-Gateway)

1. Introduction

Inner West Council has prepared a Planning Proposal (PP) to amend the *Inner West Local Environmental Plan 2022* (IWLEP 2022).

The primary intent of the PP is to identify 26 properties (pubs) across the Inner West local government area (LGA) as heritage items of local significance, under Schedule 5 of IWLEP 2022.

The PP is made in relation to the following pubs in the LGA:

1. North Annandale Hotel, Annandale	14. Vic on the Park Hotel, Marrickville
2. Annandale Hotel, Annandale	15. The Royal Exchange Hotel, Marrickville
3. Dick's Hotel, Balmain	16. Carlisle Castle Hotel, Newtown
4. Cricketers Arms Hotel, Balmain	17. Kelly's on King, Newtown
5. Unity Hall Hotel, Balmain	18. Websters Bar, Newtown
6. Town Hall Hotel (former), Balmain	19. Sandringham Hotel (former), Newtown
7. Cat & Fiddle Hotel, Balmain	20. Livingstone Hotel, Petersham
8. The Balmain Hotel, Balmain	21. The Welcome Hotel, Rozelle
9. East Village Hotel, Balmain East	22. 3 Weeds Hotel, Rozelle
10. Duke of Enmore Hotel, Enmore	23. Sackville Hotel, Rozelle
11. Queens Hotel, Enmore	24. Garry Owen Hotel, Rozelle
12. Warren View Hotel, Enmore	25. Native Rose Hotel, Rozelle
13. The Milestone Hotel, Leichhardt	26. Bridge Hotel, Rozelle

The 26 properties were identified as having potential heritage significance in the *Inner West Heritage Study – Pubs* (May 2023), prepared for Council by independent heritage consultants GML Heritage. This study contained detailed heritage assessments and inventory sheets of each pub, as well as a broader thematic history of pubs in the Inner West.

Refer to **Attachment 1** for GML's study including inventory sheets for each of the 26 pubs subject of this PP.

The proposal is part of a suite of planning proposals being prepared by Inner West Council, under its heritage review program, which also includes separate proposals relating to heritage significance of residential properties/neighbourhoods.

The PP is aligned with the following action of Inner West's Local Strategic Planning Statement (LSPS), *Our Place Inner West*:

LSPS Planning Principle 6, Action 6.2: Continue to protect the heritage and character values of the Inner West by: ensuring significant existing or desired character is identified and protected through LEP and DCP provisions:

- Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and use these studies to inform future LEP and DCP provisions for their protection.

The PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and DPE's 'Local Environmental Plan Making Guideline' (August 2023).

2. Background

At a meeting on 3 July 2018, Council considered a Notice of Motion on the heritage listing of Inner West pubs and resolved to conduct an investigation of pubs across the LGA with the highest architectural, historical and social heritage and are most in need of further heritage protection.

In 2021, after an initial review of existing pubs, Council engaged heritage consultants GML Heritage to prepare a more detailed study and provide recommendations on pubs that warrant heritage listing. The resulting study, *Inner West Heritage Study – Pubs*, recommends 27 pubs for listing as items of local heritage significance and includes detailed heritage assessments of each venue.

On 25 October 2022, Council considered a draft version of this study and resolved to adopt the following Notice of Motion:

That Council:

1. *Note the Inner West Heritage Study – Pubs report prepared by GML Heritage that responds to the Council resolution dated 3 July 2018*
2. *Commence community engagement with landowners and patrons on the proposed heritage listing of the 27 pubs identified in the report*
3. *Prioritise the preparation of a standalone Council led planning proposal that gives effect to the heritage protections identified in the report.*

The 27 pubs recommended in GML's study for listing include the 26 properties subject of this PP, as well as Lewisham Hotel (794 Parramatta Road, Lewisham), which is being considered separately under Council's Planning Proposal for Parramatta Road Corridor (Stage 1), currently at a post-Gateway stage.

In May–June 2023, preliminary engagement was undertaken with owners and operators of the 27 pubs identified in GML's study. Concurrently, a broader 'Love Your Pub' campaign was run on Council's Your Say Inner West website, seeking community feedback on the Inner West's pubs and pub culture.

In total, there were 840 visitors to the Your Say website and 20 contributions were received under the Love Your Pub campaign. Contributors expressed support for vibrancy and sense of community in pubs, as well as some improvements to pub culture and safety, but raised concerns about the loss of live music, noise impacts and loss of atmosphere to gambling areas. One contributor urged Council to recognise important elements without resorting to heritage listing.

Responses were received from three pub owners. Feedback received included concern over potential restrictions to development and refurbishment potential, and property values as a result of the proposed heritage listings.

Following the engagement, Council staff prepared a draft planning proposal, which seeks to list 26 pubs identified in GML's study (excluding Lewisham Hotel).

3. Statutory Planning Framework Overview

Local Environmental Plan

Schedule 5 of IWLEP 2022 contains a list of recognised heritage items, heritage conservation areas and archaeological sites. These can be of local or State significance. The items and areas listed in this Schedule are also depicted on IWLEP 2022's accompanying Heritage Map.

Clause 5.10 of IWLEP 2022 outlines objectives for the conservation of heritage significance and requirements for proposed development within, or which would have an impact on, items and areas listed in Schedule 5 and depicted on the Heritage Map. The listing of items and areas of heritage significance under IWLEP 2022 also has implications for types of development that can be carried out on affected properties, with or without consent, under State policies such as the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

It is important that IWLEP 2022's Schedule 5 and Heritage Map are kept up to date, to reflect recognised heritage values across Inner West LGA and to give certainty to owners of properties containing heritage significance as to the types of development that can and cannot be carried out on these properties.

Development Control Plan

Should Council agree to proceed with the PP, a review of Development Control Plans (DCP) for the former Ashfield, Leichhardt and Marrickville Councils will be undertaken, to ensure consistency between the proposed IWLEP 2022 amendments and relevant DCP provisions. Council approval will be sought for any proposed DCP amendments prior to public exhibition, to allow these DCP amendments to be exhibited alongside the PP.

The preparation of a consolidated draft Inner West DCP is also underway. This review will also consider the draft Planning Proposal in the context of a future consolidated set of DCP provisions.

4. Part 1 – Objectives and Intended Outcomes

The objective of this PP is to amend Schedule 5 Environmental Heritage, Part 1 Heritage Items of IWLEP 2022 to identify 26 properties containing pubs across Inner West LGA as items of local heritage significance.

The intended outcomes of this PP are:

- statutory heritage protection to 26 pubs across Inner West LGA
- preservation of local heritage in the Inner West LGA by providing statutory protection and recognition to historically significant pubs
- ensuring future generations can observe items of historical significance.

5. Part 2 – Explanation of Provisions

The PP seeks the following amendments to IWLEP 2022:

Written instrument:

Amend Schedule 5 Environment Heritage, Part 1 Heritage Items to include the following 26 new listings, shown in **Table 1** below:

Table 1 – Proposed amendments to Schedule 5 of IWLEP 2022

Suburb	Item name	Address	Property Description	Identification on Heritage Map	Significance
Annandale	North Annandale Hotel, including interiors	105 Johnston Street	Lot 1 DP 121539	IXXXX(to be confirmed at time of Plan making)	Local
Annandale	Annandale Hotel, including interiors	17-19 Parramatta Road	Lot 51 DP 1248353		Local
Balmain	Dick's Hotel, including interiors	89 Beattie Street	Lot 10 Sec D DP 77, Lot 11 Sec D DP 77		Local
Balmain	Cricketers Arms Hotel, including interiors	255 Darling Street	Lot 1 DP 725459		Local
Balmain	Unity Hall Hotel, including interiors	292-294 Darling Street	Lot 1 DP 75119, Lot 1 DP 72396		Local
Balmain	Town Hall Hotel (former), including interiors	366 Darling Street	Lot 1 DP 441626		Local

Suburb	Item name	Address	Property Description	Identification on Heritage Map	Significance
Balmain	Cat & Fiddle Hotel, including interiors	456 Darling Street	Lot 1 DP 660498		Local
Balmain	The Balmain Hotel, including interiors	72-74 Mullens Street	Lot 1 DP557468		Local
Balmain East	East Village Hotel, including interiors	82-84 Darling Street	Lot 2 DP 83056		Local
Enmore	Duke of Enmore Hotel, including interiors	148 Enmore Road	Lot A DP 176822		Local
Enmore	Queens Hotel	167 Enmore Road	Lot 10 DP 1120058		Local
Enmore	Warren View Hotel, including interiors	2 Stanmore Road	Lot 12 DP 960694		Local
Leichhardt	The Milestone Hotel, including interiors	140 Marion Street	Lot 7 Sec C DP 922		Local
Marrickville	Vic on the Park Hotel, including interiors	2 Addison Road	Lot 1 DP 774868		Local
Marrickville	The Royal Exchange Hotel, including interiors	203 Marrickville Road	Lot 1 DP 232542		Local
Newtown	Carlisle Castle Hotel, including interiors	17 Albermarle Street	Lot 1 DP 867047		Local
Newtown	Kelly's on King	283-285 King Street	Lot 11 DP 1156437		Local
Newtown	Websters Bar	323 King Street	Lot 1 DP 177710		Local
Newtown	Sandringham Hotel (former), including interiors	387 King Street	Lot 1 DP 61256		Local
Petersham	Livingstone Hotel, including interiors	116 New Canterbury Road	Lot 111 DP 838108		Local
Rozelle	The Welcome Hotel, including interiors	91 Evans Street	Lot 1 DP 1018272, Lot 1		Local

Suburb	Item name	Address	Property Description	Identification on Heritage Map	Significance
			DP 165451, Lot 2 DP 1018272		
Rozelle	3 Weeds Hotel, including interiors	197 Evans Street	Lot 1 DP 1259168, Lot 70 DP 1259168, Lot 4, DP 1259169,		Local
Rozelle	Sackville Hotel, including interiors	599 Darling Street	Lot 1 DP 124984, Lot 1 DP 795779, Lot 1 DP 795780, Lot 1 DP 921944		Local
Rozelle	Garry Owen Hotel, including interiors	778 Darling Street	Lot 180 DP 1279086		Local
Rozelle	Native Rose Hotel, including interiors	68 Victoria Road	Lot 161 DP 1277145		Local
Rozelle	Bridge Hotel, including interiors	119 Victoria Road	Lot 1 DP 1090922, Lot 2 DP 1090922, Lot 25 Sec C DP 119		Local

Mapping:

Amend the Heritage Map (various Map Sheets) to identify the above properties as 'Item – General'. This is described in further detail at 7. Part 4 – Maps.

Proposed amendments to the IWLEP 2022 Heritage Map are included at **Attachment 2**.

6. Part 3 – Justification

Section A – Need for the Draft Planning Proposal

Question 1 – Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes.

The PP is aligned with the Inner West Local Strategic Planning Statement (LSPS), in particular the following action:

- ***LSPS Planning Principle 6, Action 6.2:*** Continue to protect the heritage and character values of the Inner West by: ensuring significant existing or desired character is identified and protected through LEP and DCP provisions:
 - Undertaking targeted heritage studies to identify new heritage items and conservation areas across the LGA and use these studies to inform future LEP and DCP provisions for their protection.

The Inner West LSPS was adopted by Council on 25 February 2020 and received a Letter of Support from the Greater Cities Commission (then Greater Sydney Commission) on 25 March 2020.

Consultants GML Heritage were commissioned to undertake a strategic heritage assessment study on Council's behalf, *Inner West Heritage Study – Pubs (Attachment 1)*. This PP implements the independent recommendations contained in this study.

Assessment of heritage significance

The assessment of heritage significance reviewed the subject sites in accordance with *Assessing heritage significance* (NSW Heritage Office, 2001) and *Investigating heritage significance* (Heritage NSW, 2021). There are seven (7) criteria used in the process of assessing heritage significance:

Criterion (a) – Historic – an item is important in the course or pattern of NSW's cultural or natural history

Criterion (b) – Associative – 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

Criterion (c) – Aesthetic – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW

Criterion (d) – Social – an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons

Criterion (e) – Technical/Research – an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history

Criterion (f) – Rarity – an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history

Criterion (g) – Representativeness – an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the 7 criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. The detailed heritage assessment concluded that the subject sites meet at least one of the

criteria, thus confirming their local heritage significance. **Table 2** outlines the criteria met and not met by each site.

Table 2 – Assessment of sites against heritage significance criteria

Location	Heritage Significance Criteria						
	Historic	Associative	Aesthetic	Social	Technical / Research	Rarity	Representativeness
North Annandale Hotel	✓	✓	✓	?	?	x	✓
Annandale Hotel	✓	✓	✓	?	?	x	✓
Dick's Hotel	✓	x	✓	?	?	x	✓
Cricketers Arms Hotel	✓	x	✓	?	?	x	✓
Unity Hall Hotel	✓	✓	✓	?	?	x	✓
Town Hall Hotel (former)	✓	✓	✓	?	?	x	✓
Cat & Fiddle Hotel	✓	✓	✓	?	?	x	✓
The Balmain Hotel	✓	x	✓	?	?	✓	✓
East Village Hotel	✓	x	✓	?	?	x	✓
Duke of Enmore Hotel	✓	x	x	?	?	x	✓
Queens Hotel	✓	x	✓	?	?	x	✓
Warren View Hotel	✓	✓	✓	?	?	x	✓
The Milestone Hotel	✓	x	✓	?	?	x	✓
Vic on the Park Hotel	✓	x	✓	?	?	x	✓
The Royal Exchange Hotel	✓	x	✓	?	?	x	✓
Carlisle Castle Hotel	✓	✓	✓	?	?	x	✓
Kelly's on King	✓	x	✓	?	?	x	✓
Websters Bar	✓	✓	✓	?	?	x	✓
Sandringham Hotel (former)	✓	x	✓	?	?	x	✓
Livingstone Hotel	✓	x	✓	?	?	x	✓
The Welcome Hotel	✓	x	✓	?	?	x	✓
3 Weeds Hotel	✓	x	✓	?	?	x	✓
Sackville Hotel	✓	✓	✓	?	?	x	✓
Garry Owen Hotel	✓	x	x	?	?	x	✓
Native Rose Hotel	✓	x	x	?	?	x	✓
Bridge Hotel	✓	✓	✓	?	?	x	✓

? Further assessment is needed to determine if the property meets the threshold of significance for this criterion

Question 2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

The objective of this PP is to amend Schedule 5 Environmental Heritage, Part 1 Heritage Items of IWLEP 2022 to identify 26 properties containing pubs across Inner West LGA as items of local heritage significance. The best, and only, means of achieving this objective is through the PP process.

Heritage listing will provide ongoing protection and recognition of the heritage significance of these properties. Other options, such as adding site-specific objectives and controls to the relevant development control plans, or including heritage conservation conditions to a development consent, will not provide the same level of heritage protection and recognition.

Section B – Relationship to strategic planning framework

Question 3 – Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The PP is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (GSRP) and the relevant planning priorities and actions of the *Eastern City District Plan* (ECDP), as discussed below:

Greater Sydney Region Plan: A Metropolis of Three Cities

The PP gives effect to the directions and objectives of the GSRP, in particular Direction 5 A City of Great Places – Objective 13 ‘Environmental heritage is identified, conserved and enhanced.’

Eastern City District Plan (ECDP)

The PP is also consistent with the directions, priorities and objectives of the ECDP, particularly Planning Priority E6 and Action 20:

- *Planning Priority E6: ‘Creating and renewing great places and local centres, and respecting the District’s heritage’*
 - *Action 20: ‘Identifying, conserving and enhancing the environmental heritage of the local area through:*
 - *Engaging with the community early to understand heritage values;*

- *Applying adaptive reuse and interpreting heritage to foster distinctive local places managing and monitoring the cumulative impact of development on the heritage values and character of places.'*

A detailed explanation of the PP's consistency with the broader strategic planning framework, including the GSRP and ECDP, is contained at **Attachment 3**.

Question 4 – Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes.

The PP is consistent with the relevant planning priorities and actions of Council's adopted Local Strategic Planning Statement. It is also consistent with strategies of Council's Community Strategic Plan and principles and actions of Council's Local Housing Strategy. This is discussed in further detail below:

Inner West Local Strategic Planning Statement – *Our Place Inner West* (LSPS)

Council adopted its LSPS in March 2020 in accordance with section 3.9 of the EP&A Act and State Government guidance. The LSPS aligns with priorities set out in the Region and District Plans, as well as Council's own priorities set out in its Community Strategic Plan.

As outlined in Question 1, the PP is aligned with LSPS Planning Priority 6 and Action 6.2.

Inner West Community Strategic Plan: *Our Inner West 2036* (CSP)

The Inner West's CSP, adopted June 2022, sets the strategic direction for Council's Delivery Program and Operational Plans. The strategic directions, outcomes and strategies outlined in the plan inform Council's activities towards achieving the identified outcomes.

The PP is aligned with the following strategic directions, outcomes and strategies of the CSP:

- *Strategic Direction SD2: 'Liveable, connected neighbourhoods and transport'*
 - *Outcome 2: 'The unique character and heritage of neighbourhoods is retained and enhanced'*
 - *Strategy: 'Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres'*
- *Strategic Direction SD3: 'Creative communities and a strong economy'*
 - *Outcome 1: 'Creativity and culture are valued and celebrated'*
 - *Strategy: Celebrate and promote awareness of the community's history and heritage'*

Inner West Local Housing Strategy: Our Inner West Housing Strategy (LHS)

The purpose of the Inner West's adopted LHS is to set the strategic framework and vision for housing in the Inner West LGA up to 2036. The LHS was adopted by Council in March 2020 and approved by DPE in July 2021.

The LHS, prepared by consultants Elton Consulting in collaboration with Council, accords with the NSW Government Local Housing Strategy Guidelines and Template (2018) and the requirements of the GSRP and ECDP. The LHS was also prepared in tandem with, and having regard to, Inner West's LSPS.

Council is required to meet the ECDP housing target of 5,900 dwellings between 2016 and 2021, deliver a 6 to 10 year housing target, and outline its contribution to the Eastern City District's 20 year housing target. The ECDP also requires all councils to develop an affordable housing contributions scheme.

To respond to these requirements, Council has developed the following housing targets for the Inner West LGA (**Table 3**). The evidence base behind these targets is contained within the LHS.

Table 3 – Inner West Housing Targets

0 – 5 years	6 – 10 years	10 – 20 years
(2016-2021)	(2021-2026)	(2026-2036)
5,900	5,000	10,000
Eastern City District Target expected to be met	Meeting DPIE Implied Dwelling Production	Meeting DPIE Implied Dwelling Production

The LHS contains a constraints and opportunities analysis to determine the parts of the Inner West LGA that are most suited to accommodating additional housing, through identification of investigation areas. It includes detailed analysis of each investigation area, including potential uplift scenarios.

The LHS also includes an implementation and delivery plan, outlining principles and actions to deliver the strategy's findings.

The PP was prepared having regard to Principle 2 and Action 2B of the LHS:

- *Principle 2: 'Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.'*
 - *Action 2B: Continue to identify and conserve items of environmental heritage, and heritage conservation areas'*

This Action contains the following Implementation steps:

- *Identify this action in the Local Strategic Planning Statement*
- *Undertake a heritage review across the LGA in conjunction with place-based studies*
- *Consult with the community and other key stakeholders*
- *Amend LEP Schedule 5 and LEP heritage maps as needed.*

Some proposed heritage items occur within investigation areas identified in the LHS. These include:

Investigation Areas from 2019

- Proposed Item: Royal Exchange Hotel, 203 Marrickville Road, Marrickville – within Marrickville Investigation Area
- Proposed Item: Annandale Hotel, 17-19 Parramatta Road, Annandale – within Camperdown Investigation Area

These ongoing housing investigations are being carried out in coordination with the proposed heritage changes. The PP will help inform the outcomes of the investigations without impeding Council's delivery of actions in the LHS relating to those areas.

Inner West Employment and Retail Lands Strategy (EaRLS)

The EaRLS came into effect in September 2020. It aims to facilitate the management of Inner West employment lands and commercial centres, prioritising actions for productive commercial and industrial land uses to facilitate job growth and a thriving economy.

The EaRLS contains a number of actions relating to current and emerging centres in the Inner West. Although some of these centres contain pubs proposed for heritage listing, the actions relevant to the centres do not preclude the preparation of this PP.

The strategy also outlines actions in support of a vibrant night-time economy. These relate to:

- Co-existence between live music venues and neighbouring uses, including noise management and the 'agent of change' principle
- Development approval pathways and regulatory requirements for night-time trading and for small scale venues
- Development of a joint strategy for King Street, Newtown (with City of Sydney).

Overall, the PP does not create any inconsistencies with the actions of the EaRLS.

The PP's consistency with relevant Council strategies is outlined in further detail at **Attachment 3**.

Question 5 – Is the planning proposal consistent with any other applicable State and regional studies or strategies

Yes.

There are no other State and regional studies or strategies directly relevant to this PP.

Question 6 – Is the draft Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes.

The PP is consistent with all applicable SEPPs. A detailed explanation of the PP's consistency with relevant SEPPs is contained at **Attachment 3**.

Question 7 – Is the draft Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priorities?

Yes.

The PP is consistent with all applicable section 9.1 Directions.

A detailed explanation of the PP's consistency with relevant section 9.1 Directions is contained at **Attachment 3**.

Section C – Environmental, social and economic impact

Question 8 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject sites. Accordingly, the proposal will not have any impact in this regard.

Question 9 – Are there any other likely environmental effects as a result of the draft Planning Proposal and how are they proposed to be managed?

No.

There are no likely environmental effects that would arise as a result of the PP. Protection of the items will be required when development is proposed, or if there is development proposed in their vicinity. Protection measures are not likely to result in environmental harm.

Question 10 – Has the draft Planning Proposal adequately addressed any social and economic effects?

Yes.

The heritage assessment measured the subject sites against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The detailed heritage assessment found that the subject sites meet at least one of the criteria, thus confirming their local heritage significance.

The proposed heritage listings will have some impact on redevelopment and refurbishment options for the affected pubs. However, any impact will be offset by the public benefit associated with the protection of recognised heritage values, as identified in the heritage assessment. Further, the proposed heritage protections do not preclude the consideration of development applications for change of use to another permissible use.

Section D – Infrastructure (Local, State and Commonwealth)

Question 11 – Is there adequate public infrastructure for the draft Planning Proposal?

Yes.

The PP involves the local heritage listing of 26 properties across Inner West LGA and does not involve any amendments to planning controls that will facilitate intensified development.

Currently, these properties have access to adequate public infrastructure and there is no significance infrastructure demand that will result from the PP.

Section E – State and Commonwealth Interests

Question 12 – What are the views of State and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Should the PP proceed to public exhibition, consultation with the relevant public authorities will be carried out. These authorities will include:

- Department of Planning and Environment – Office of Environment and Heritage
- Heritage Council of NSW
- National Trust of Australia (NSW)

Statutory consultation will also be carried out with any further public authorities identified in the Gateway Determination.

7. Part 4 – Maps

The PP proposes to amend the IWLEP 2022 Heritage Map to introduce 26 new ‘general’ heritage items across Inner West LGA. The proposed amended maps are included at **Attachment 2**.

Refer to **Table 4** for an outline of the changes to the IWLEP 2022 Heritage Map.

Table 4 – Proposed Heritage Map Sheet Amendments

Map Tile No.	Proposed
HER_003	New Item – General: <ul style="list-style-type: none"> 778 Darling Street, Rozelle
HER_004	New Item – General: <ul style="list-style-type: none"> 140 Marion Street, Leichhardt
HER_005	New Item – General: <ul style="list-style-type: none"> 203 Marrickville Road, Marrickville 116 New Canterbury Road, Petersham
HER_007B	New Item – General: <ul style="list-style-type: none"> 89 Beattie Street, Balmain 255 Darling Street, Balmain 292-294 Darling Street, Balmain 366 Darling Street, Balmain 456 Darling Street, Balmain 72-74 Mullens Street, Balmain 91 Evans Street, Rozelle 197 Evans Street, Rozelle 599 Darling Street, Rozelle 68 Victoria Road, Rozelle 119 Victoria Road, Rozelle
HER_007E	New Item – General: <ul style="list-style-type: none"> 82-84 Darling Street, Balmain East
HER_008	New Item – General: <ul style="list-style-type: none"> 105 Johnston Street, Annandale 17-19 Parramatta Road, Annandale
HER_009	New Item – General: <ul style="list-style-type: none"> 148 Enmore Road, Enmore 167 Enmore Road, Enmore 2 Stanmore Road, Enmore 2 Addison Road, Marrickville 17 Albermarle Street, Newtown 283-285 King Street, Newtown 323 King Street, Newtown 387 King Street, Newtown

8. Part 5 – Community Consultation

The PP will be exhibited for a minimum period of 28 days in accordance with the provisions of the EP&A Act and the *Environmental Planning & Assessment Regulation 2000* and any requirements of the Gateway determination.

Public exhibition will be carried out in accordance with the Inner West Community Engagement Strategy 2022–24, including Community Participation Plan.

As a minimum, the public exhibition will include:

- Letters to both owners and operators (if different) of each pub
- Letters to relevant public authorities, including those aforementioned, plus any additional bodies identified in the Gateway determination
- Dedicated project page on the Your Say Inner West website.

9. Part 6 – Project Timeline

Table 5 below provides a proposed, approximate timeline for the project:

Table 5 – Approximate Project Timeline

Task	Timing
Local Planning Panel Meeting	14 September 2023
Council Meeting (pre-Gateway)	21 November 2023
Submit to DPE for Gateway Determination	November 2023
Gateway Determination issued	February 2024
Completion of any further justification required by Gateway Determination	February 2024
Commencement and completion dates for public exhibition period	March–April 2024
Completion of post-exhibition review	April 2024
Council Meeting (post-exhibition)	June 2024
Submission to DPE to finalise the LEP	June 2024
Gazettal of LEP amendment	July 2024

Attachment 1 – Pubs Heritage Study (GML)



Inner West Heritage Study— Pubs

Thematic History and Heritage Inventory Sheets

Final Report prepared for Inner West Council

May 2023

Acknowledgement of Country

We respect and acknowledge the Gadigal and Wangal peoples, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Gadigal and Wangal peoples to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.





Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
21-0293A	1	Draft Report	2 May 2022
21-0293A	2	Draft Report (V2)	17 June 2022
21-0293A	3	Draft Report (V3)	11 August 2022
21-0293A	4	Final Report	26 May 2023

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

NSW Heritage Grant Program

This study was partly funded by the NSW Government through the NSW Heritage Grant program.



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Cover image

The Vic on the Park Hotel, 2021. (Source: © GML Heritage)



Executive Summary

Inner West Council has engaged GML Heritage Pty Ltd (GML) to conduct a heritage study of pubs in the Inner West Local Government Area (LGA).

The study sought to assess the significance of a number of historic pubs in Annandale, Balmain, Leichhardt, Marrickville, Newtown, Petersham, Rozelle, Lewisham and Enmore, identified by Inner West Council (Council), and make recommendations in regard to potential statutory heritage listing.

This heritage study informs the preparation of a planning proposal to amend Schedule 5 of the *Inner West Local Environmental Plan 2022* (Inner West LEP 2022).

The study was informed by the preparation of a thematic history of pubs in the Inner West, historical research and site inspections of the pubs. A preliminary assessment confirmed that 27 pubs warranted individual listing. One of these pubs, the Lewisham Hotel at 794 Parramatta Road, Lewisham, is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1).

The final steps of the project involved a detailed assessment of the heritage significance of each of the other 26 properties and completion of Heritage Inventory Sheets for each item, with recommendations for new listings for inclusion in Schedule 5 of the Inner West LEP 2022.

Summary information of the places recommended for listing, and those that do not reach the threshold for listing, are included in Sections 2.0 and 3.0 of this report. Detailed inventory sheets for each place are included in Appendix A.

The Thematic History of Pubs in the Inner West is included at Appendix A.



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Introduction



1 Introduction

Council has engaged GML to conduct a heritage study of pubs of the Inner West LGA (Figure 1.1).

The study sought to assess the significance of a number of historic pubs in Annandale, Balmain, Leichhardt, Marrickville, Newtown, Petersham, Rozelle, Lewisham and Enmore, as identified by Council, and make recommendations regarding potential statutory heritage listing.

The study was informed by the preparation of a thematic history of pubs in the Inner West, historical research and site inspections of the pubs. A preliminary assessment confirmed that 27 pubs warranted individual listing. Refer to Figure 1.2 for the locations of the 27 pubs recommended for heritage listing.

One of these pubs, the Lewisham Hotel at 794 Parramatta Road, Lewisham, is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1).

In recent years, the Inner West LGA has experienced considerable growth and development, leading to proposals for the redevelopment of several pub sites with heritage significance. In 2018, Council resolved to undertake a review of Inner West historic pubs to ensure that places of heritage significance were subject to statutory protection and greater certainty was provided in the development process.

Council's resolution responded to community opposition to development proposals that involved substantial change, including change of use, of historic pubs of heritage merit.

This heritage study informs the preparation of a planning proposal to amend Schedule 5 of the Inner West LEP 2022.

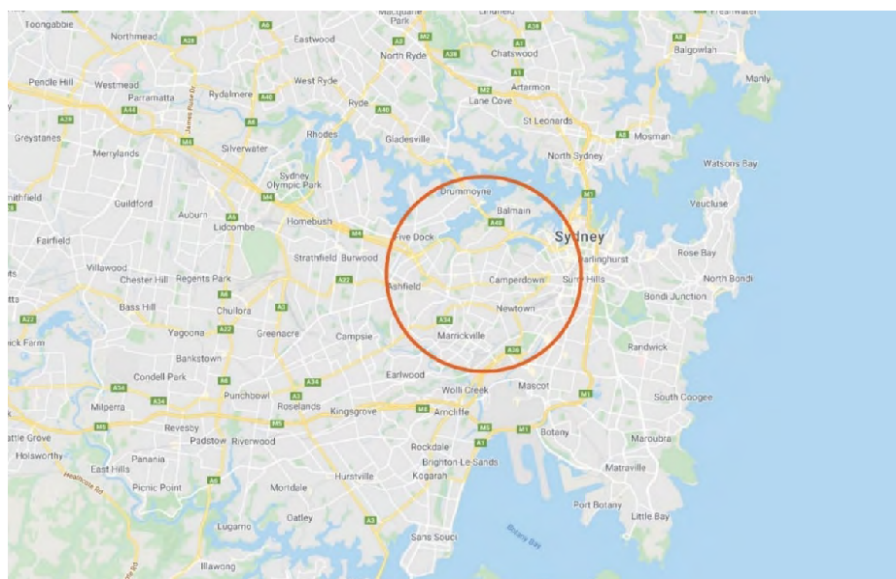


Figure 1.1 Location of the Inner West Council LGA. (Source: © Google Maps with GML overlay)

1.1 Scope of Work

The scope of work for the Inner West Heritage Study of pubs was divided into the following steps

Table 1.1 Project scope of work.

Stage	Description
Step One	Review items (29 pubs). Review background documents and historical resources. Prepare a long-list table of pubs with background information.
Step Two	Prepare an outline 'Thematic History of Pubs in the Inner West' and a brief visual comparative analysis of the subject pubs. Conduct site inspections, prepare a physical site description and undertake historical review of all 29 pubs (including interior inspections where agreed to by owners/managers). Prepare a preliminary assessment with recommendations.
Step Three	Prepare heritage inventory sheets containing final assessments.
Step Four	Prepare final report, appending inventory sheets.



Refer to Figure 1.2 for the locations of the 27 pubs recommended for heritage listing.

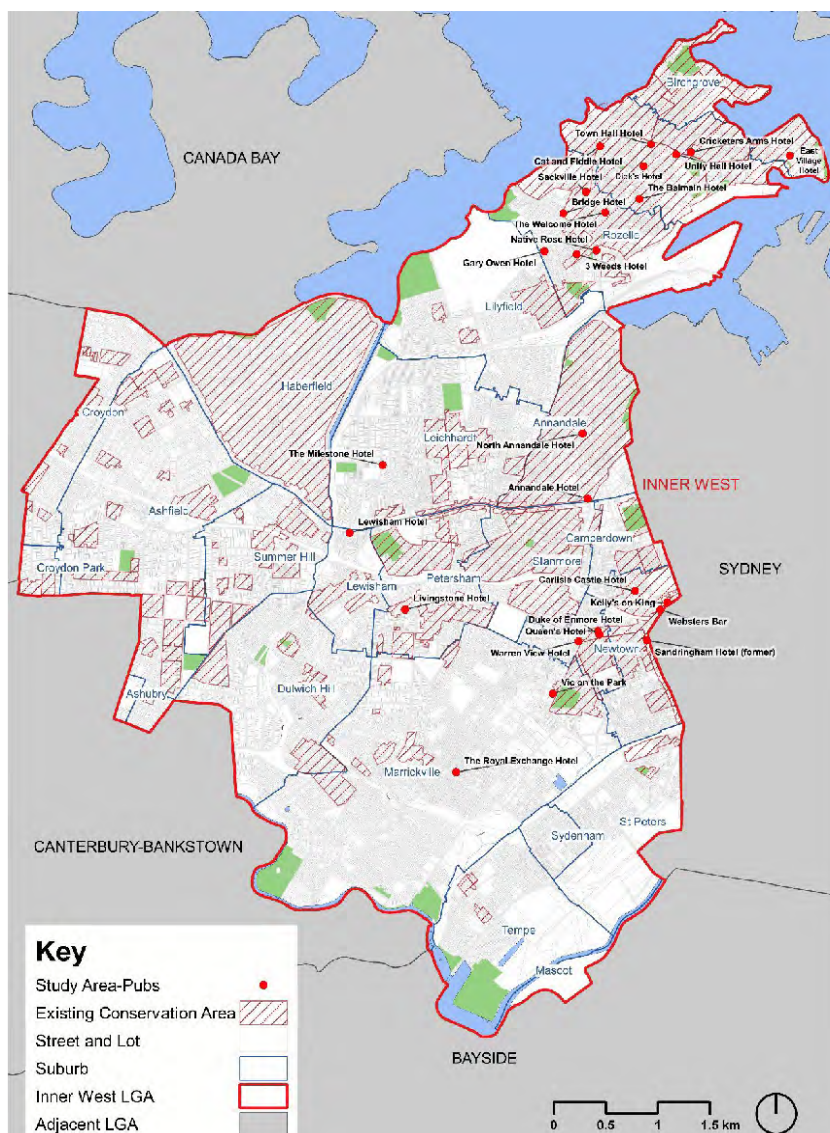


Figure 1.2 The locations of the 27 pubs of this study recommended for heritage listing in the Inner West LGA. (Source: GML 2022)



1.2 History of Pubs Overview

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in more areas of the Inner West, including Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, more concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. However, many existing hotels were remodelled or rebuilt in new designs by their major brewery owners between the 1910s to 1940s.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the Inner West were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained often had tarnished reputations.



In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signage below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

Despite this, there are pressures on historic pubs to change through redevelopment and change of use, which would potentially compromise their heritage significance. Heritage listing will provide some clarity about what is significant about a pub and guide future change appropriately.

The Thematic History of Pubs in the Inner West, part of this study, is included at Appendix A.



1.3 Statutory Context and Heritage Listings

In NSW, items of heritage significance, historical archaeological remains (referred to as 'relics') and Aboriginal objects and Places are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPW Act); and
- the Environmental Planning and Assessment Act 1979 (NSW) (the EPA Act).

1.3.1 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects or precincts.

1.3.2 Environmental Planning and Assessment Act 1979

The EPA Act, administered by the NSW Department of Planning and Environment, provides for the protection of local heritage items and heritage conservation areas (HCAs). The EPA Act has as one of its objects to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage). This is largely achieved through the making of environmental planning instruments such as local environmental plans, which include Schedule 5 listing for items of environmental heritage, alongside other provisions for heritage conservation which guide local councils in making planning decisions.

1.3.3 Local Environmental Plans and Development Control Plans

On 12 August 2022, the consolidated Inner West LEP was gazetted. This LEP provides the local development and planning framework for the Inner West LGA.

The LEP provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are as follows:

- (a) to conserve the environmental heritage of the Inner West;



- (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 LEP contains a list of environmental heritage items referred to as Schedule 5.

The LEP is supplemented by development control plans (DCPs), which provide more detailed planning controls for the former LGAs of Ashfield, Leichhardt and Marrickville Councils. The DCPs aim to facilitate development that gives effect to the corresponding LEPs, including the objectives for land use zones. The DCPs provide for the matters set out in Division 3.6 of the EPA Act (Development control plans).

This heritage study informs the preparation of a planning proposal to amend Schedule 5 of the Inner West LEP 2022.

1.4 Methodology and Terminology

This report is informed by the principles of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and the approach set out in *The Conservation Plan* by James Semple Kerr. The terminology used in this report is consistent with that used in the Burra Charter.

1.4.1 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance, 2001*. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The Heritage Council of NSW has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven criteria on which the significance assessments are based are outlined below:

Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;

Criterion (b) Associative—an item has a 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;



Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

In addition to the Heritage NSW assessment criteria for assessing the significance of the potential items, the following criteria/categories specific to understanding pubs were developed:

- Brewery Owned (or leased);
- Brewery Owned (or leased) and major upgrade or rebuild;
- Corner Site (strong urban presence);
- Basement and Chute (early layout or evidence of);
- Ground Floor (early layout of bar, saloons, dining etc, or evidence of) and wall tiling; and
- Upper Floors (early layout of hotel rooms, or evidence of).

1.4.2 GIS Mapping Methodology

Mapping involved clarification of property boundaries for reference on the Heritage Inventory Sheets for each item.

Full GIS layers (Shape files) have been provided electronically to Council for all mapping associated with the properties recommended for listing.

1.4.3 Key Reference Material

The following key historical and archival resources were used in the preparation of the thematic history and the individual pub histories. It is not an exhaustive list. Details of additional reference material used can be found in the thematic history and inventory sheets.



Table 1.2 Key references reviewed in the preparation of the Inner West Heritage Study—Pubs.

Type	Location(s)
Historical photographs, newspaper clippings, plans and records	Local Studies Collection—Inner West Council Library.
Historical photographs and plans	<p>Tooth & Co Archive—Noel Butlin Archives Centre, ANU.</p> <p>Tooth & Co Ltd Archive of Architectural Drawings of Hotels—Museum of Applied Arts & Sciences (MAAS).</p> <p>The Sidney Warden Archive re documenting hotels designed by Sidney Warden—MAAS.</p> <p>Plans of Licensed Premises: Hotels Plans [Metropolitan Licensing Court], NRS-9590—NSW State Archives & Records State Library of New South Wales.</p>
Tooth & Co Yellow Cards	Tooth & Co Archive—Noel Butlin Archives Centre, Australian National University.
Books	<p>Davidson, B, Hamey, K and Nicholls, D 1991, <i>Called to the bar: 150 years of pubs in Balmain and Rozelle</i>, The Balmain Association, Sydney, third edition, 2010.</p> <p>Meador, C, Cashmann, R and Carolan A 1994, <i>Marrickville: People and Places</i>, Hale & Iremonger, Sydney.</p> <p>Solling, M and Reynolds P 1997, <i>Leichhardt: On the margins of the city: a social history of Leichhardt and the former municipalities of Annandale, Balmain and Glebe</i>, Allen & Unwin, St Leonards, NSW.</p>
Thesis	Roy Lumby 2012, 'Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942', Ph.D. thesis, University of Sydney.

1.5 Limitations

This report is subject to the following limitations:

- The short-list of pubs in this project and report is limited to properties identified in previous studies by Inner West Council town planners and heritage officers, and by GML consultants. It does not identify all potential heritage items of this building type within the Inner West LGA.
- Potential heritage items were inspected from the public domain. Internal inspections were undertaken where access was provided by property owners/managers. No interior inspections were undertaken where access could not be arranged.



- Historical research for this report was limited to sources available online, with some exceptions, due to the COVID-19 pandemic. These sources have provided an overview of each hotel's history, enough to provide a robust indication of their historical significance. Further targeted research on selected hotels will be required to confirm some historical facts and provide greater detail on the hotels, which may inform future conservation or development management policies.
- No community consultation has been undertaken in the preparation of this report or to ascertain the social values of the pubs, which is an important factor in assessing the significance of this building type. Preliminary community consultation will, however, precede a planning proposal to include new heritage items on Schedule 5 of the LEP. Statutory consultation will also be undertaken at a later stage of the planning proposal process and community feedback will be addressed, before final endorsement.
- There was no formal assessment of archaeological potential undertaken as part of this report. Likewise, assessment of Aboriginal cultural heritage values and investigations into Aboriginal archaeological potential was outside the scope of this project.
- No LGA-wide comparative analysis of pubs in the Inner West LGA has been undertaken; however, a brief visual comparative study was undertaken during the preliminary assessment, for the purpose of grouping the subject pubs by era and architectural presentation to provide some context.
- No additional research was undertaken into the significance of potential HCAs, or the extension of existing HCAs.

1.6 Authorship

This report was prepared by Patrick Atkinson (Heritage Consultant) and Catherine Macarthur (Senior Associate). Strategic advice and review was provided within GML by an expert panel and by Sharon Veale (CEO).

1.7 Acknowledgements

This report was initiated with GML by Richard Griffiths, Executive Planner, Inner West Council. The project has been developed in consultation with Inner West planning and heritage officers, Michaela Newman, Terri Southwell, Tom Irons, Daniel East and Noni Boyd. Local Studies Librarian Amie Zar provided access to the Local Studies collections.

Assessment of Heritage Significance



2 Assessment of Heritage Significance

2.1 Background

At a meeting on 3 July 2018, Council considered a Notice of Motion and resolved to "identify a program for an investigation into which pubs in the area have the highest architectural, historical and social heritage and are most in need of further heritage protection."

Following preliminary reviews by Council, GML Heritage were engaged to conduct a heritage study of historic pubs in Inner West LGA. The initial study process involved a review of a longlist of 29 candidate pubs. Following this process, 21 pubs were identified on a shortlist as warranting statutory heritage listing, with an additional six warranting further investigation for potential listing.

This report provides a detailed assessment of the heritage significance and inventory sheets of the 21 pubs on the shortlist and the 6 additional pubs recommended for further investigation.

2.2 Heritage Inventory Sheets

Following discussions with Council, a list of 27 potential heritage items recommended for listing was finalised and inventory sheets prepared. Table 2.1 below lists these pubs and notes whether they are included in a HCA and, if so, their contributory status. Figures 2.1, 2.2 and 2.3 show the location of the pubs recommended for listing (and also those not recommended for listing) in the Inner West and in relation to existing HCAs.

The assessments have been undertaken in accordance with the principles contained in the Burra Charter, and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001.

The Heritage Inventory Sheets are included as Appendix B of this report.

Table 2.1 The 27 potential heritage items recommended for listing (see key below table).

No.	Name	Address	HCA	Contributory
1	Annandale Hotel*	17-19 Parramatta Road, Annandale	C1	N/A ¹
2	North Annandale Hotel	105 Johnston Street, Annandale	C1	N/A ¹
3	Unity Hall Hotel*	292-294 Darling Street, Balmain	C27	N/A ¹



No.	Name	Address	HCA	Contributory
4	The Balmain Hotel*	72–74 Mullens Street, Balmain	C27	N/A ¹
5	Dick's Hotel	89 Beattie Street, Balmain	C27	N/A ¹
6	Cat & Fiddle Hotel	456 Darling Street, Balmain	C27	N/A ¹
7	Town Hall Hotel*	366 Darling Street, Balmain	C27	N/A ¹
8	Cricketers Arms Hotel*	255 Darling Street, Balmain	C28	N/A ¹
9	East Village Hotel	82–84 Darling Street, Balmain East	C29	N/A ¹
10	The Milestone Hotel	140 Marion Street, Leichhardt	—	—
11	Vic on the Park Hotel	2 Addison Road, Marrickville	—	—
12	The Royal Exchange Hotel	203 Marrickville Road, Marrickville	—	—
13	Websters Bar*	323 King Street, Newtown	C73	Y
14	Kelly's on King	283-285 King Street, Newtown	C73	Y
15	Sandringham Hotel (former)*	387 King Street, Newtown	C73	Y
16	Carlisle Castle Hotel	17 Albermarle Street, Newtown	C34	N/A ²
17	Livingstone Hotel*	116 New Canterbury Road, Petersham	C78	Y
18	Bridge Hotel*	119 Victoria Road, Rozelle	C27	N/A ¹
19	The Welcome Hotel*	91 Evans Street, Rozelle	C27	N/A ¹
20	3 Weeds Hotel	197 Evans Street, Rozelle	C27	N/A ¹
21	Sackville Hotel	599 Darling Street, Rozelle	C27	N/A ¹
22	Garry Owen Hotel*	778 Darling Street, Rozelle	—	—
23	Native Rose Hotel*	68 Victoria Road, Rozelle	—	—
24	Lewisham Hotel* ³	794 Parramatta Road, Lewisham	—	—
25	Warren View Hotel	2 Stanmore Road, Enmore	C73	N
26	Duke of Enmore Hotel*	148 Enmore Road, Enmore	C73	Y
27	Queens Hotel	167 Enmore Road, Enmore	C73	Y

• * denotes that no interior inspection was undertaken.

• Y, N and N/A: identified contributory items in an HCA are indicated by Y (yes). Where the item is not identified in an existing DCP as contributory or otherwise it is indicated by N (not identified). Where the



relevant DCP does not identify any properties in the HCA as contributory or otherwise it is indicated by N/A (not applicable).

- — indicates that the pub is not included in an HCA.
- ¹Leichhardt DCP 2013 does not currently identify properties as contributory or otherwise within HCAs in the former Leichhardt LGA.
- ²Marrickville DCP 2011 does not currently identify properties as contributory or otherwise in HCAs located outside specified commercial centres in the former Marrickville LGA.
- ³Lewisham Hotel is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1)

This shortlist includes properties identified in previous studies, by Council's Heritage Team and GML consultants. It does not identify all potential heritage items of this building type within the Inner West LGA.

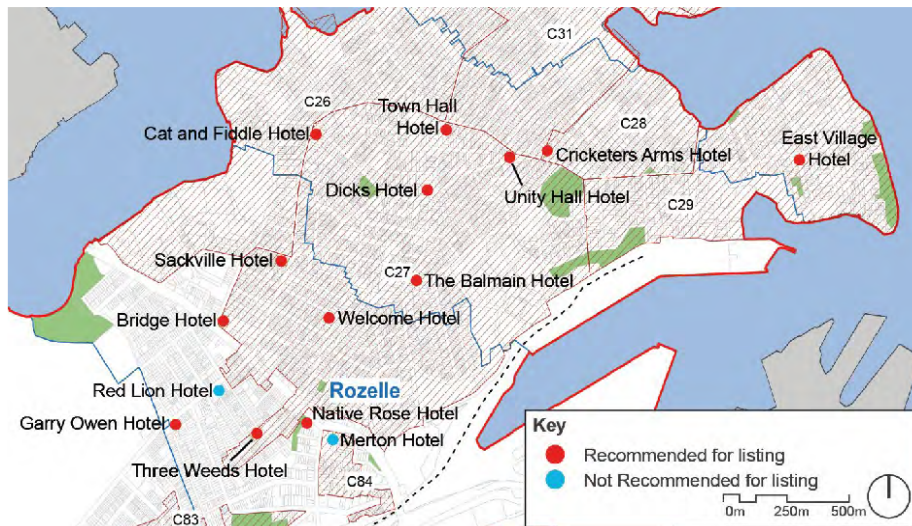


Figure 2.1 Map showing the locations of the pubs of this study in Balmain and Rozelle in relation to existing HCAs. (Source: GML 2022)

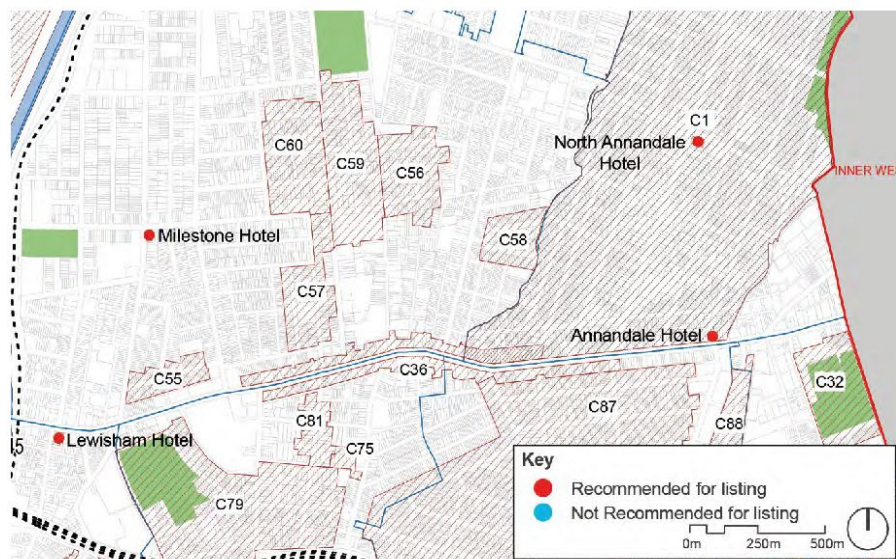


Figure 2.2 Map showing the locations of the pubs of this study in Annandale, Leichhardt and Lewisham in relation to existing HCAs. (Source: GML 2022)

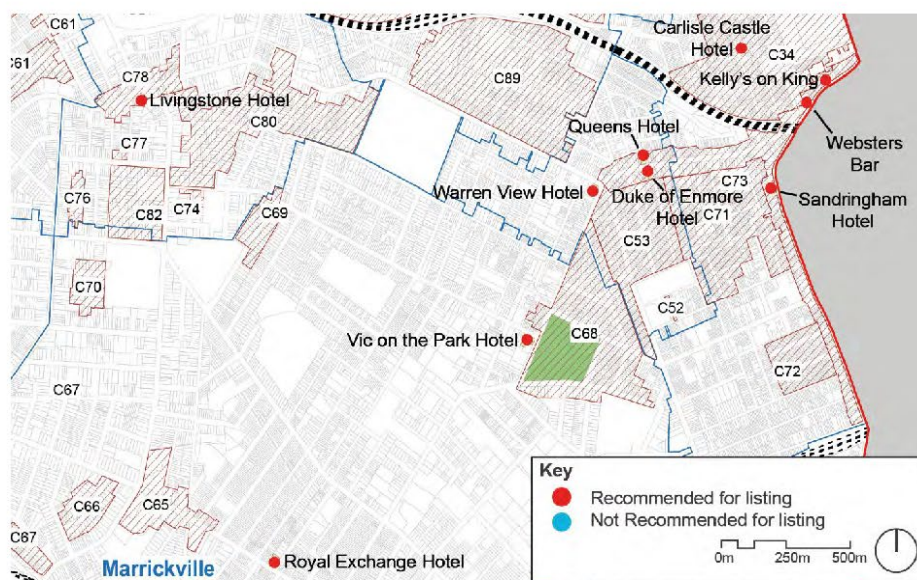


Figure 2.3 Map showing the locations of the pubs of this study in Enmore, Marrickville, Newtown and Petersham in relation to existing HCAs. (Source: GML 2022)

Conclusion and Recommendations



3 Conclusions and Recommendations

3.1 Conclusions

After the assessment of the heritage significance of the shortlisted items identified in the Shortlist of Potential Items Report, the following conclusions are made:

- A total of 27 places (pubs) have been assessed as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Inner West LEP 2022. One of these pubs, Lewisham Hotel, is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1).
- Two places (pubs) are not considered to reach the threshold for heritage listing at a local level and are not recommended for inclusion in the new consolidated Inner West LEP 2022.

3.2 Recommendations

It is recommended that Council:

- 1 Include in its Planning Proposal that Schedule 5 (and the Heritage Map) of the Inner West LEP 2022 include the following heritage items:

Schedule 5 Environmental Heritage

Part 1 Heritage Items

No.	Suburb	Item Name	Address	Property Description *	Significance
1	Annandale	Annandale Hotel, Including Interiors	17-19 Parramatta Road	Lot 51 / DP1248353	Local
2	Annandale	North Annandale Hotel, Including Interiors	105 Johnston Street	Lot 1 / DP 121539	Local
3	Balmain	Unity Hall Hotel, Including Interiors	292-294 Darling Street	Lot 1 / DP 72396, Lot 1 / DP 75119	Local
4	Balmain	The Balmain Hotel, Including Interiors	72-74 Mullens Street	Lot 1 / DP 557468	Local



No.	Suburb	Item Name	Address	Property Description *	Significance
5	Balmain	Dick's Hotel, Including Interiors	89 Beattie Street	Lot 10/D/77, Lot 11/D/77	Local
6	Balmain	Cat & Fiddle Hotel, Including Interiors	456 Darling Street	Lot 1 / DP 660498	Local
7	Balmain	Town Hall Hotel, Including Interiors	366 Darling Street	Lot 1 / DP 441626	Local
8	Balmain	Cricketers Arms Hotel, Including Interiors	255 Darling Street	Part Lot 1 / DP 725459	Local
9	Balmain East	East Village Hotel, Including Interiors	82-84 Darling Street	Lot 2 / DP 83056	Local
10	Leichhardt	The Milestone Hotel, Including Interiors	140 Marion Street	Lot 7/C/922	Local
11	Marrickville	Vic on the Park Hotel, Including Interiors	2 Addison Road	Lot 1 / DP 774868	Local
12	Marrickville	The Royal Exchange Hotel, Including Interiors	203 Marrickville Road	Lot 1 / DP 232542	Local
13	Newtown	Websters Bar	323 King Street	Lot 1 / DP 177710	Local
14	Newtown	Kelly's on King	283-285 King Street	Part Lot 11 / DP 1156437	Local
15	Newtown	Sandringham Hotel (former), Including Interiors	387 King Street	Lot 1 / DP 61256	Local
16	Newtown	Carlisle Castle Hotel, Including Interiors	17 Albermarle Street	Lot 1 / DP 867047	Local
17	Petersham	Livingstone Hotel, Including Interiors	116 New Canterbury Road	Lot 111 / DP 838108	Local



No.	Suburb	Item Name	Address	Property Description *	Significance
18	Rozelle	Bridge Hotel, Including Interiors	119 Victoria Road	Lot 25/C/119, Lot 1 / DP 1090922, Lot 2 / DP 1090922	Local
19	Rozelle	The Welcome Hotel, Including Interiors	91 Evans Street	Lot 1 / DP 165451, Lot 1 / DP 1018272, Lot 2 / DP 1018272	Local
20	Rozelle	3 Weeds Hotel, Including Interiors	197 Evans Street	Lot 1 / DP 1259168, Lot 4 / DP 1259168, Lot 70 / DP 1272268	Local
21	Rozelle	Sackville Hotel, Including Interiors	599 Darling Street	Lot 1 / DP 124984, Lot 1 / DP 795779, Lot 1 / DP 795780, Lot 1 / DP 921944	Local
22	Rozelle	Garry Owen Hotel, Including Interiors	778 Darling Street	Lot 1 / DP 65624	Local
23	Rozelle	Native Rose Hotel, Including Interiors	68 Victoria Road	Lot 161 / DP 1277145	Local
24	Lewisham	Lewisham Hotel, Including Interiors ¹	794 Parramatta Road	Lot 1 / DP 658435, Lot 1 / DP 983757	Local
25	Enmore	Warren View Hotel, Including Interiors	2 Stanmore Road	Lot 12 / DP 960694	Local
26	Enmore	Duke of Enmore Hotel, Including Interiors	148 Enmore Road	Lot A / DP 176822	Local
27	Enmore	Queens Hotel	167 Enmore Road	Part Lot 10 / DP 1120058	Local

* property descriptions have used the primary address from SIX Maps where street numbers vary in various map sources.

¹Lewisham Hotel is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1).

- 2 Amend the relevant DCP to reflect the listings to be identified in the Inner West LEP 2022.



- 3 Do not pursue the listing of the following places, which are not considered to be of heritage significance:
- Red Lion Hotel, 728 Darling Street, Rozelle; and
 - The Merton Hotel, 38 Victoria Road, Rozelle.

Alternative Recommendation:

- 4 If any of the recommended listings do not proceed, implement the most relevant statutory mechanism to ensure the identified heritage values of the pub are protected. For example:
- a. where the pub adjoins an existing HCA, explore potential alterations to the HCA boundary under Schedule 5 of the Inner West LEP 2022, or
 - b. where the pub occurs within an existing HCA, utilise the relevant DCP to identify its values in the context of that HCA.



Appendices



4 Appendices

Appendix A — A Thematic History of Pubs in the Inner West

Appendix A

A Thematic History of Pubs in the Inner West

Origins of Hotels in NSW

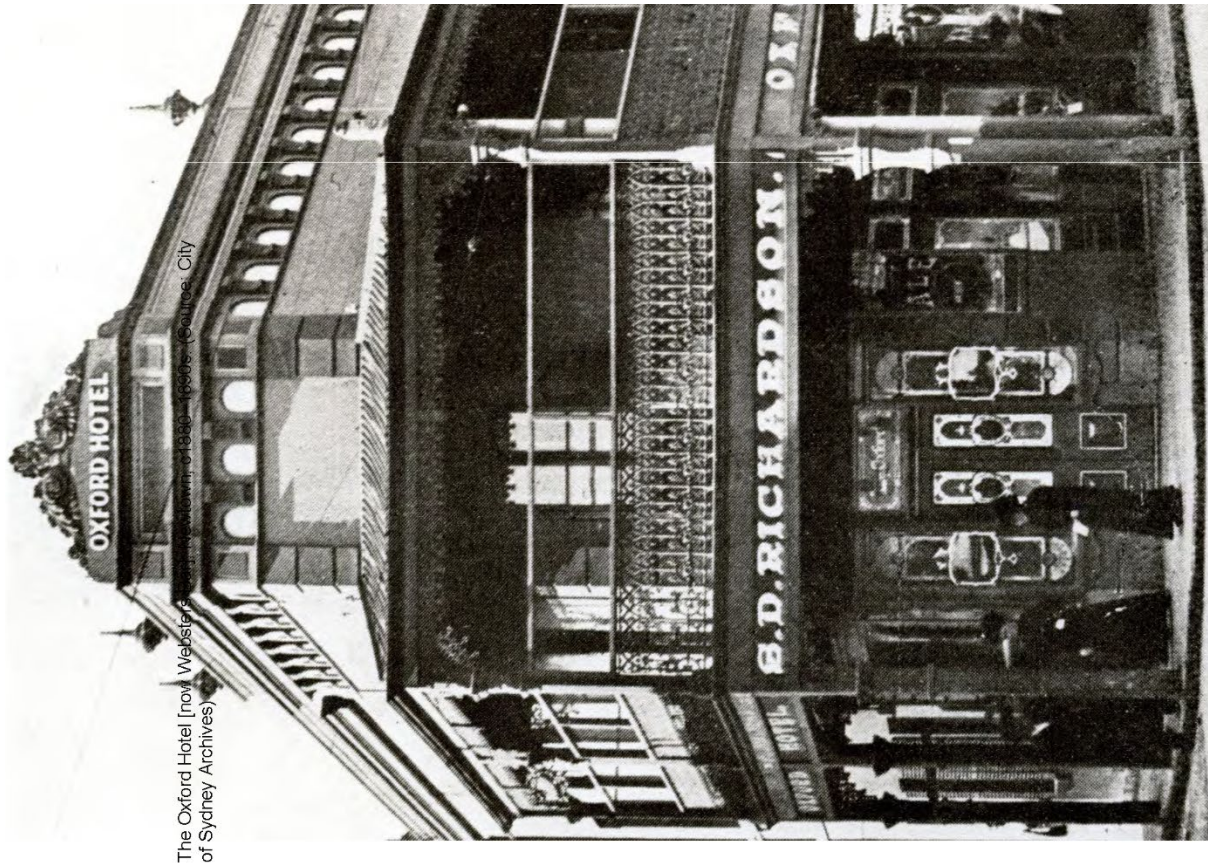
'Pubs define the pulse, personality and tempo of the city and provide a convenient yardstick of how our customs and social mores have evolved.'¹

The earliest hotels in Australia opened in the areas first settled by European colonists, such as The Rocks, Parramatta and around the Hawkesbury River. These buildings were known as inns or public houses (pubs).

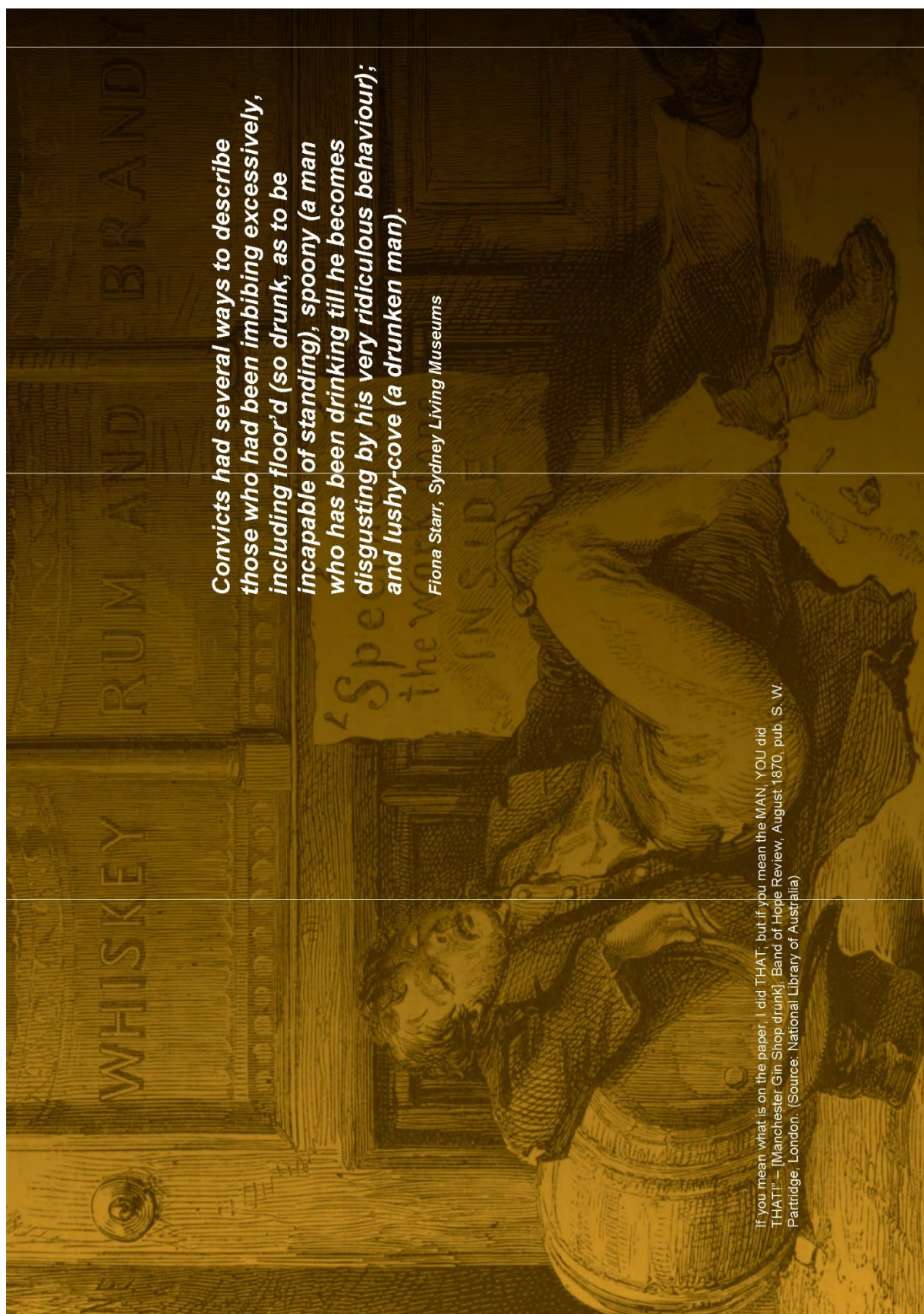
Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation—they provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult. They served food and drinks, providing a space for people to meet and mingle.

Inns and pubs were often the first buildings to appear in Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones—whether they be around births, deaths, sport or politics. The pub etiquette of 'shouting' a round of drinks remains a strong tradition passed down from this era.

Inner West Heritage Study – Pubs - Thematic History - May 2023



The Oxford Hotel [now Webster's] in Newtown, c.1880-1890s (Sydney City of Sydney Archives)



Convicts had several ways to describe those who had been imbibing excessively, including floor'd (so drunk, as to be incapable of standing), spoony (a man who has been drinking till he becomes disgusting by his very ridiculous behaviour); and lushy-cove (a drunken man).

Fiona Starr, Sydney Living Museums

If you mean what is on the paper, I did THAT; but if you mean the MAN, YOU did THAT!" – [Manchester Gin Shop drunk], Band of Hope Review, August 1870, pub. S. W. Partridge, London. (Source: National Library of Australia)



The Rum State

In the early colonial period, the importation of spirits and alcohol was monitored and controlled by the colonial authorities, who were able to restrict supply and extract tariffs. To get around this, bootlegging, smuggling and 'sly-grogging' became widespread. Alcohol was often served in unofficial pubs opened by 'self-licensed' people.² Because Australia was still a penal colony, uncontrolled supply of illicit alcohol was viewed as a threat to the productivity and health of workers and convicts, whose labour was necessary for the upkeep of the colony. Rum itself became an informal currency—a way to barter and to reimburse convicts for labour undertaken.

To regain control over the supply of alcohol, the colonial government began licensing inns and pubs. Venues with a licence were sanctioned by the colonial government to serve legally brewed or imported alcohol, whereas unlicensed venues were liable to closure and destruction.³ These sanctions were first issued in 1792 by Governor Phillip, who licensed two venues.⁴ In 1796 Governor Hunter empowered magistrates to reissue licences, recommending that 15 licences be granted in the colony in total: eight in Sydney, four in Parramatta, and three in the Hawkesbury.⁵ By 1811, there were 67 licences.⁶

Paradoxically, although women were later forbidden from frequenting the public bars (where patrons came to drink) they were often behind the bar serving drinks or managing the licence. Many of Sydney's first publicans were women, starting with convict Sarah Bird in 1797. By 1815, 12 of the 96 Sydney licences were held by women.⁷ These roles provided far greater income than traditional domestic labour and allowed women—especially widows and deserted wives—to carve out an independent living.

In the days of the Rum State, The Inner West local government area (LGA) was located on the periphery of the colony. The area was mostly uninhabited by Europeans until the first decades of the nineteenth century, who generally concentrated in areas where people—and pubs—could be found.

Despite this, important travel routes ran through the area to settlements like Parramatta, Windsor and the Cooks River. Parramatta Road was the earliest—it was established as convict walking track between Sydney and Parramatta in c1789–1791. While Parramatta River remained the preferred transport route for many years, Parramatta Road underwent a series of improvements from the 1790s to the 1820s to become one of the colony's major thoroughfares.⁸

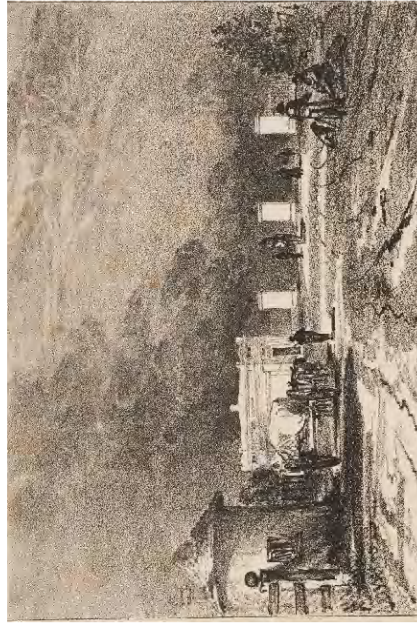


Figure 1 The Paramatta Road Toll gate c1836. (Source: Dixon Library, State Library of NSW)



The earliest inns and pubs in the Inner West were established along Parramatta Road nearby Leichhardt from the 1830s and included the Woolpack Inn, Cherry Tree Gardens Inn and the Bald Faced Stag Hotel.⁹ Further afield was the Plough Inn at the intersection of Parramatta and Liverpool Roads, Ashfield.¹⁰ These early inns and pubs were a vital service for travelers, especially the coaches and bullock teams which used the road, providing accommodation and facilities for housing and feeding animals.¹¹

Even then, much of the land of the Inner West was held up in large grants until the 1830s, which inhibited the development of a residential population beyond large estate owners, their families and servants. For the few residents of the area in this period, entertainment was usually found elsewhere than the inns on Parramatta Road. Convicts and workers were likely to be found drinking and gambling outdoors in their limited free time, especially around Taverners Hill. Estate owners and their families would, in comparison, entertain others at dinners in their villas and gardens.¹²



Figure 2 The Bald Faced Stag Hotel, Leichhardt c1870–1880. (Source: Inner West Council Library)

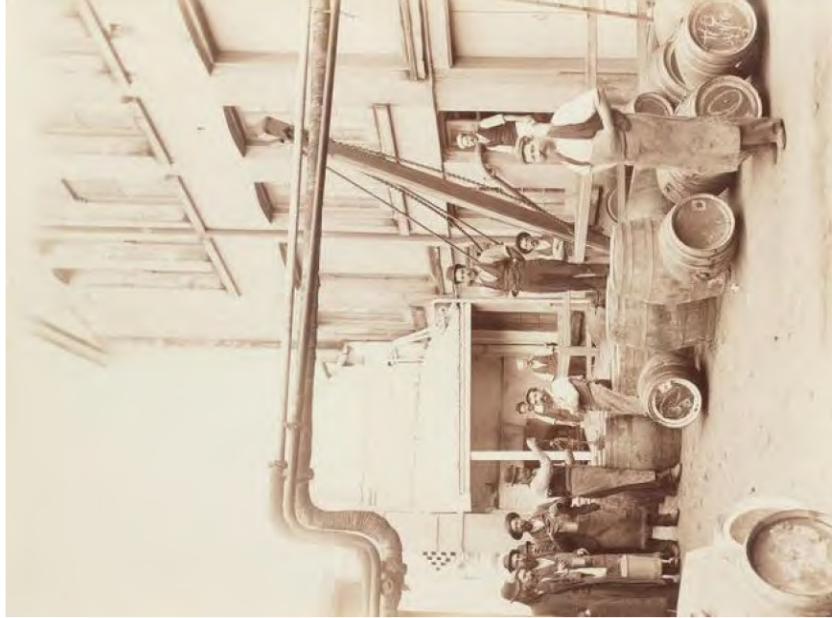
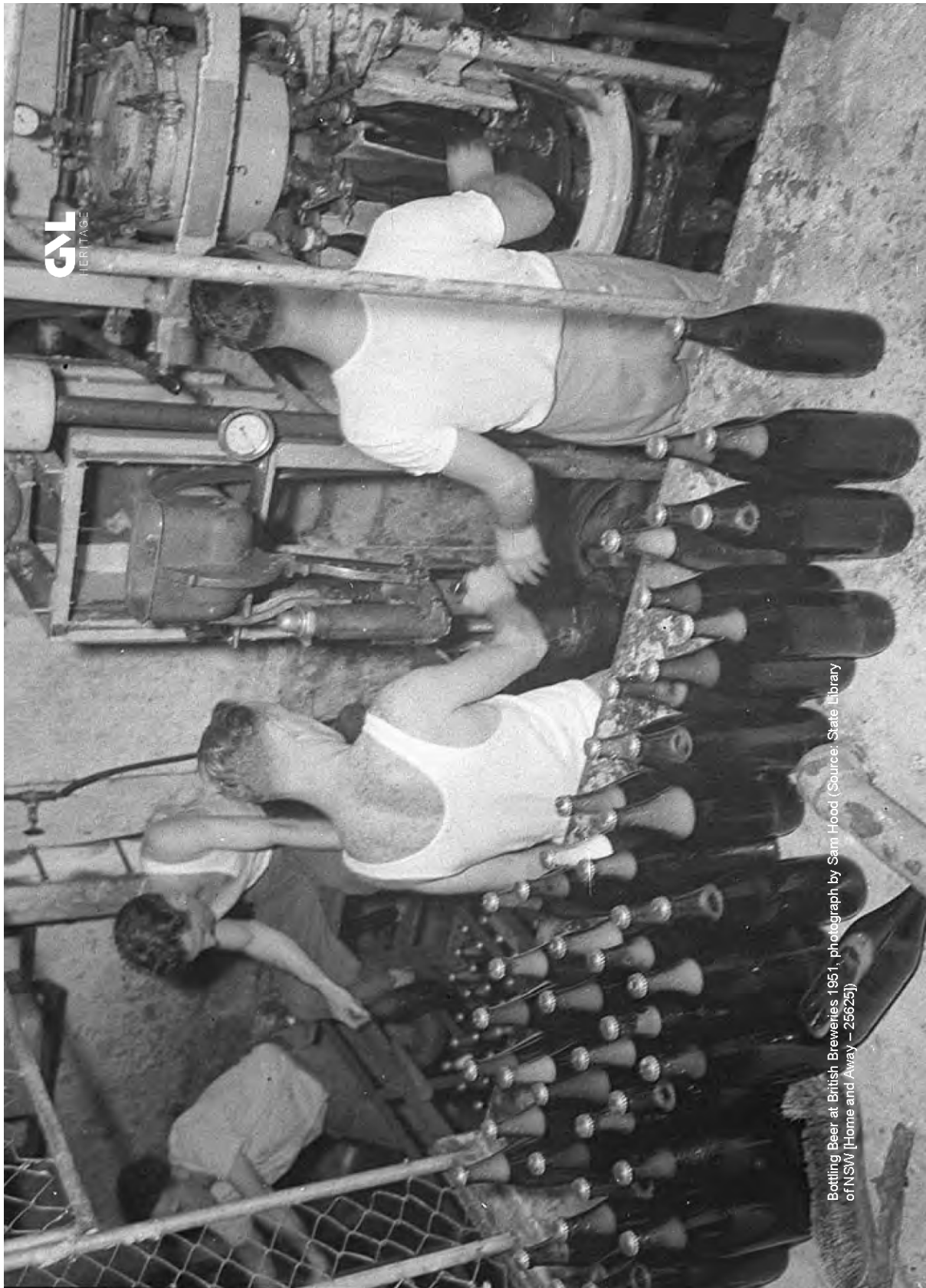


Figure 3 Workmen and casks in the yard of Kent Brewery, Tooth and Co, Sydney, c1890. (Source: Museum of Applied Arts and Sciences)





the consolidation of laws relating to public houses in 1849, and extended again—to midnight—in 1862. It was also around this time that began to adopt the nomenclature 'hotel' in line with official licensing terminology.

For the workers of these areas, the importance of a place to drink 'came to mean more than a social life or an escape. The hard, unremitting physical toil of a wharf labourer, or the heat of an iron foundry, caused dehydration. A few drinks helped replenish lost fluids.'¹⁸



Figure 4 The original Unity Hall Building in 1898, it had begun trading as the Albion Hotel in 1876. (Source: State Records of NSW [4481_a026_000979])

A Hard Earned Thirst

Subdivision of the large estates in the Inner West began in the 1830s. For many areas, these sales attracted groups of wealthy residents seeking quiet, secluded estates away from Sydney.¹³ The exception were Newtown and Balmain, which were the earliest areas of the Inner West to experience solid growth. Balmain had a fledgling maritime industry made possible by the peninsula's sheltered and deep shoreline.¹⁴ Newtown developed around the Cooks River Road (now King Street and Princes Highway), later becoming one of the first suburban shopping destinations outside of the city.¹⁵

Hotels in the Inner West were generally located on main roads during this time. In Balmain, the expansion of the area's maritime industry and further subdivisions in the 1840s attracted workers and encouraged the formation of a residential suburb in Balmain East. Inns and pubs followed the arrival of a permanent population of workers in Balmain, the earliest examples including the Captain Cook Inn (c1842), Masonic Arms Hotel (1843), Shipwrights Arms (1844), Waterford Arms Hotel (1846) and the original Unity Hall Hotel (1846) on the corner of Nicholson and Darling streets.¹⁶ The development of this industry was only further energised by subdivisions to the west of the peninsula in the 1850s, initiated by Thomas Mort to attract skilled workers who could work at his dry dock.¹⁷ In Newtown, hotels sprang up along the main street, including the Union Inn (c1840s), Pigeon House Hotel (1855), and Kingston Hotel (1858/1859).

These early hotels were often small, single-storey buildings, often not purpose built. Pubs in the 1840s were only required to provide at two rooms for accommodation, enabling a multitude of small venues to survive in the Inner West's early population centres. Legal opening hours were initially from 4am to 9pm, but were extended to 10pm with



Mid-century growth

The Inner West experienced an increase in the number of hotels following the middle of the nineteenth century, especially following the arrival of the railway in 1855. This was encouraged by its nascent suburban and industrial growth, with many previously inaccessible areas coming within range of a railway station.

New hotels began to appear in these suburbs, prefiguring a boom in the 1870s and 1880s. In Newtown, a sizeable hotel industry developed as the suburb subdivided and grew into an important high street in the 1850s and 1860s. Pubs opened during this time were the Courthouse Hotel (1859), Daniel Webster Hotel (1863), Daniel Lambert Inn (1863), Botany View Hotel (1868) and Shakespeare Hotel (c1869).

Hotels also began to emerge in Petersham and Stanmore around the same time, joining the older Oxford Tavern (1840s) and the existing pubs that serviced Parramatta Road. New hotels in this area included the Wheelwrights Arms (1857), Native Home Inn (1858), Clarence Hotel (1858), Newington Inn (1858) and Petersham Inn (1860s).

Further south and away from the railway were Marrickville and Tempe, which nonetheless experienced residential growth and the establishment of hotels that came with it. In Tempe, two early examples were the Pulteney Inn (c1840s) and Cottage of Content Hotel (c1860s) on the Cooks River Road. Slightly later was Marrickville, with the Marrick Hotel (1860s) and the Empress of India Hotel (1874) servicing the emerging municipality.

Towards the harbourside, the expansion of Balmain and its population led to the emergence of a sizeable hotel industry in the area which persists to this day. Hotels opened further west along the peninsula in response to growth, including the Forth and Clyde Hotel (1857),

Rob Roy Hotel (1857), and Albion Hotel (1860), located nearby industries like Mort's Dock whose workers would patronize them. A few hotels from this period are still in operation in Balmain, the earliest being the Dry Dock Hotel (1867) and the Balmain Hotel (formerly West End Hotel) (1869).



Figure 5 The Cottage of Content Hotel, Tempe 1892. (Source: Inner West Council Library)

New Hotels for New Workers

By the 1870s the Inner West was emerging as an important industrial and manufacturing zone, reaching its zenith at the turn of the century. Suburbs like Balmain, Rozelle, Newtown and Marrickville soon swelled with working-class residents, many of whom sought somewhere to quench their thirst and socialise. Hotels multiplied in the 1870s and 1880s, beginning to occupy every available corner.



In the Inner West, these new hotels were more elaborate, more ornate two-or-more-storey buildings. They reflected the prevailing architectural tastes of the time and a conscious attempt to distinguish hotels from other commercial buildings.²³ Many had large timber-post balconies, which covered the footpaths below them and which were decorated with elaborate cast-iron lace.

Perhaps the best example in the Inner West is the Exchange Hotel (1886), which featured an elaborate three-storey balcony and ornate parapet. The original design of the Royal Exchange Hotel (1888) in Marrickville was similarly ornate, though this was lost when it was remodeled in the 1930s.



Figure 6 The Royal Exchange Hotel, Marrickville c1935. (Source: Inner West Council Library)

From 1870 to 1891 the total number of hotels in the working-class Balmain (by this time a municipality that included Rozelle and Lilyfield) rose from 14 to 42, representing one hotel for every 559 people.¹⁹ This was particularly strong in Rozelle, which was essentially hotel-less but had been energized by the growth of industries around Rozelle Bay, White Bay and Glebe Island. Hotels which opened in this period included the Welcome Hotel (1877), Red Lion Hotel (1881), Bellevue Hotel (1876), Garry Owen Hotel (1881), Merton Estate Hotel (1881) and the Native Rose Hotel (1879).

It was the same story in the other established working-class suburbs of Newtown, Enmore, and Sydenham, but also areas like Marrickville. Many of the hotels in these suburbs opened between 1870 and 1890 to slake the thirst of the new working-class residents pouring into the small-terrace subdivisions. This included the Warren View (1870), Carlisle Castle (1876), Victoria Hotel (1884), General Gordon (1885) and Town and Country Hotel (1887).

The growth in the population of the Inner West also coincided with evolutions in the design of hotels in the locality. Licensing arrangements had some influence on the development of pubs in Australia, with changes to the laws prompted by the growing influence of the temperance movement. Yet hotels primarily evolved in response to the expectations of patrons.²⁰

From the 1880s onwards (and even earlier), early hotels began to be replaced by ornately decorated two-to-three storey hotels designed to maximise patron capacity, especially in inner-city areas where space was at a premium.²¹ Hotels also tended to occupy corner lots to maximise visibility. Private bars and saloon bars also began to appear in hotel designs to provide quiet living space for hotel residents, usually in a separate room from the public bar.²²



Politics in the Pub

The primarily working-class character of hotels in the Inner West saw them become important in the development of unionism and the labour movement in the late-nineteenth century. Hotels had for a long time been used for political electioneering, as they were convenient and well frequented venues.²⁴ As the labour movement grew, many hotels in the Inner West were used to host meetings amongst activists and for organising.

This tendency was especially strong in Balmain and Rozelle and in pubs like Dicks Hotel, The Exchange Hotel and the Royal Oak Hotel, though hotels were used throughout the Inner West for organising.²⁵

In Annandale, the North Annandale Hotel was most often used, while the Bald Faced Stag Hotel and the Royal Hotel in Leichhardt were popular venues.²⁶

In Newtown, The Carlisle Castle Hotel was used for the launch of Edward Riley's 1898 election campaign.²⁷ Riley was a founding member of the NSW Labor Party and was a member of the House of Representatives for South Sydney from 1910 to 1931.²⁸

Most significant of all was the formation of the Labor Electoral League in the Unity Hall Hotel in Balmain in April 1891. This group later morphed into the current Australian Labor Party.²⁹ The Unity Hall Hotel figures strongly in the myths of the Labor party in NSW and continues to be held in esteem by members.

The visceral impact of the swill hour was remembered by people like Geoffrey Scharer who had to clean up the aftermath:

*... My brother and I had the job of sweeping up the sawdust after closing. Dad would 'salt' it with two-bob coins which was our payment—and the sawdust was full of cigarettes and p*** and vomit. We swept it up with two broad brooms and Dad came behind us with a hose and then squeezed the water out until the bar was all nice and clean and ready for opening the next day.*

Men drinking in a hotel, 1930s. (Source: State Library of NSW, Sam Hood Collection, a368013 / PXE 789 (v38), 49)



Temperance and 'The Swill'

The growth of the Temperance movement had a profound effect on hotels in the Inner West and NSW in the late nineteenth century, prompting stricter and stricter licensing requirements for venues. This

³⁰ Notions of social respectability also played a part for women, who were required abstain in public—though many still drank takeaway beer obtained from the bottle-and-jug department of their local pub.³¹

In 1882 the *Licensing Act* (NSW) was passed after pressure on the government from Temperance groups. The new law increased the accommodation requirements for hotels and banned Sunday openings. The material effect of this law on hotels was minor. Few hotels were closed as many newer hotels already comfortably met accommodation requirements. In fact, the number of hotels in the Inner West and NSW peaked just after the 1880s, with 3441 publican licences statewide in 1891.³² Though the act had little immediate effect, it was an early salvo in the campaign against alcohol, which would come to define how hotels operated for the next 70 years.

Following the peak in hotels numbers in 1891 came their long, slow decline. The contraction of the number of hotels began with the economic depression of the 1890s and was soon followed by moral campaigns by the Temperance movement. Areas saturated with pubs in the Inner West became the targets for Temperance campaigns, which wielded stronger influence with the passing of the 'Local Option' in 1888.³³ This enabled local councils to call on ratepayers to vote on whether new licences should be given or removed in their local area.³⁴

Extending the Local Option to all electors and freezing the number of licenses in 1905 saw the success of the 'Reduction Votes' in the Inner West and the decline in the number of hotels. This resulted in 18

was a mostly middle-class movement, which formulated a distinct identity over the nineteenth century to contrast against the working-class inclination towards drinking in pubs. It was also prominently championed by women, who were disproportionately affected by alcohol-related violence and disorder.

hotels closing in the Inner West between 1908 and 1913. One hotel was closed in Annandale, Ashfield and Leichhardt, two in Marrickville, Petersham and Newtown, four in Rozelle, and five in Balmain.³⁵ In addition, additional design requirements imposed by amendments to licensing laws meant that many hotels required remodelling or reconstruction. Over the next decade many hotels were rebuilt as a result, with others closing outright.

Some in the Temperance movement also took a more direct approach in the Inner West. This includes the explicitly middle-class Haberfield subdivision, which had a marketing slogan 'slumless, laneless and publess'.³⁶ Others were resourceful, like Petersham Alderman George Crothers, who reportedly purchased all the available corner lots in Lewisham to prevent more pubs opening.³⁷

The Temperance movement continued to have a strong influence through to the early twentieth century. Per capita consumption of alcohol steadily decreased in the late nineteenth century and continued to fall afterwards, especially during World War I, as a result of their campaigns. While successful in closing many hotels, the working-class areas of the Inner West continued a burgeoning pub trade, reflecting the centrality of a drinking hole to the working man's leisure.

The most consequential measure taken in the early twentieth century was the Early Closing Referendum of 1916. This referendum asked the public to vote on what time hotels should close in NSW during the

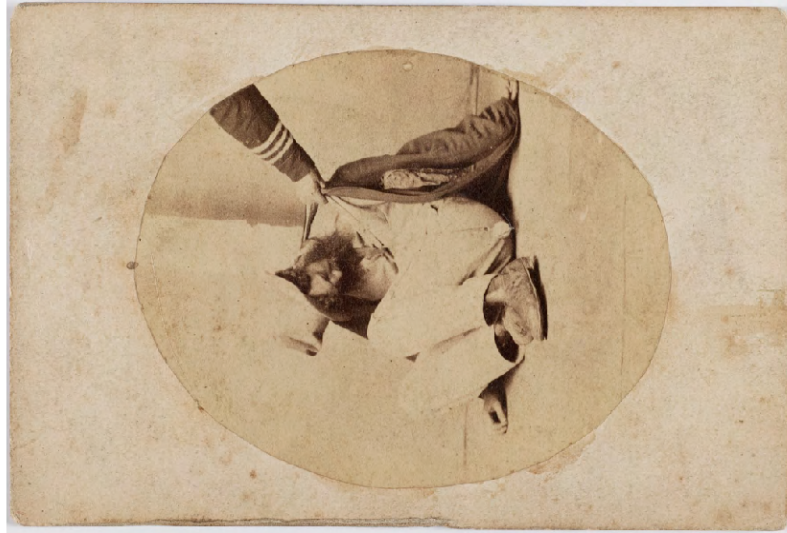


Figure 7 Temperance Society Pamphlet 'The Five Stages of Inebriation'. (Source: State Library of NSW)

war, resulting in the temporary adoption of a 6pm closing time. This was later made permanent in 1919 by an Act of Parliament.

Early closing contributed to the ongoing decline in the consumption of alcohol in Australia, which reached its lowest point in the mid-1930s. It also led to the radical reshaping of the design of hotels in the following decades, which began to increasingly cater to workers who would rush to hotels in the 'six o'clock swill' between the end of the workday at 5pm and the 6pm closing time.

During the rush of the 'six o'clock swill' hotels would swell with male patrons on their way home from work, many of whom would rapidly consume alcohol. To increase service capacity during the rush, more space was dedicated to the public bars at hotels. Interior walls that separated the private bars and saloon bars were removed. Chairs, tables, stools, billiard tables, dart boards and dance floors were taken away to enlarge available floor space. Interior finishes were also modified to facilitate cleaning, with wooden bars and floors being replaced with linoleum, metal and tiles. Designated areas for women were also created, known as the ladies' lounges or parlours, which retained seating, tables and a more relaxed atmosphere, with the effect of enforcing gender segregation.



Playing Catchup

The relative density of hotels in the Inner West today correlates to the economic status of its residents when the area first experienced residential subdivision. In the very early working-class suburbs of Balmain and Newtown, there are many pubs. In the originally more affluent Leichhardt, Annandale, Stanmore and Ashfield, there are fewer. Land suitable for hotel was developed for other purposes in more affluent areas, often becoming shops. Middle-class objection to pubs also played a part, reflecting the divisions in leisure between the two groups in the late-nineteenth century.

The uneven spread of hotels in the Inner West is also a reflection of its uneven population. Between 1880 and 1882 the population of the Balmain peninsula more than doubled to nearly 17,000, providing ample business for the hotels that had opened in the previous decade in response to earlier growth.³⁸ The electorate of Newtown similarly had a population of 15,745 in 1881.³⁹ In other suburbs like Annandale, Ashfield, Leichhardt and Petersham the population was much lower. Petersham had 3413 residents in 1881, the highest total of them.⁴⁰

Though subdivisions had begun from the 1840s and 1850s, much of the land in these suburbs remained tied up in estates and farms until the 1870s. For many of these smaller population suburbs, initial subdivisions favored the creation of a respectable, middle-class suburb, resulting in a population unwilling to countenance hotels.⁴¹

While these suburbs later became working class and densely populated, the influence of Temperance amongst their earlier inhabitants neutered the opportunity for new hotels to open. By 1901, the population of Leichhardt had topped 16,000.⁴² Yet the ratio of hotels to people was over 1:2000 that same year. In Balmain it was 1:559 in 1891.⁴³

With some exceptions, hotels that did open in these areas tended to be located along main streets instead of distributed throughout the suburb. In 1891 there were seven hotels in Leichhardt and three in Annandale as a result of rapid suburban development. These included the Victoria Hotel (1884), which was the first to open in Annandale, as well as the Australian Contingent Hotel (c1880s), Leichhardt Hotel (1882), Gladstone Park Hotel (1882), Royal Hotel (1888) and North Annandale Hotel (c1888).

Around Ashfield there were similarly few hotels, owing to its bucolic residential character and affluence. The Ashfield Hotel (1870) was the first hotel in the area, excluding the Plough Inn (1830) on Parramatta Road. The Summer Hill Hotel was next to follow (1882).⁴⁴ Together these hotels serviced much of the western edge of the Inner West.

Several local breweries had managed to open in Leichhardt by 1890, being more palatable to the middle class who consumed alcohol at home, if at all. These were the Edinburgh, Yorkshire and King & Company's Centennial Breweries, though they did not survive the later domination of the Sydney market by Tooths & Co, Tooheys and Reschs breweries.⁴⁵



The Bridge Hotel, Rozelle Public Bar. (Source Inner West Council Library)



Figure 8 Resch's Dinner Ale, poster, Tooth & Co Ltd, c1940. (Source: Museum of Applied Arts and Sciences [object no. 86/3016-2])

The Brewery Kings

Another significant development for pubs in the Inner West was the capture of the hotel trade by the large breweries in the early twentieth century. Tooheys, Tooth & Co and Reschs breweries had begun acquiring hotels the previous century, but the process accelerated in the climate of restrictive licensing and lower demand in the 1900s–1920s. Their goal was to create 'tied-houses' so only their beer would be served.⁴⁶

Most hotels in the Inner West came to be owned by one of the big breweries in the early twentieth century. Of all the breweries it was most likely to be Tooth & Co, who owned most hotels in Sydney by the mid-twentieth century, having absorbed smaller breweries like Reschs in 1929.⁴⁷ Truly independent venues were unusual, such as the Queens Hotel in Enmore.

From the 1910s to the 1940s, the large breweries began systematically upgrading their hotels. Partially to meet licensing requirements, but also to adopt contemporary designs which would improve the image of the trade.⁴⁸ This led to some standardization in the design of hotels—layouts, equipment and decorations began to be dictated to publicans across many hotels.⁴⁹

The breweries drew from a handful of architects for the work, like Robertson & Marks, Ross & Rowe, Prevost & Ancher, Cyril Ruwald and the prolific Sydney Warden, which contributed to their uniformity.⁵⁰ This small pool of architects typically drew on the Art Deco or Streamline Modern styles as influences, resulting in their use in many hotels throughout the Inner West and Sydney.⁵¹ Works were often just modifications to facades, though rebuilds did occur.



Figure 10 Sidney Warden c1936, hotel architect and the designer of the Henson Park Hotel and several other pubs in the Inner West. (Source: Museum of Applied Arts and Sciences [2007/61/1-3/226])



Figure 11 The General Gordon Hotel, Sydenham c1930s by Milton Kent. (Source: Museum of Applied Arts and Sciences [2007/61/1-3/150])

Art Deco Hotels built in the Inner West in this period include the North Annandale Hotel, the Botany View Hotel in Newtown and the Salsbury Hotel (1900) in Stanmore. The Royal Exchange in Marrickville is another prominent example, having its façade completely redesigned in the 1930s.

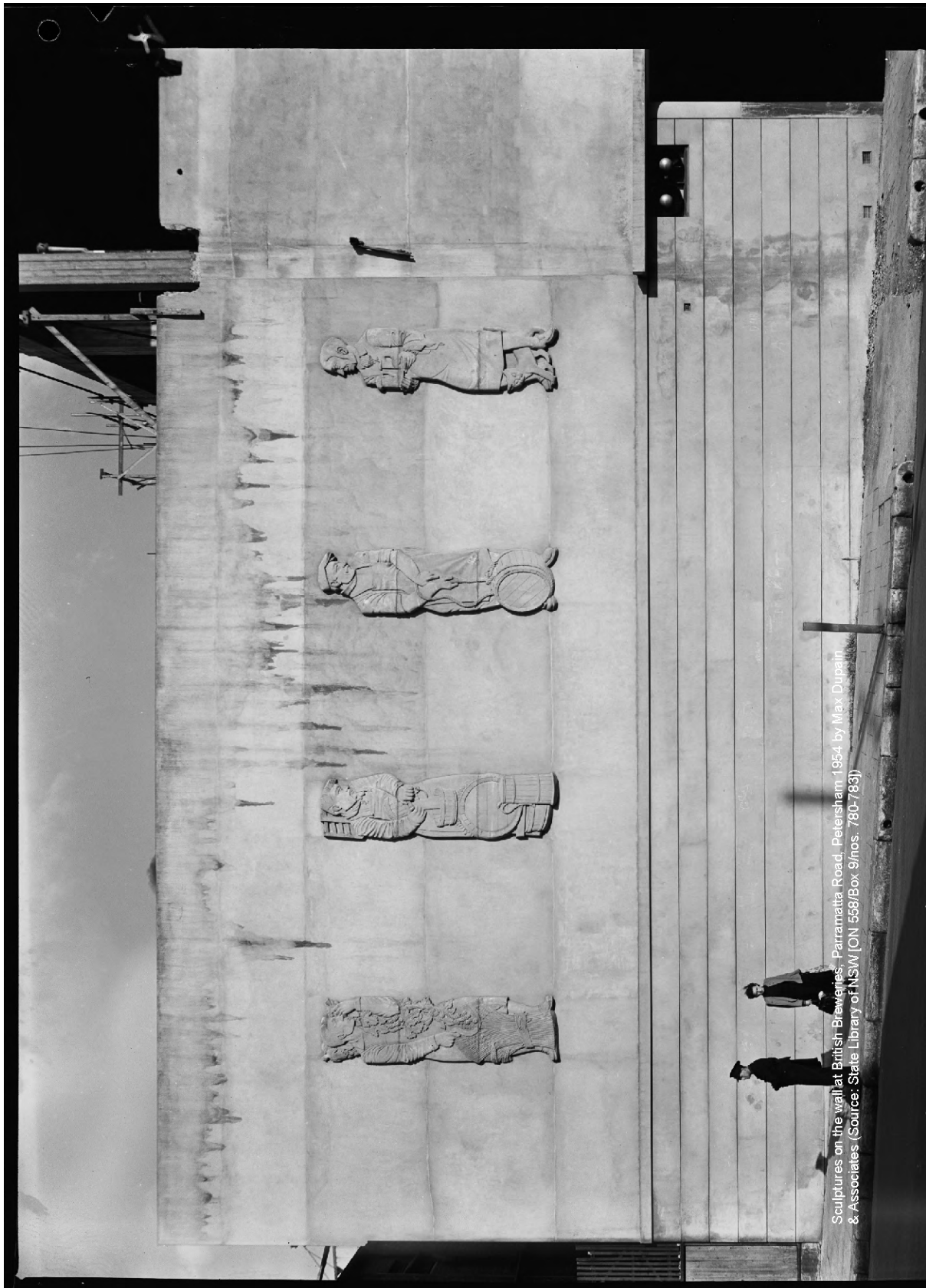
The Inner West has several fine examples of Streamline Moderne Hotels, including the Golden Barley Hotel (1939) in Enmore, Bridge Hotel in Rozelle (rebuilt 1941) and the Marlborough Hotel (rebuilt 1940) in Newtown.

These new hotels reflected the architectural tastes of the day, presenting a clean image of the hotel against their unsavory Victorian-era predecessors. Perhaps to distance themselves from this image, almost all the elaborate Victorian-era balconies of existing hotels had been removed and replaced by awnings by the 1930s, resulting in many first-storey external doorways being converted into windows throughout the Inner West. In some cases, these balconies later returned, like at the Royal Hotel in Leichhardt and the Oxford Hotel in Newtown.



Figure 9 The Henson Park Hotel, Marrickville 1936. (Source: Inner West Council Library)

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However, the liberalization of social mores took decades to shift. Women were not allowed in the public bar until 1965 and the Racial Discrimination Act was not passed until 1975, seeing the exclusion of Aboriginal men and women, including servicemen, from drinking establishments even on Anzac Day. Despite this legislative reform, discrimination against patrons on the basis of their gender and race continued at many premises such as RSL clubs.⁵⁸



Figure 9 Rosalie Bogner and Merle Thornton chained themselves to the bar at the Regatta Hotel, Queensland, in 1965. A protest that sparked national public debate about the economic, social and political rights of women. (Source: Bruce Postle Archive, State Library of Victoria)

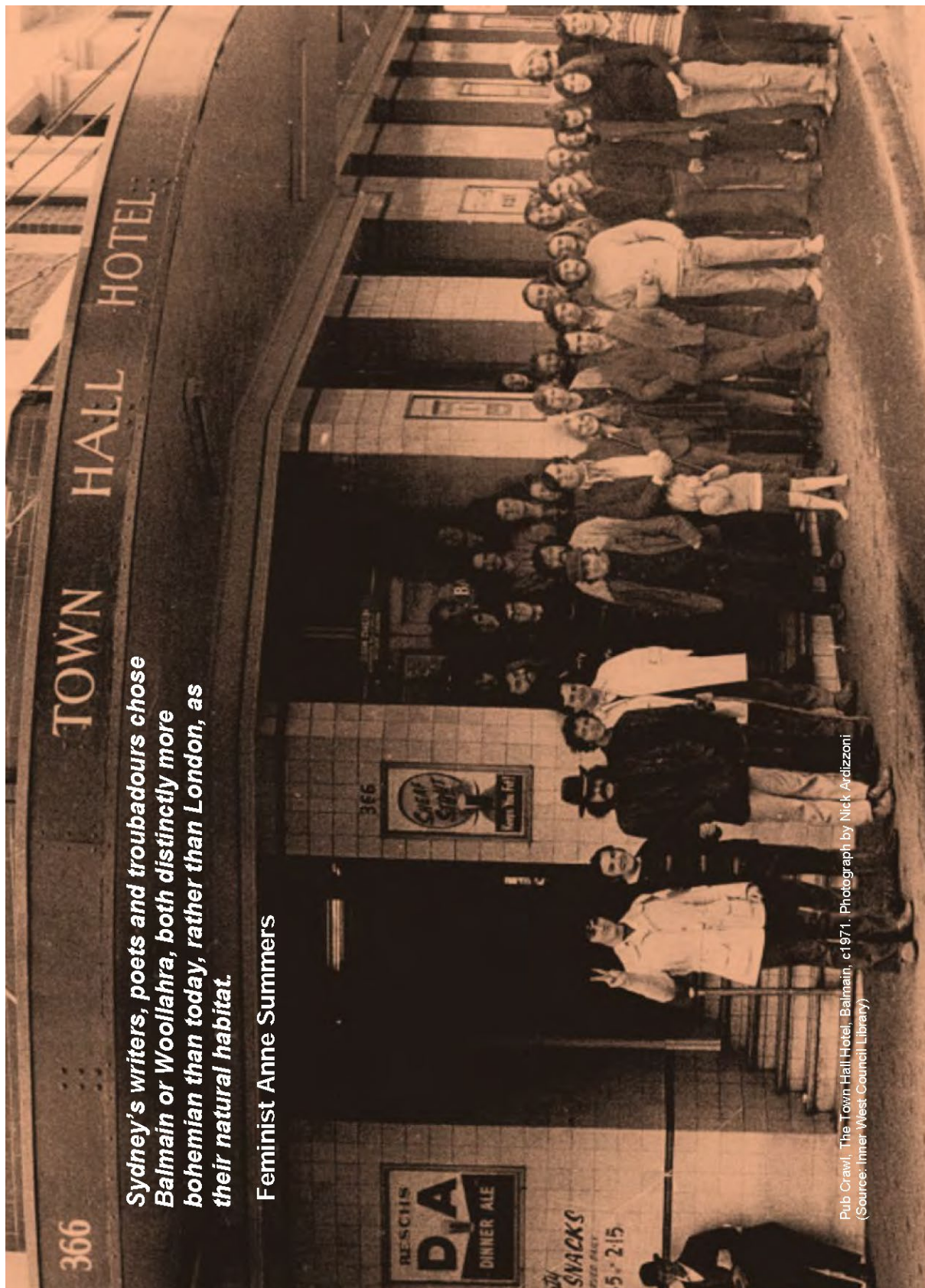
Opening the Doors Wide

Following World War II, hotels were increasingly in competition with registered clubs, which could provide a variety of entertainment and activities not possible at a pub, such as poker machines and outdoor sports like lawn bowls. Many hotels closed in the decades following the war, accelerated by the closure of many industries throughout the area, especially around the waterfront areas of Balmain, Rozelle, and Annandale.⁵² Marrickville and Newtown were similarly affected.

By the 1950s the unintended and unsavory consequences of early closing were increasingly recognised. Rather than reduce the consumption of alcohol, which had begun to increase following World War II, early closing concentrated it in fewer hours of the day and encouraged sly-grogging and illicit trade.⁵³ In the postwar period many hotels in NSW were also closed as they were unable to modernise to meet licensing requirements, exacerbating overcrowding of remaining hotels.⁵⁴ A Royal Commission into the matter was called, the findings of which resulted in the extension of trading hours in 1955 and an increase in availability of alcohol outside of hotels.⁵⁵

Liberalisation of licensing restrictions began in the 1950s, resulting in a transformation of hotels back to venues of socialization rather than venues of drinking (although drinking remained an important factor). As early as the 1930s, liquor associations recognised that in future the relaxed atmosphere of 'the lounge' would likely attract patrons more than the then dominant 'six o'clock swill' rush.⁵⁶ It was only after extended trading was reintroduced in 1955 that this was realized, with hotels around Sydney beginning to improve their offerings to patrons. From the 1950s to the 1970s several new developments and services began to be offered in hotels, like beer gardens, restaurants and live music.⁵⁷

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Sydney's writers, poets and troubadours chose Balmain or Woollahra, both distinctly more bohemian than today, rather than London, as their natural habitat.

Feminist Anne Summers

Pub Crawl, The Town Hall Hotel, Balmain, c1971. Photograph by Nick Ardizzoni
(Source: Inner West Council Library)

Poets, Drunks and Wild Women

During the twentieth-century the pubs of the Inner West changed radically as industry declined and a new wave of bohemian thinkers, writers and drinkers began to frequent the old watering holes of the industrial workers. Near the harbour, this was the 'Balmmain Group.' An outburst of literature, theatre, music and radical new politics borne out of many a night at the pub as Sydney's counter-culture movement laid siege to conventions of sexuality, gender and the hotels themselves.

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Binge drinking remained strong with a new generation creating traditions like the Annual Balmmain Pub Crawl, led by local writer Frank Moorhouse.

As we marched on through the narrow Balmmain streets The Crawl took on the spirit of a religious festival. Residents came out of their homes and stood at their front fences to watch this happy, noisy procession pass and cheer us on. We should have been carrying huge statues of Bacchus.⁶⁰ Rob Walls

Social conditions began to change with women finally being able to enter the pub in 1965. It would still take more time for men to accept them jostling alongside them at the bar, with women still encouraged to sit in the ladies' lounge instead. Even the male bohemian set found their territory challenged by a radical vanguard of women. Feminist writer Anne Summers remembers 'the denizens of the London Hotel included writers like Frank Moorhouse and Michael Wilding who, along with the local poets such as John Tranter, Robert Adamson and Nigel Roberts were having their supremacy challenged by women, Vicki Vidikas, Joanne Burns and Jennifer Maiden among them'.⁶¹ The White Horse Players (Julie McGregor and Catriona Brown among them) brought theatre to pubs like the Newtown Hotel and exposed the average pub goer to something more than a schooner and a flutter on the pokies.

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Figure 10 Darling Street Pub Crawl, c1970s. (Source: Rob Walls)



Figure 11 The White Horse Players at the Newtown Hotel, c1976. (Source: Peter John Moxham, *Sydney Morning Herald*).



I think that it welcomed an eclectic group of people. It wasn't just a uniform place where people all dressed the same or voted the same. It certainly wasn't one scene, it wasn't that at all and I like that about it. I liked that a lot and it also still had some of the old drunks in there.

Punter Nadia Rangan remembers the Sandringham

View from the Stage at The Sandringham Hotel, c1990s. (Source: Brendan Smyly, "You went there for the people and went there for the bands" - the Sandringham Hotel - 1980 to 1998, Ph.D thesis)



Turn up the Volume

Further liberalization of licensing arrangements in the later half of the twentieth century led to further developments in hotels. Laws preventing hotels' trading on Sunday were repealed in the 1980s and trading hours were extended beyond 10pm, encouraging the growth of the live music scene and the creation of 'Pub Rock' to get people into venues. Certain hotels soon gained reputations as infamous live music venues, spawning bands like AC/DC, INXS and Midnight Oil from the 1970s onwards.⁶²

This transition to less drinking-oriented activities helped alleviate the loss of relevancy that many hotels in Inner West began to experience in the second half of the twentieth century, though many more had closed by the 1990s.⁶³ Live music became a key offering for many hotels in the area. In the 1970s and 1980s the Annandale Hotel and Bridge Hotel became renowned for booking well known Australian acts from the pub rock scene such as Midnight Oil, Rose Tattoo, the Angels and You Am I.

Pubs also began to offer more relaxed music sessions for patrons to enjoy while drinking as an alternative to the pub rock scene. Regular jazz sessions were held at the Cat & Fiddle Hotel and the Unity Hall Hotel from the 1970s, with the Unity Hall Jazz Band having performed most Sunday afternoons since 1972.

The Sandringham Hotel in Newtown was another prominent live music venue from the 1980s to the late 1990s, catering to more local acts. The Sandringham and its uniquely cramped stage layout looms large in the memory of many performers, punters and bands of that period. Most notably is the hotel's immortalisation by the Whitlams in their song 'God Drinks at the Sando'.

However, the progressive relaxation of laws governing poker machine in pubs negatively impacted on live music across NSW and the Inner West. In addition, the pressure of gentrification meant new residents less enthused by the tradition of live music in the Inner West at long established venues. The Place of Public Entertainment (POPE) legislation put the onus on pubs, bars and bowling clubs to apply for development consent to host live music as well as invest in sound proofing, security and power isolation relays. Noise complaints ended in court with venues losing revenue in their efforts to maintain live music. The POPE laws were wound back, and the shift in NSW liquor licensing laws to encourage small bars and venues provided hope that the culture will shift again to support live music, yet many of the establishments did not revive the tradition.



Figure 12 The Unity Hall Jazz Band in 1974. (Source: Robert Pearce)



Figure 13 Protest against the closure of the Sandringham Hotel, 2012. (Source: Newtown Graffiti, CC-BY-2.0)

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*There was the stage
Two red lights and a Dodgy P.A
You trod the planks way back then...
And it's strange that you're
Here again
And I wish, I wish I knew the right words
To blow up the Pokies and
Drag them away
'Cause they're taking the food off your table
Greta Gertla and Tim Freedman Blow Up the
Pokies. The Whitlams*

Live music at the Annandale Hotel. (Source: The Pit)



The Modern Pub

In the late-twentieth centuries hotels in the Inner West continued to reinvent themselves to cater to the area's increasingly affluent residents. The decline of the area's the working-class or bohemian character meant many hotels were refurbished to meet the expectations and tastes of their new clientele.

In the past 40 years hotels in the Inner West have also increasingly turned to inclusivity. The Leichhardt Hotel and Newtown Hotel were among the first venues to become LGBT friendly spaces in the Inner West, with the Leichhardt Hotel providing room for the covert lesbian community of the suburb to gather and socialize in peace from the 1980s.⁶⁴ In the past two decades Newtown has become a hotspot for the LGBT community in Sydney, with a strong emphasis on inclusivity and pride.

The loosening of restrictions on gambling in hotels also resulted in major changes to pubs around the Inner West and NSW. This first occurred with sports betting, but in the 1990s was extended to poker machines in hotels.⁶⁵ The arrival of poker machines in pubs in NSW led to the widespread redesign of pubs, as spaces previously used for bars or performances were enclosed to create dedicated pokies rooms, often termed 'VIP lounges', with separate exterior access. This reduced the total floor space for patrons and contributed to a decline in live music venues in the Inner West, but significantly increasing hotel's profitability.

In 2008, the NSW revised Liquor Act sought to turn back the tide of sports bars, noisy poker machines and 'beer barn' style premises, encouraging instead smaller intimate bars with gastro menus. A set back to revitalizing Sydney's pub scene came with the 2014 lockdown laws, which sought to reduce alcohol related violence but also dented

aspirations for a late-night economy in the CBD. This has been a boon to pubs in the Inner West, as Sydneysiders have sought their pubs further afield and away from the CBD, fostering a new culture of micro-breweries and earning the area the title of 'the craft beer capital' of Australia.

In the twenty-first century hotels have continued to refine their service to patrons. Hotels in the Inner West enjoy widespread popularity tied to their historical charm and reputation, especially in Balmain and Rozelle. In recent years, hotels have needed to compete with small bars and independent breweries, which provide a relaxed and intimate atmosphere for socialization. Several hotels have since closed in the Inner West, victims of the changing tastes, gentrification and decreasing rate of alcohol consumption in the Australian population.



Figure 14 Woman and three men at poker machines, unknown location. (Source: Albury City Collections)



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Appendix B — Heritage Inventory Sheets

Heritage Data Form

ITEM DETAILS					
Name of Item	Annandale Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	17				
Street name	Parramatta Road				
Suburb/town	Annandale			Postcode	2038
Local Government Area/s	Inner West				
Property description	51/1248353				
Location - Lat/long	Latitude	-33.88737499999999		Longitude	151.171502
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Annandale Hotel has significance for historic, associative, aesthetic and representative values at a local level as an early twentieth-century hotel in Annandale and the Inner West that has remained in continuous operation. The Annandale Hotel was constructed for Tooth & Co in 1930–31 to a design by prominent architectural firm, Rudder & Grout. The hotel evidences an important historical phase of commercial strategy and investment by large Sydney breweries-hoteliers in the promotion of their brand and products via development and design of local hotels. The building's interwar Free Classical design contributes positively to the character of streetscape, and is further distinguished by its landmark value on a prominent corner site on Parramatta Road and Nelson Street. The Annandale Hotel is an early well-mannered representative example of the work of accomplished hotel architects, Rudder & Grout. It is also representative of the hotels constructed by large breweries in the early twentieth century. It is likely to have social significance to the local community as a popular live music venue from the 1980s to the 2000s.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Rudder & Grout					
Builder/maker	W. Gawne & Sons					
Physical Description	<p>The Annandale Hotel is a two-storey interwar Free Classical style hotel building constructed in 1930–31. The pub is on a corner site and fronts Parramatta Road and Nelson Street, its primary and secondary façades. These are joined by a solid curved wall. A parapet with two decorative pediments on each façade conceals the pub's hipped, tiled roof.</p> <p>The pub is constructed of red face brick with painted rendered quoins beneath the pediments. Painted plaster cornices separate the first floor from the parapets, which have regular openings that have been filled with planter boxes, replacing an earlier balustrade. The pediments feature decorative plaster motifs painted in gold and black.</p> <p>The ground floor is tiled to the top of the door fanlights, with unpainted brick to the metal suspended awning, which was formerly rendered. The tiles are likely original and have small seashell borders. The pattern of openings is mostly original, with some doors converted to windows on both street frontages. Windows and doors are likely original where unmodified. Many retain their terrazzo thresholds and steps, some of which are in poor condition.</p> <p>The first-floor windows are regularly spaced, with rendered architraves. Windows are original 12-pane, double-hung, timber sash type, except beneath the pediments where they are triple windows. Facing Parramatta Road is a recessed balcony with paired column supports. The pattern of openings on the first floor appears original, though windows and doors on the recessed balcony show evidence of modification to opening heights. The original keg chute on the footpath at Nelson Street indicates a basement cellar.</p> <p>A modern single-storey addition facing the Nelson Street frontage provides restaurant facilities associated with the hotel.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Annandale Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1930	Finish year C.1886	1931	Circa	<input type="checkbox"/>
Modifications and dates	<p>1951–53—Public bar is modernised and men's bathrooms upgraded.</p> <p>1964—Public bar is cut back and vinyl tiles are laid throughout the ground floor.</p> <p>1999—A gaming room for poker machines is constructed.</p> <p>2004—The awning covering the outdoor area at the rear of the hotel is replaced.</p> <p>2014—Substantial interior renovations to the ground floor of the hotel to cater for a focus on food.</p> <p>2015—Further minor interior modifications.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that</p>

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	<p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Annandale Hotel</p> <p>The Annandale Hotel was designed by architects Rudder & Grout and built by W. Gawne & Sons in 1930–31 for Tooth & Co. The hotel was built as a replacement for an earlier hotel known as the Australian Contingent Hotel (circa mid-1880s). This building, which still exists, is located on the corner of Albion Street and Nelson Street one block away from the Annandale Hotel. The land the Annandale Hotel was built on was not previously a hotel site. Metropolitan detail plans from 1895 shows a small square structure on the southwest corner of the site.</p> <p>Rudder & Grout was a prominent architectural practice that designed many hotels and renovations for Tooth & Co from the 1930s to the 1940s, including the Century Hotel, Sydney (1940–41), Burdekin Hotel, Darlinghurst (1938), and Alexandria Hotel, Eveleigh (1934–35). Rudder & Grout also designed the North Sydney Olympic Pool. Builders W. Gawne & Sons built the Perpetual Trustee Company Building on Hunter Street in the CBD.</p> <p>The Annandale Hotel was one of the earliest hotels designed by Rudder & Grout for Tooth & Co. It was designed in the interwar Free Classical style, as opposed to the Art Deco and Functionalist styles used in their later designs. Initial plans for the Annandale Hotel used the name 'Australian Contingent Hotel', though it was changed to Annandale Hotel when it opened. At the time of opening the hotel had an island type public bar, bottle department, saloon bar, and staircase access to the cellar. On the first floor were 10 bedrooms, a large sitting room, dining room, kitchen and pantry, as well as bathrooms. Fittings throughout the building were maple. Construction of the hotel cost £11,772, excluding architect fees and the refrigeration.</p> <p>In 1951–53 the public bar was modernised and the men's bathroom upgraded. Further works were undertaken in 1964, which included cutting back the public bar and laying vinyl tiles throughout.</p> <p>In 1981 the hotel was sold to Conserv (No 1261) Pty Ltd (owned by Barry Burnett) for \$430,000. Over the next decade the Annandale Hotel gained a reputation as a live music venue and hosted numerous concerts of notable local and international acts. Bands that performed at the hotel include You Am I, the Living End, Dandy Warhols, Frenzal Rhomb and many more. The hotel was also the site of a notable incident when Craig Nicholls, the lead singer of The Vines, smashed a photographer's camera.</p> <p>In 1999 the hotel introduced poker machines and refocused away from concerts, causing a decline in its patronage. Under new owners the hotel removed the poker machines, yet patronage remained unsustainable. A 'buy-a-brick' community fundraising campaign was launched in late 2011 to save the venue, which had substantial debts, and many patrons and bands who had played at the venue pledged their support. Despite the campaign, the hotel closed in 2013 and was put up for sale. Reports from the time suggested the hotel would be converted to apartments; however, the hotel was sold to a publican and reopened in 2014 with a focus on food, following substantial interior renovations.</p> <p>Changes in the prior decade included replacing the awning covering the outdoor area at the rear of the hotel in 2004. Minor alterations to the interior hotel were also made in 2015.</p> <p>In 2020 the hotel closed again due to the COVID-19 pandemic and its liquor licence was transferred to a venue in St Peters in January 2021. The pub has since reopened under new ownership and a new licence.</p>
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THEMES	
National historical theme	Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Annandale Hotel has historical significance to the Inner West as one of the few hotels built on a new site in the early twentieth century. Constructed in 1930 as the replacement of the earlier Australian Contingent Hotel (c1880s), to a design by Rudder & Grout, the Annandale Hotel was constructed by Tooth & Co to take advantage of a prominent corner site on Parramatta Road. The locations of hotels in Annandale had mostly been fixed before the twentieth century, because stringent licensing requirements prevented the opening of new hotels. To circumvent this, large breweries occasionally transferred licences from existing hotels; most licences were transferred to hotels outside of the Inner West. The Annandale Hotel is the sole example of a new hotel site constructed in the suburb in the twentieth century, receiving the licence of the older Australian Contingent Hotel. The Annandale Hotel is significant as it demonstrates how large breweries contended with the prohibitive licensing arrangements of the day as well as the changing approaches to hotel design in the early twentieth century.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Annandale Hotel is associated with the architectural firm Rudder & Grout, which designed the hotel in the interwar Free Classical style for Tooth & Co in 1930–31. Rudder & Grout was a prolific architecture firm established in 1925. They designed many public buildings throughout Sydney and NSW in the 1930s including the North Sydney Olympic Pool (1936) and hotels such as the Alexandria Hotel, Eveleigh (1934–35), and Century Hotel, Sydney (1940–41). The Annandale is one of the earliest hotels Rudder & Grout designed for Tooth & Co. It is a fine example of the interwar Free Classical style and of the work of Rudder & Grout prior to its shift towards Art Deco or Functionalist designs in the later 1930s.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Annandale Hotel, designed by architects Rudder & Grout and constructed 1930–31, is a fine example of an interwar Free Classical hotel building which makes a distinctive contribution to the streetscape of Parramatta Road in Annandale. The hotel has a landmark presence in this location owing to its corner position on the intersection of Parramatta Road and Nelson Street and is recognisable for its distinctive Free Classical design, form and detail.</p> <p>Significant elements of the Free Classical style remain intact on the hotel's exterior, in particular the awning. Above the awning these include its pedimented parapet, decorative face-brick façade, moulded plaster elements, recessed balcony, curved corner wall, terracotta tiled roof, and its 12-pane double-hung timber sash windows with moulded architraves. Below the awning, significant Free Classical elements include its tiled exterior, original timber doors and windows with fanlights and terrazzo thresholds. The exterior of the hotel has aesthetic significance despite some modifications. The interior of the Annandale Hotel is considered likely to retain original features in some areas.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Annandale Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Annandale Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>The Annandale Hotel very likely has social significance to the Inner West as a former live music venue. The Annandale Hotel was one of the premier live music venues in Sydney from the 1980s to</p>

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	<p>2000s and is associated with acts such as You Am I, the Living End, Dandy Warhols, and Frenzal Rhomb, among others. Former patrons, musicians and associates likely place special value on the hotel as a live music venue and consider it to contribute to their sense of place, as demonstrated by several campaigns to save the hotel from closure. However, this can only be determined through a formal assessment</p> <p>The Annandale Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Annandale Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Annandale Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Annandale Hotel meets the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Annandale Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Annandale Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Annandale Hotel is a fine example of an interwar Free Classical hotel building in the Inner West that was designed by noted architectural firm Rudder & Grout and constructed during the early twentieth century. The Annandale Hotel shows how hotels were upgraded to changing licensing requirements and patron expectations, and how, in some cases, entirely new hotels were constructed in more advantageous sites than their predecessors. Minor alterations have not compromised the ability to demonstrate this style of hotel design. The hotel is also demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Annandale Hotel is generally intact in its original Free Classical form externally. Modifications to the ground floor include removal of the render above the tiles, the conversion of several doors to windows, and the single-storey rear additions. Above the awning, modifications include changes to the openings on the recessed balcony and the removal of the balustrades from the parapet. Windows and doors are generally original, as are terrazzo thresholds, tiling to the ground floor, and painted decorative plaster elements. Cast iron lamps on the ground floor exterior are possibly original, though further research is required to determine this.</p> <p>The interior of the hotel has undergone successive changes. The interior of the hotel is likely to retain original fabric in some areas. Maple joinery found in the building should be assumed to be original.</p>

HERITAGE LISTINGS

Heritage listings	C2 Annandale Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vd 1039 Fd 176	1891	NSW Land Registry Services
Title	Registrar General	CT Vd 3479 Fd 161	1923	NSW Land Registry Services
Archival Record	Tooth & Co	North Annandale Hotel, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University

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Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Magazine article	<i>Building: the magazine for the architect, builder, property owner and merchant</i>	'Hotels: Current Country and Suburban Examples—The Australian Contingent Hotel, Annandale—the Suburban Trading Type'	12 September 1930 (Vol 47 No 277), pp 65–67	National Library of Australia

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • Although this property is included in the Annandale Heritage Conservation Area (C2), it is recommended that the Annandale Hotel, including interiors, at 17 Parramatta Road, Annandale, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Annandale Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the pedimented parapet, face-brick façade, moulded plaster elements, recessed balcony, curved corner wall, 12-pane double-hung timber sash windows, moulded architraves, suspended awning, interwar tiles to the ground floor, original timber doors and windows (including fanlights) to the ground floor and their terazzo thresholds. - Future rear or side additions should be of a lower scale and compatible in the immediate streetscape context, and not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the parapet balustrade. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the planter boxes on the parapet and signage on the first floor. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building, consistent with its long history of hotel trading, as a pub/ hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.
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Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	1		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Annandale Hotel, viewed from Parramatta Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Annandale Hotel, viewed from Nelson Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Annandale Hotel, viewed from Parramatta Road, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Tooth & Co, ANU Archives

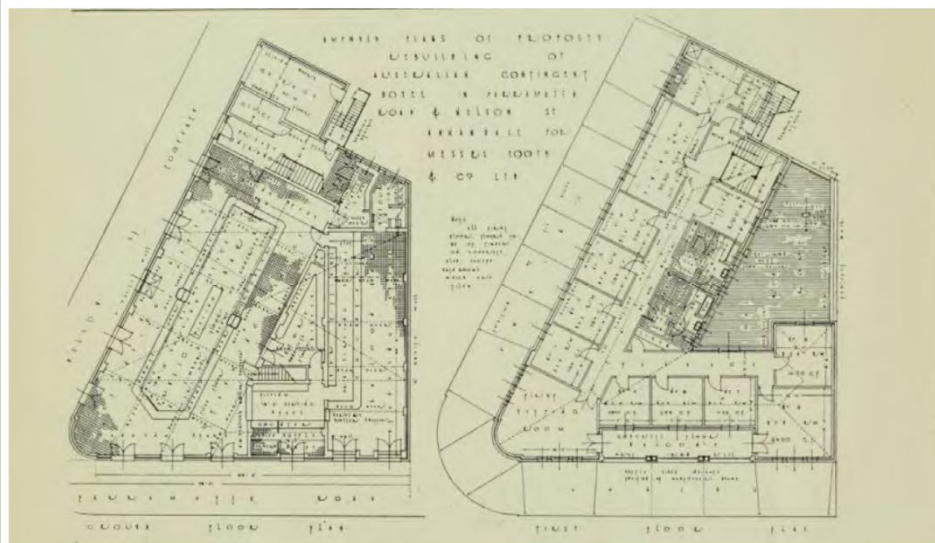


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Amended plans for the Annandale Hotel, prior to construction. The hotel is named the Australian Contingent Hotel on the plans.				
Image year	1930	Image by	Rudder & Grout	Image copyright holder	National Library of Australia

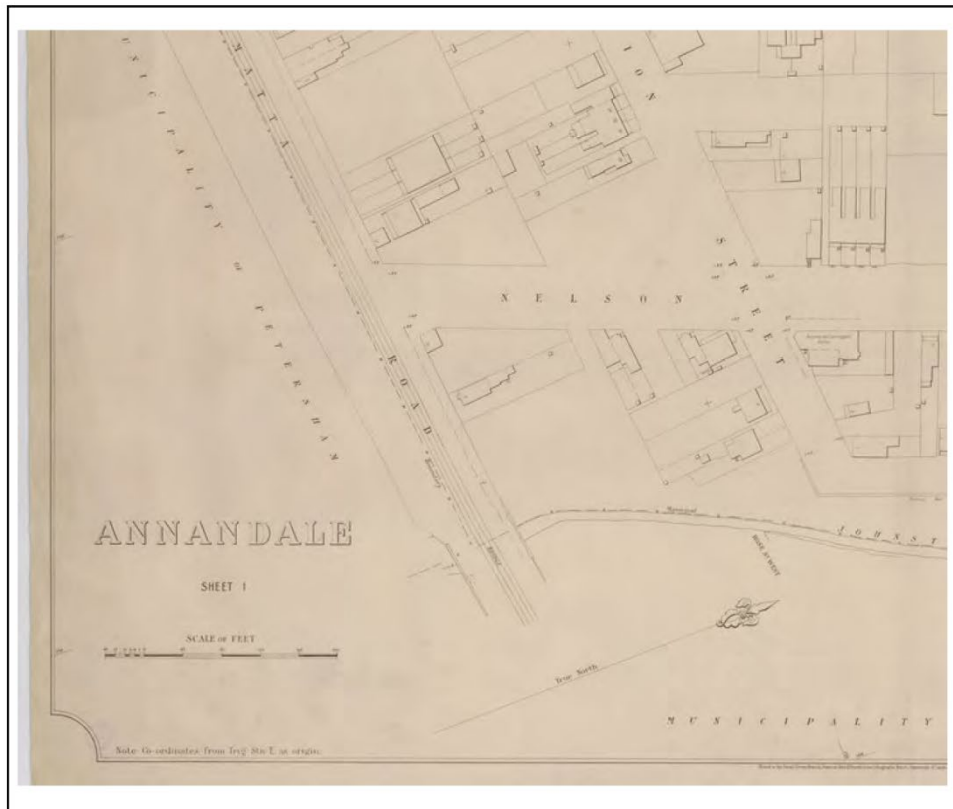


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 1, Annandale, showing the lot of the Annandale Hotel.				
Image year	1895	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

ITEM DETAILS									
Name of Item	North Annandale Hotel, and interiors								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Commercial								
Item category (if known)	Hotel								
Area, Group, or Collection Name									
Street number	105								
Street name	Johnston Street								
Suburb/town	Annandale						Postcode	2038	
Local Government Area/s	Inner West								
Property description	1/121539								
Location - Lat/long	Latitude	-33.881706000000001				Longitude	151.170938000000001		
Location - AMG (if no street address)	Zone		Easting		Northing				
Owner									
Current use	Hotel								
Former Use									
Statement of significance	<p>The North Annandale Hotel has cultural significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Annandale and the Inner West. It was first constructed in 1878. In c1935–38 the North Annandale Hotel was rebuilt in a new design by prominent hotel architect Prevost & Ancher during a period of widespread hotel renewal initiated by Tooth & Co and other large Sydney breweries. The hotel is a distinctive element at the central commercial corner of the Annandale Village Shops. The building's interwar Free Art Deco design also has landmark qualities owing to its siting on a corner and being at a high point in Annandale. Despite later modifications and a relatively new addition along Booth Street, it is a good aesthetic and representative example of its style and of Prevost & Ancher's hotel designs. It also retains some significant interiors. This pub is likely to have some social significance to the local community.</p>								
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>				

Heritage Data Form

DESCRIPTION						
Designer	Prevost & Ancher					
Builder/maker	-					
Physical Description	<p>The North Annandale Hotel, built in 1938, is a two-storey interwar period Art Deco style building located on a prominent street corner in Annandale. The front façade faces Johnston Street to the west and a longer secondary façade faces Booth Street to the north, joined by a splayed corner featuring the building name 'NORTH ANNANDALE HOTEL'. The building is located at the main commercial corner in the suburb, which features the post office and Village Church Annandale. This corner stands on a ridge and falls along Booth Street.</p> <p>The pub is constructed of brick and retains its original form and features above the suspended awning. It features decorative façades of red face brick with rendered infill panels. These rise to the stepped parapet which features intricate painted moulded plaster details. This conceals the building's original hipped terracotta roof. The first-floor façade demonstrates a strong vertical emphasis, with vertical brick corbels framing the rendered infill panels. Bricks are arranged in a vertical bond pattern. Beneath the rendered infill panels are three recessed balconies, which have moulded rendered balustrades. Windows of the first floor are of the four-pane, double-hung, timber sash (horizontal mullions) type.</p> <p>The suspended awning appears original and wraps around the building, stepping down to the end of the Booth Street façade. It features a painted, pressed metal soffit.</p> <p>Few original design or decorative features remain on the ground floor below the awning. Walls below the awning have modern tiling and large contemporary glass windows formed by the removal of original walls. Contemporary bifold timber-framed windows face Booth Street, with a glass infill to bench height for bar seating. The floor-to-ceiling glazed sidelights and doors on the Johnston Street façade, which is used as the main entrance, are contemporary, as is the hotel bottle shop frontage. The modern keg chute on the footpath at Booth Street provides access to a basement cellar.</p> <p>A recent two-level addition of contemporary design built along the Booth Street frontage provides restaurant facilities associated with the hotel, with retail spaces below.</p> <p>Internally the pub retains much of its original layout and architectural features in the basement and first floor. The large basement extends below the full ground floor area of the original building, and actively serves the bar areas in the ground floor above. The concrete floor, concrete structure of the floor above and rendered walls appear original to the building. In addition to a later keg chute currently in use and accessed from the Booth Street wall, there is evidence of the original keg chute in the form of the basement wall (and in the footpath) on Johnston Street. There are two masonry cold rooms in this space.</p> <p>The ground floor of the original part of the building, although extensively modified to a large open layout, retains some evidence of the original structure and layout (column and beam locations). The original open courtyard has been incorporated into the bar area. The bars are not original.</p> <p>The first floor retains its original hotel room layout with rooms facing both street frontages accessed from a stair to each street. Many hotel rooms have access to one of the recessed balconies. A service courtyard remains at first floor level. Most original architectural features on this level remain intact including original timber floorboards, windows, doors (to balconies), architraves, skirtings and fireplaces. Doors to hotel rooms and ceilings (and cornices) are not original. No evidence of the original 1880s building was observed.</p>					
Physical condition and Archaeological potential	<p>The North Annandale Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1935	Finish year	1938	Circa	<input type="checkbox"/>
Modifications and dates	<p>1878—First hotel building on the site.</p> <p>1935–38—Original hotel building is demolished and rebuilt to a design by Prevost & Ancher.</p> <p>1961—The ground floor island bar is truncated and the bottle department counter modified.</p> <p>1977—The ground floor island bar is removed and a smaller counter installed, which required rotating the stairs to the cellar by 90 degrees. A platform for seating is installed in the public bar area.</p> <p>2000/01—The street frontage, ground floor bar, dining and bottleshop areas are extensively renovated.</p> <p>2012—Part of the gaming room is converted to a smoking area.</p>					

Heritage Data Form

	2015–16—A large rear addition facing Booth Street.
Further comments	
HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation—they provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, and they served food and drinks, providing a space for people to meet and mingle.</p> <p>Inns and pubs were often the first buildings to appear in Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road nearby Leichhardt from the 1830s. These early inns and pubs were a vital service for travelers, especially the coaches and bullock teams which used the road, providing accommodation and facilities for housing and feeding animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in more areas of the Inner west, including Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel, which were more concentrated in working</p>

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	<p>class suburbs. It was unusual for completely new hotels to be built after this time. However, many existing hotels were remodelled or rebuilt in new designs by their major brewery owners between the 1910s to 1940s.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the Inner West were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the Temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The North Annandale Hotel</p> <p>The North Annandale Hotel was designed by Prevost & Ancher and built in 1938 for Tooth & Co. The hotel replaced an earlier hotel of the same name which had been built in 1878 by publican Jeremiah Kiley. Architects Spain, Cosh & Dods' design alterations and upgrades to the first hotel in 1914 included a reduction in the footprint of the licensed premises by 50ft along Booth Street.</p> <p>Tooth & Co purchased the North Annandale Hotel in 1935 and determined the existing building to be inadequate. In keeping with its philosophy of modernising buildings, Tooth & Co hired Prevost & Ancher from its pool of regular architects to build a new hotel building on the site.</p> <p>Reginald Prevost and Sydney Ancher had formed their architectural partnership the previous year and were influential in bringing the modernist International Style to Australia, especially in hotels. The new North Annandale Hotel was designed in the Art Deco style and included a large island bar in the Public Bar and a smaller, curved bar in the Saloon. The interiors were primarily tiled, in keeping with the prevailing trend for easy-to-clean surfaces in hotels of the era. Other examples of hotels designed by Prevost & Ancher include the Hunters Hill Hotel and the Golden Sheaf Hotel in Double Bay.</p> <p>In 1961 the island bar in the Public Bar was truncated on the north side and an opening to the lounge area made. The bottle department beside the Saloon Bar was also altered to open up more space.</p> <p>In 1977 Tooth & Co hired builders RE Bulbrook & Son Pty Ltd to renovate the ground floor interior. Works included removing the island bar in the Public Bar to provide room for a raised platform and seating. The new bar arrangement required rotating the basement cellar stairs 90 degrees to fit behind the new counter. Prior to these works the island bar had been truncated. Bathrooms were also renovated in the works.</p> <p>The ground floor bar, dining and bottleshop areas were extensively renovated in 2000-01 along with the ground floor street frontage, involving changes to fenestration and new wall tiling. In 2012 a portion of the gaming room was converted into a smoking area. Between 2015 and 2016 a large rear addition addressing Booth Street was constructed, providing additional restaurant and retail spaces.</p>
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THEMES

National historical theme	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
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State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The North Annandale Hotel has historical significance to the Inner West as a long-standing hotel site on the main road of Annandale. A hotel was first constructed on the site in 1878 for publican Jeremiah Kiley during the late residential development of Annandale. The hotel was one of the few constructed in the suburb in the nineteenth century, a result of the influence of the temperance movement among Annandale's small population and relatively affluent residents.</p> <p>The present hotel building was constructed in 1938 to an interwar Art Deco design by Prevost & Ancher for Tooth & Co, which had purchased the original hotel in 1935. The modernist design of the North Annandale Hotel demonstrates the evolution of hotels through the twentieth century. The hotel shows how breweries such as Tooth & Co renovated and rebuilt earlier hotels using contemporary architecture to improve the image of their venues and adapt to changing trading conditions. Although modified on the interior, the North Annandale Hotel clearly demonstrates this historical phase of hotel development.</p> <p>The North Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The North Annandale Hotel is associated with prominent architectural firm Prevost & Ancher, which designed the 1938 Art Deco style rebuild of the hotel. Prevost & Ancher was formed from the partnership between Reginald Prevost and Sydney Ancher and the firm was influential in bringing the modernist International Style to Australia, especially in hotel design. Prevost & Ancher designed several notable modernist hotels around Sydney, including the Civic Hotel on Pitt Street and the Union Hotel in North Sydney. The North Annandale Hotel is an example of the use of the Art Deco style, and is a fine example of its application in hotel architecture.</p> <p>The North Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The North Annandale Hotel, constructed in c1938, is a fine example of an interwar Art Deco hotel building which makes a distinctive contribution to the streetscape and corner of Johnston and Booth streets, at the commercial/public centre of the Annandale Village Shops. Along with the post office and church opposite, the hotel has landmark presence in this location owing to its corner position at a high point in Annandale and its distinctive Art Deco architectural form and detail.</p> <p>Significant elements of the Art Deco style are found above the awning and retain their design integrity. These include its splayed corner design with hotel name, decorative face brick and rendered parapet, moulded plaster elements, recessed balconies (with glazed timber doors), and double-hung timber sash windows. The stepped awning with pressed metal lining is also of significance. The exterior of the hotel has aesthetic significance despite being substantially modified below the awning, with contemporary tiles and openings, and having a large 'rear' addition facing Booth Street.</p> <p>The interior of the North Annandale Hotel retains little fabric of significance in the ground floor interior; however, on the first floor the original hotel room layout remain intact, including original timber floorboards, windows, doors, architraves, skirtings and fireplaces, which are significant. The basement, although upgraded for modern use, retains its original 1938 footprint and early key chute which are significant.</p> <p>The North Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the North Annandale Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the North Annandale Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have</p>

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	<p>social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The North Annandale Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The North Annandale Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Further investigation of the North Annandale Hotel is required in order to determine if the hotel has research potential in regard to the hotel room layout (first floor), basement layout and original layout of ground floor interiors (with potential for original ceiling structure and detail to remain above).</p> <p>The historical archaeological potential of the site has not been assessed. Given the site has been occupied by hotels since 1878, the site should be assessed in order to determine if it has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the North Annandale Hotel meets the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The North Annandale Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The North Annandale Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The North Annandale Hotel is a fine example of an interwar Art Deco hotel building constructed in the Inner West during the early twentieth century on the site of an earlier hotel. The North Annandale Hotel shows how hotels were continually upgraded to meet changing licensing requirements and patron expectations; however, its significantly altered modern frontage under the awning (and interior main bar and bottle shop upgrade) compromises its ability to demonstrate this aspect of its history.</p> <p>It is also demonstrative of Tooth & Co's (and architect Prevost & Ancher's) influence on the design of hotels in Sydney, representing an early foray into contemporary architecture.</p> <p>The North Annandale Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The North Annandale Hotel is intact externally above the awning. Below the awning is highly modified, with the pattern of openings modified and contemporary tiling and doorways installed, which has substantially altered its original street presentation.</p> <p>At the rear of the hotel the first floor level central courtyard likely remains near its original form. The 2019 addition, set down along the Booth Street side, is of no significance, but does not dominate the form of the original corner pub.</p> <p>Internally the hotel has undergone successive changes from the 1990s which may conceal some original fabric such as ceilings on the ground floor. The interior of the hotel retains original fabric on the first floor and in the basement cellar.</p>

HERITAGE LISTINGS

Heritage listing/s	C1 Annandale Heritage Conservation Area

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 464 Fol 198	1879	NSW Land Registry Services
Title	Registrar General	CT Vol 4085 Fol 197	1927	NSW Land Registry Services
Title	Registrar General	CT Vol 4679 Fol 80	1935	NSW Land Registry Services
Title	Registrar General	CT Vol 8396 Fol 50	1962	NSW Land Registry Services
Archival Record	Tooth & Co	North Annandale Hotel, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Architectural Plans	Various	North Annandale Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> Although this property is included in the Annandale Conservation Area (C1), it is recommended that the North Annandale Hotel, including interiors, at 105 Johnston Street, Annandale, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. Significant heritage attributes and elements of the North Annandale Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design with hotel name, decorative face brick façade, rendered parapet, moulded plaster elements, recessed balconies (with glazed timber doors), double-hung timber sash windows and pressed metal awning lining. Significant interior fabric and layouts should be retained and conserved. On the first floor this includes the original hotel room layout, original timber floorboards, windows, doors, architraves, skirtings and fireplaces. In the basement cellar it is the keg chute and evidence of an earlier chute to Johnson Street. Face brickwork should not be painted. Future rear or side additions should be of a lower scale and compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the infill to the balconies. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment.

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	<ul style="list-style-type: none"> The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel, viewed from Booth Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

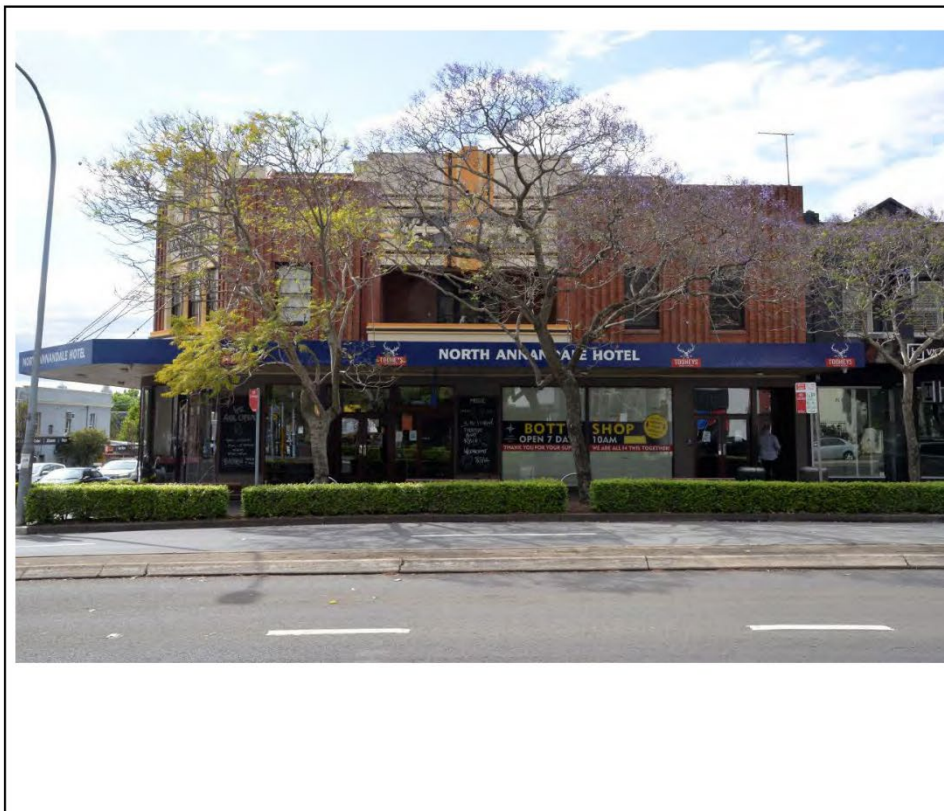


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel, viewed from Johnston Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel—ground floor main bar.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel—first floor sitting room				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel before redesign, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Tooth & Co ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel soon after construction, 1938.				
Image year	1938	Image by	Unknown	Image copyright holder	Tooth & Co ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel interior—Saloon Bar.				
Image year	1938	Image by	Unknown	Image copyright holder	Tooth & Co ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel interior—Public Bar.				
Image year	1938	Image by	Unknown	Image copyright holder	Tooth & Co ANU Archives

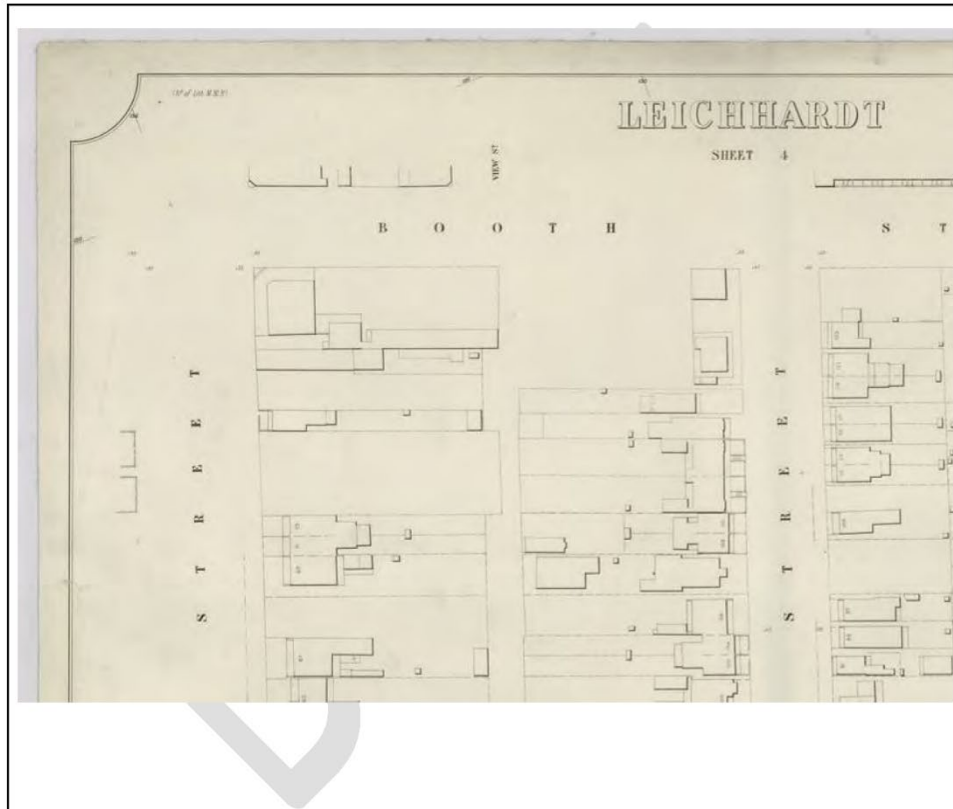


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 4, Leichhardt, showing the lot of the North Annandale Hotel, with the original hotel building footprint.				
Image year	1893	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW

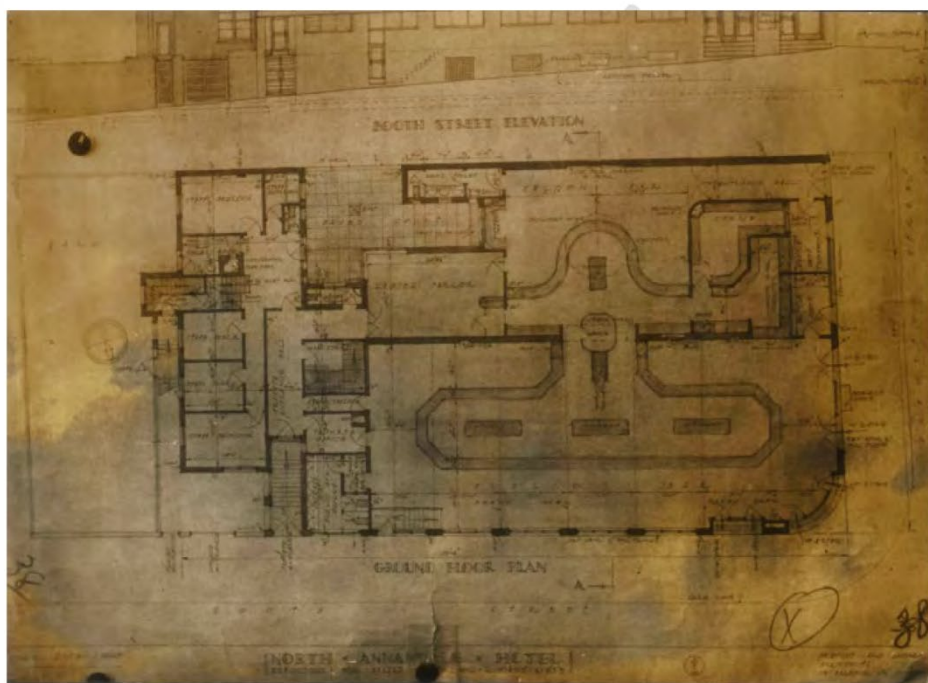


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel ground floor plan, 1938.				
Image year	1938	Image by	Unknown	Image copyright holder	Noel Butlin Archives Centre, ANU

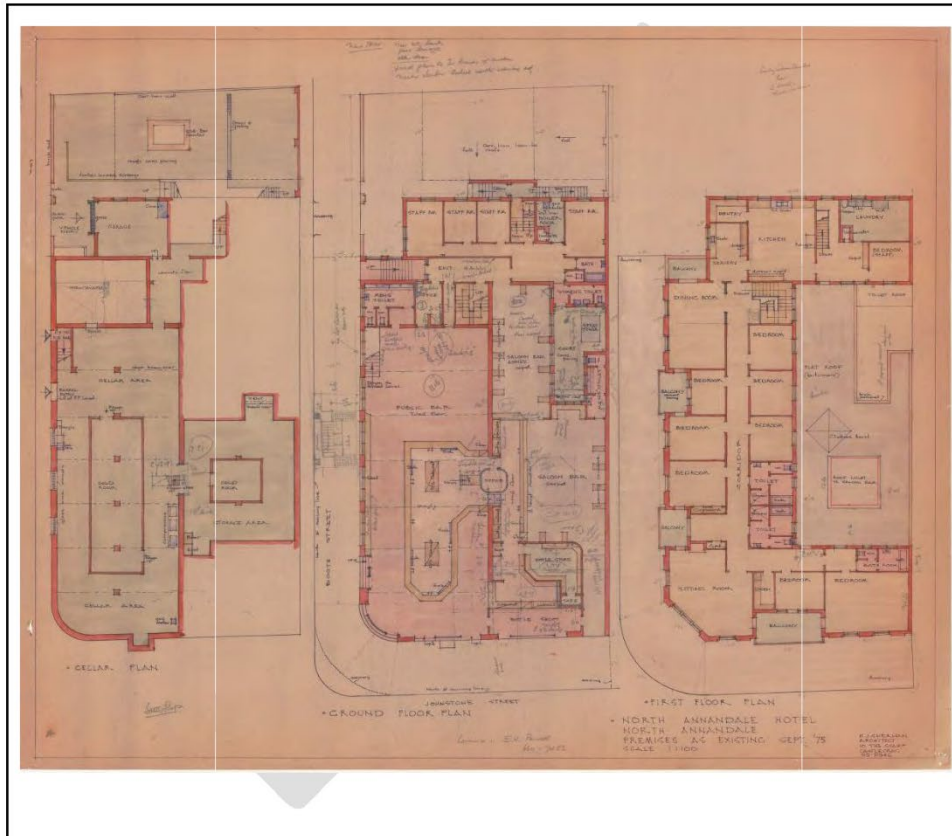


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel floor plans, 1975.				
Image year	1975	Image by	KJ Sheahan Architect	Image copyright holder	Museum of Applied Arts and Sciences

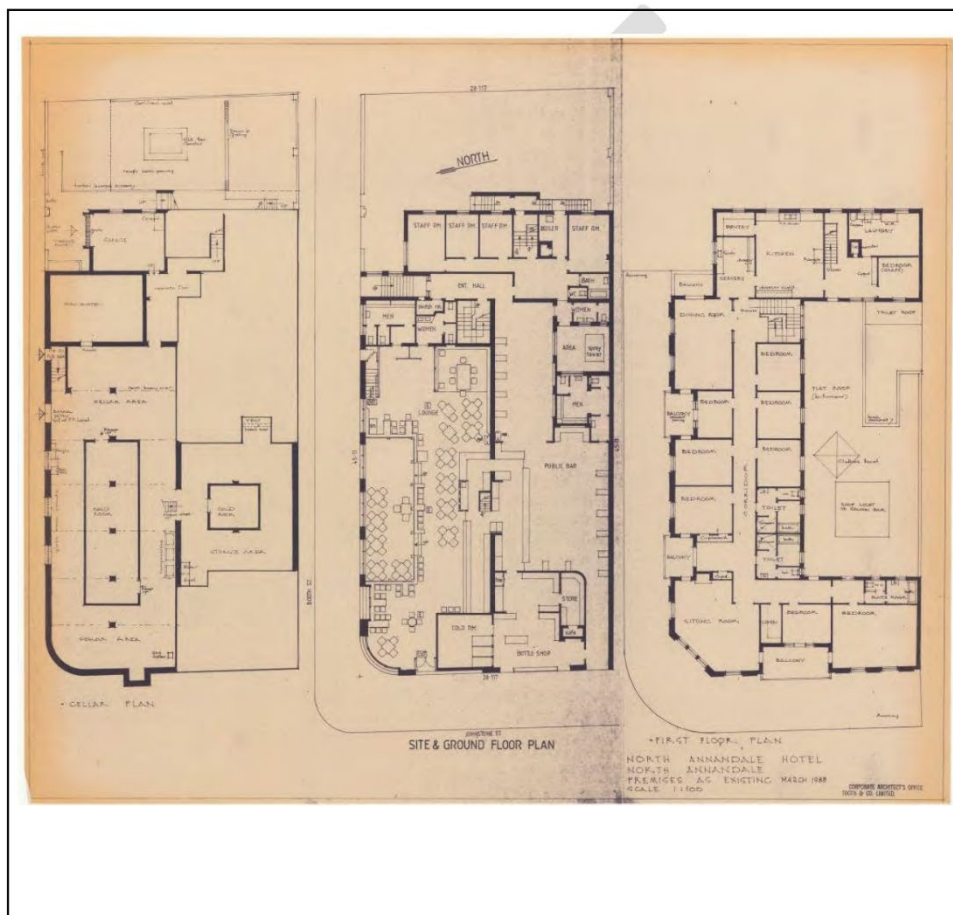


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North Annandale Hotel floor plans, 1988.				
Image year	1988	Image by	Corporate Architect's Office, Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences



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ITEM DETAILS					
Name of Item	Unity Hall Hotel, including interiors				
Other Name/s Former Name/s	<i>New Unity Hall Hotel</i>				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	292-294				
Street name	Darling Street				
Suburb/town	Balmain			Postcode	2041
Local Government Area/s	Inner West				
Property description	1/72396, 1/75119				
Location - Lat/long	Latitude	-33.85765599999999		Longitude	151.18080800000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Unity Hall Hotel has significance for historical, associative, aesthetic and representative values at a local level as a landmark hotel in Balmain and the Inner West and for its connection to the NSW Labor Party. Constructed in 1875 to replace an earlier venue of the same name in Balmain East, the Unity Hall evidences the second phase of larger hotel buildings constructed on the Balmain peninsula following the economic boom post goldrush and the growth residential development especially under the ownership of large breweries such as Tooth & Co..</p> <p>The Unity Hall was the venue where the Labour Electoral League formed in 1891 and has a strong and special association with its successor, the Australian Labor Party, and its supporters. Members and supporters of the Labor Party consider it a symbolic site in the creation of a political labour movement in NSW. Associations between the hotel and the Labor Party are enduring and former politicians often feature in celebrations of the hotel's history, most notably when former prime minister Gough Whitlam unveiled a plaque at the hotel in 1991.</p> <p>The hotel has significance for its ability to demonstrate how historical pubs in the Inner West evolved and adapted to changing conditions,</p> <p>The Unity Hall also has significance as the venue where the Labour Electoral League was formed in April 1891, a historical milestone in the development of a political labour movement in NSW and Australia.</p> <p>Extensively modified in 1919 to the fashionable and popular, interwar Free Classical style, the hotel demonstrates commercial investment and renewal of earlier hotels during the early twentieth century to appeal to new clientele. The hotel is a good aesthetic example of the style on a landmark corner site in the centre of Balmain. It is also a good representative example of this style. It demonstrates how hotels expanded into adjacent properties to increase their capacity, with the adjacent two-storey building (1889) integrated into the hotel complex in 1942 and now housing the bottle shop and Workers Bar.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	William Henry Cavill					
Builder/ maker	William Henry Cavill					
Physical Description	<p>The Unity Hall Hotel is a two-storey hotel building constructed in 1875 and remodelled in c1919 in the interwar Free Classical style. The hotel is on a prominent, acute corner site on the intersection of Darling Street and Beattie Street, Balmain, and makes an important contribution to the urban form at this important corner central to Balmain. It is a rendered masonry building with a faceted corner façade. Along Darling Street is a modern infill addition with an open-air first floor balcony. This connects to the Balmain Wine Shop and Workers Bar building to the west, which is part of the hotel complex.</p> <p>The building has a terracotta tiled hipped roof with overhanging eaves and one remaining original rendered brick chimney with a terracotta chimney pot. It retains its original form, except for the faceted corner, which has a parapet with recessed panels featuring the building name 'UNITY HALL HOTEL' and the date '1919', and three flagpoles. The wraparound metal suspended awning, also likely to date from 1919, has contemporary linings. The pattern of fenestration to the upper level appears to have retained its modified 1919 form, with some window modifications and an infilled recessed balcony to Darling Street. The timber-framed four-pane, double-hung, timber sash upper-level windows remain in the 1870s part of the building.</p> <p>The pattern of fenestration below the awning retains its overall 1919 form, but many windows and doors have been modified. The wall tiles, likely to date from 1919, remain but have been removed above the sill level. The original keg chute on the footpath near the corner on Beattie Street indicates a basement cellar.</p> <p>The Balmain Wine Shop and Workers Bar is a two-storey commercial building constructed in 1886 and integrated into the hotel complex in 1942. It is a rendered masonry building with a pedimented parapet displaying similar recessed panels as the pub. The building has regularly spaced timber-framed french doors to the first storey, indicating a former balcony since replaced by a metal awning. This has traditional stays and contemporary linings. The building is modified below the awning to accommodate the bottle shop.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Unity Hall Hotel is in good condition and has been maintained for hotel operation.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1875	Finish year C.1886	1875	Circa	<input type="checkbox"/>
Modifications and dates	<p>Pre-1900—A timber posted balcony is installed on the front façade of the building.</p> <p>1915—New bathrooms are installed in the hotel yard.</p> <p>1919—The hotel is extensively refurbished. The façade is modified to a contemporary style and tiles are installed on the exterior.</p> <p>1942—The adjacent property is purchased and integrated into the hotel complex as a storage facility.</p> <p>1958—£12,100 of alterations and additions are made to the hotel.</p> <p>c1987—Interior alterations to the bar area are made.</p> <p>2001–2010—Successive alterations are made to the interior. This includes moving the bathrooms and opening a direct connection between the saloon bar area and the front bar. An infill verandah is constructed between the two-storey building and the hotel building.</p> <p>2012—The hotel is extensively renovated on the interior. A bar is opened on the first floor of the two-storey building, connected to the hotel by a set of stairs which was later removed.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Anchor, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area.</p>

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	<p>The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Unity Hall Hotel</p> <p>The Unity Hall Hotel was designed and built by William Henry Cavill, a grocer, in 1875. Cavill leased it to publican Ann Taylor, who transferred her licence from her existing Unity Hall Hotel on the corner of Darling and Nicholson streets in Balmain East to the new venue. For many years the hotel was known as the 'New' Unity Hall.</p> <p>In April 1891 the Labour Electoral League was formed in a meeting at the Unity Hall Hotel to contest the NSW election. This league later evolved into the Australian Labor Party. The Unity Hall Hotel figures strongly in the mythos of the party and is used as a venue for political launches, most recently in 2019 by Anthony Albanese to announce his leadership of the Labor Party.</p> <p>In 1991 a plaque commemorating the centenary of the formation of the Labour Electoral League at the hotel was unveiled by former prime minister Gough Whitlam. It was attached to the exterior of the hotel to the left of the stairs leading to the meeting room where the event took place. In 1997 the plaque was reportedly stolen.</p> <p>William Henry Cavill continued to own the hotel and surrounding land until his death in 1911, when it was transferred to the trustees of his estate. In 1920 Jessica Cavill, a trustee of the estate, mortgaged the property to the English Scottish and Australian Bank Ltd. This loan was presumably to cover the costs of renovations to the hotel which probably happened the previous year, hence why the updated parapet of the building has the date '1919'. In 1922 the hotel was sold to Tooth & Co for £14,000.</p> <p>Tooth & Co also purchased the adjoining property to the west from Perry James Gordon in 1942, integrating it into the hotel. This is a two-storey commercial building constructed in 1886 and now contains the Balmain Wine Shop, the hotel's bottle shop.</p> <p>The Unity Hall Hotel has developed a reputation for jazz due to the Unity Hall Jazz Band, which has played at the venue since 1972.</p> <p>In 1987 the Corporate Architects Office of Tooth & Co designed alterations to the bar layout on the ground floor. Plans prepared showed the former yard area had been enclosed to form a saloon bar and bathrooms, with no direct access to the public bar. The adjoining property purchased in 1942 was used for storage, apart from a small section of the first floor which held accommodation rooms.</p> <p>Between 2001 and 2010 several alterations and additions were made, including moving the bathrooms and opening a connection from the former saloon bar to the public bar. A verandah facing Darling Street was also built.</p> <p>In 2012 the hotel underwent renovations, including the construction of the Workers Bar, an upstairs bar. Stairs between the hotel and the Workers Bar were removed in the years following, and the two operate as separate venues.</p>
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THEMES	
National historical theme	Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Unity Hall Hotel has historical significance as a long-standing hotel in the Inner West and an enduring piece of its working-class history, having continuously operated for nearly 150 years. Built in 1875 by local grocer William Henry Cavill as a replacement of an earlier hotel in Balmain East, the hotel demonstrates the second phase of larger, purpose-built hotel buildings in the peninsula, which followed residential development in its west. The hotel evidences the growth in demand for social venues as Balmain matured into a populous working-class suburb in the late-nineteenth century. The hotel demonstrates the continuing evolution of hotels through the twentieth century, having undergone remodelling in c1919 and expansion in 1942. The hotel has significance for its ability to demonstrate how historical pubs in the Inner West evolved and adapted to changing conditions, especially under the ownership of large breweries like Tooth & Co.</p> <p>The Unity Hall also has significance as the venue where the Labour Electoral League was formed in April 1891, a historical milestone in the development of a political labour movement in NSW and Australia.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Unity Hall Hotel has a special association with the Australian Labor Party, the NSW Labor Party, and their predecessors the Labour Electoral League, which was formed in a meeting at the hotel in April 1891. The Unity Hall features as a foundation site in the mythos of the Labor Party, alongside the Tree of Knowledge in Barcaldine, Queensland. Members and supporters of the Labor Party consider it a symbolic site in the creation of a political labour movement in NSW.</p> <p>Associations between the hotel and the Labor Party are enduring and former politicians often feature in celebrations of the hotel's history, most notably when former prime minister Gough Whitlam unveiled a plaque at the hotel in 1991.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Unity Hall Hotel is a landmark interwar Free Classical style hotel building in Balmain, occupying a prominent corner site at the intersection of Darling Street and Beattie Street. Built in 1875 and remodelled in c1919, the hotel makes an important contribution to the streetscape of central Balmain. The Unity Hall demonstrates key characteristics of its style, including the terracotta tiled hipped roof, rendered brick chimney, overhanging eaves, faceted parapet with recessed panels, and timber-framed four-pane double-hung sash windows. Commercial hotel elements such as its suspended wraparound metal awning and c1930 exterior wall tiles contribute to its presentation and are an important part of the hotel's image. The Unity Hall's aesthetic significance is augmented by the 1886 building that was integrated into the hotel in 1942, also in the Free Classical style.</p> <p>The interior of the Unity Hall Hotel is considered likely to retain original features in some areas.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting-places, hotels like the Unity Hall have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Unity Hall is part of a network of historic hotels in the Inner West from the nineteenth and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community and are mourned when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>The Unity Hall Hotel also has demonstrated associations with the Australian Labor Party and figures in its foundation mythos alongside the Tree of Knowledge in Barcaldine, Queensland. Members and supporters of the Labor Party in NSW are likely to place special value on the Unity Hall Hotel for this</p>

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APPLICATION OF CRITERIA	
	<p>association, which has the potential to be of state significance. However, this can only be determined through a formal assessment.</p> <p>The Unity Hall Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Unity Hall Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Unity Hall Hotel is required in order to determine if the hotel has research potential. The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Unity Hall Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Unity Hall Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Balmain peninsula. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Unity Hall Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Unity Hall Hotel is a good representative example of a Victorian-era hotel which was significantly remodelled in the interwar Free Classical style in the early twentieth century. The Unity Hall Hotel shows how hotels were continually upgraded to meet changing licensing requirements and patron expectations after their construction. Subsequent layers introduced by Tooth & Co like the c1930s tiles and incorporation of the adjacent commercial building in 1942 add to the historic character of the building and reflect typical design choices of their owners.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Unity Hall Hotel has a good degree of intactness for its c1919 interwar Free Classical form, despite having undergone several phases of alterations. Some exterior windows have been replaced. However, many of its original 1875 four-pane timber-framed double-hung sash windows remain, as do the timber framed french doors on the 1886 commercial building. The first and ground floor façades are mostly intact, including the c1930s Tooth & Co tiles. A single-storey modern infill joining the hotel and the 1886 commercial building has been added but is largely unobtrusive and does not detract from the overall form of the hotel.</p> <p>The interiors of the hotel were not inspected but are known to have been refurbished several times. It is likely that some original fabric and finishes were removed in these works.</p>

HERITAGE LISTINGS	
Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 22396	1922	NSW Land Registry Services
Title	Registrar General	Primary Application No 25119	1924	NSW Land Registry Services
Architectural Plans	Various	Unity Hall Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association

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Article	Peter Reynolds	'John Cavill: A Cornish Stonemason'	1978	Leichhardt Historical Journal no. 7
Newspaper	<i>The Glebe</i>	'Missing plaque a souvenir of Labor pains'	20 Aug 1997	Inner West Council Library

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • Although this property is included in The Valley Conservation Area (C7), it is recommended that the Unity Hall Hotel and interiors at 292–294 Darling Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Unity Hall Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly its terracotta tiled hipped roof, rendered brick chimney, overhanging eaves, faceted parapet with recessed panels and hotel name, timber-framed four-pane double-hung sash windows, suspended awning, interwar tiles to the ground floor, and keg chute. The pedimented parapet, rendered façade and french doors of the associated building should be retained. - No new openings should be made on the original hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. - Future additions should be of a lower scale and compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form of the hotel complex. <ul style="list-style-type: none"> ▪ Further alterations and additions should be restricted to the infill between the buildings and should remain single-storey in scale. - Retention of the full property boundary is encouraged for its ongoing commercial viability as a hotel. This includes the building used for the bottle shop and Workers Bar. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence. This includes the timber-posted balcony to the 1886 commercial building. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - The hotel's significant relationship with the Australian Labor Party should be interpreted. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.

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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Unity Hall Hotel, viewed from Beattie Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The hotel from Darling Street, showing the modern infill building.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Unity Hall Hotel soon after construction, 1876.				
Image year	1876	Image by	Unknown	Image copyright holder	N/A



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Unity Hall Hotel in 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Balmain Historical Society



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 36, Balmain, showing the footprint of the Unity Hall Hotel.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW

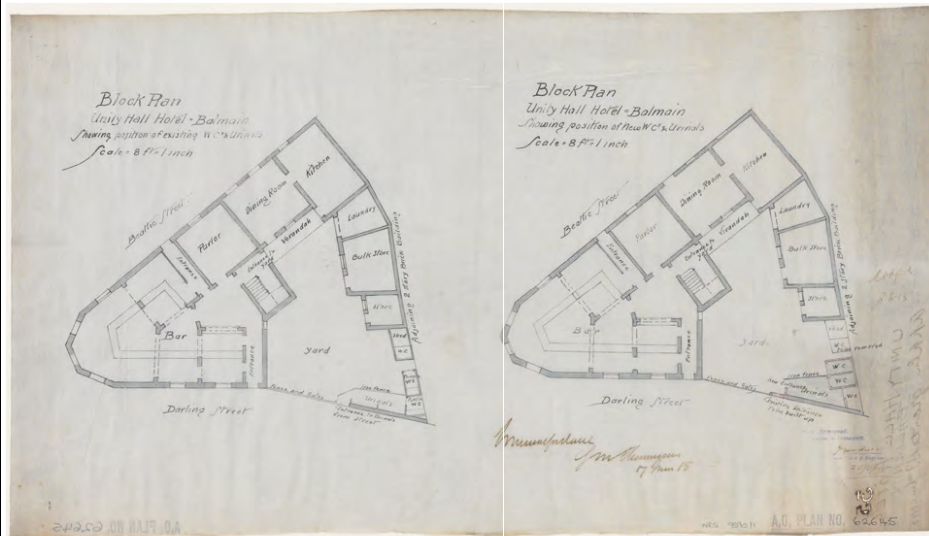


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A 1915 Block Plan of the Unity Hall Hotel, showing the yard and proposed new toilets.				
Image year	1915	Image by	?	Image copyright holder	NSW State Records

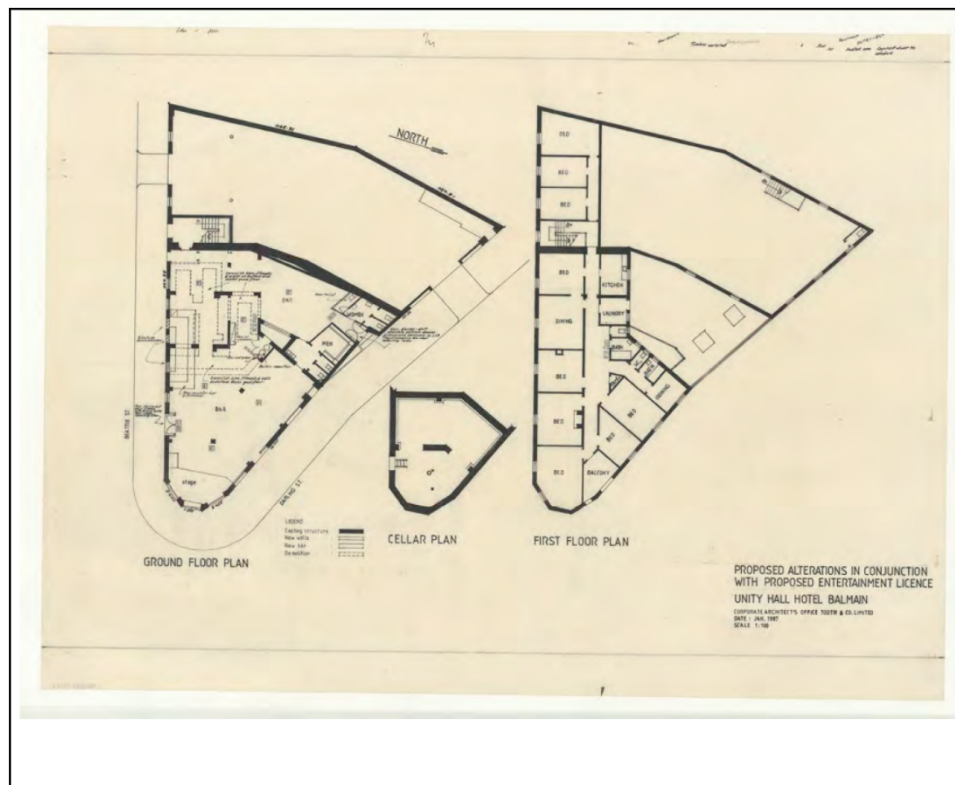


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A plan showing proposed alterations to the Unity Hall Hotel in 1987. The layout of the hotel and the separation between the public bar and the rest of the hotel are clearly visible.				
Image year	1987	Image by	Corporate Architect's Office, Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences



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ITEM DETAILS							
Name of Item	The Balmain Hotel, including interiors						
Other Name/s Former Name/s	West End Hotel						
Item type (if known)	Built						
Item group (if known)	Commercial						
Item category (if known)	Hotel						
Area, Group, or Collection Name							
Street number	72-74						
Street name	Mullens Street						
Suburb/town	Balmain				Postcode	2041	
Local Government Area/s	Inner West						
Property description	1/557468						
Location - Lat/long	Latitude	-33.861443000000001			Longitude	151.17684700000001	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Hotel						
Former Use							
Statement of significance	<p>The Balmain Hotel located on Darling Street, Balmain, has cultural significance for historic, associative, aesthetic, technical, rarity and representative values at a local level as one of the earliest hotels in Balmain and the Inner West still operating. It also largely retains its original early Victorian-era form and character. Initially known as the West End Hotel, the building was constructed privately in 1869 and has been refurbished to meet licensing requirements. The hotel makes an important contribution to an historic commercial corner and the streetscape of Mullens Street and Reynolds Street, Balmain, along a secondary thoroughfare of the Balmain/Rozelle peninsula. The building's simple Victorian style and two-storey corner design also have landmark qualities. Despite later additions and modifications, it is a good aesthetic and representative example of its style and of the evolution of hotel design, and its interior likely demonstrates the form and layout of a Victorian hotel. This pub is likely to have some social significance to the local community.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The Balmain Hotel, built in 1869, is a two-storey Victorian brick building located on a corner site at the intersection of Mullens Street and Reynolds Street, Balmain. The other corner buildings at this intersection are of a similar date and are also former public/commercial buildings. The site slopes to Mullens Street, and also to the south along this street, as indicated by the steep corner pavement steps. The building has a twentieth-century single-storey addition to the south along Mullens Street and a two-storey addition along the Reynolds Street frontage in existence from at least 1889 which has similar detail to the original building. There are a number of trees and outbuildings in the rear garden area.</p> <p>The building is splayed at the corner, has two corrugated metal hipped roofs steeply pitched behind a low parapet, and three remaining original painted brick chimneys. The parapet features a brick corbelled string course with a dentil detail.</p> <p>The building is painted brick and the upper level retains original or early timber-framed double-hung four-pane sash windows with projecting sills.</p> <p>The wraparound suspended metal awning steps down along Mullens Street and has a modern lining. The external walls to the ground floor are tiled to mid-window level. The tiles date from the interwar period. They are cream in colour with a dark blue trim at the top and bottom edges. Windows and doors on the ground level appear to retain their original form, but doors and windows have been modified.</p> <p>The keg chute, accessed from the footpath near the corner on Mullens Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Balmain Hotel has not been significantly altered. The hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1869	Finish year C.1886	1869	Circa	<input type="checkbox"/>
Modifications and dates	<p>1869—the hotel is built.</p> <p>By 1889—two-storey rear wing addition added along Reynolds Street.</p> <p>1953—additional land acquired at Mullens Street frontage. Later, a single-storey addition to the hotel is built.</p> <p>2013—the hotel is renovated, and the name changed to the Balmain Hotel.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that</p>

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	<p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Balmain Hotel</p> <p>The Balmain Hotel is the second oldest still-operating hotel in Balmain. It was built in 1869 as the West End Hotel by publican Timothy Tierney to cater to the growing number of workers in the southwest of Balmain as the suburb expanded. Like many pubs, it hosted political gatherings, judicial hearings and was an institution in the community.</p> <p>The pub was built as a two-storey brick structure. A photograph from 1930 shows the same essential structure that exists today. In 1893 the hotel was purchased by John and James Toohey, of Tooheys Limited. In the 1920s ownership returned to private hands and the hotel became 'tied' to Reschs Limited. This arrangement was transferred to Tooth & Co after it purchased Reschs in 1929. Tooth & Co later purchased the pub outright in March 1937.</p> <p>In 1946, the pub was licensed to Abe Saffron, a notorious figure of Sydney's underworld. Saffron ran many pubs and nightclubs and profited off 'sly-grogging'. He was extremely influential in the Sydney underworld and owned the pub until 1951. During his tenure the pub had a sign which read 'Saffron's West End Hotel Better Beer', which was removed by 1960 at the latest.</p> <p>In 1953, an adjoining weatherboard cottage was purchased for £850. This was later demolished and replaced with an expanded lounge bar.</p> <p>In 1967, it was leased to Essie Irene Goddard and Doris Goddard. Doris Goddard was a former Hollywood star who owned several Sydney hotels, mostly famously the Hotel Hollywood in Surry Hills. Tooth & Co made little modification to the hotel over the next few decades, with works limited to repainting and repairs. In March 1982 the hotel was sold to Mr and Mrs S Dawson for \$440,000. In 2003 there were minor alterations to the interior of the hotel, including removal of a wall and internal window.</p> <p>The hotel underwent more substantial renovation in 2013. This included modifications to the lounge bar, renovations to the beer garden, and conversion of the rear garage into a covered entertainment area. The hotel was renamed The Balmain Hotel in these works. The top bar is still named the West End in tribute to the original venue.</p>
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THEMES

National historical theme	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
State historical theme	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Balmain Hotel has historical significance to the Inner West as the second oldest still-operating hotel on the Balmain peninsula, predated only by the older Dry Dock Hotel (1867). Constructed in 1869 as the West End Hotel by publican Timothy Tierney, the hotel evidences the development of the west side of Balmain in the 1860s and 1870s. The Balmain Hotel serviced the working-class population who came to the area following the expansion of industry around White Bay. The Balmain Hotel retains the integrity of its overall form and reflects the design and scale of hotels built in the late nineteenth century to service densely populated working neighbourhoods in the Inner West.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Balmain Hotel is associated with underworld figure Abe Saffron and Hollywood actress Doris Goddard, both of whom leased the hotel during the twentieth century. Although both individuals are significant figures in Sydney, their connection to the hotel is tenuous and is not a factor in its significance.</p> <p>The Balmain Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Balmain Hotel, constructed in 1869, is a fine example of an early Victorian hotel building which makes a distinctive contribution to the streetscape of Mullens Street, Balmain, at a historic commercial corner. Significantly the building retains its overall original form and design integrity, with steeply pitched hipped roofs, chimneys, a brick corbelled string course and dentil detail at the parapet. The exterior of the hotel has aesthetic significance which is in part attributed to alterations and tiling of walls below the awning from the mid-twentieth century.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Balmain Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Balmain Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Balmain Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Balmain Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Balmain Hotel is required in order to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given the occupation of the site as a hotel since 1869, in an area of early development in Balmain, it should be assessed in order to determine if the site has research potential which could contribute to a better understanding of this historical hotel and the local area.</p> <p>It is not known whether the Balmain Hotel could meet the threshold of significance under this criterion.</p>

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Rarity SHR criteria (f)	<p>The Balmain Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. It is important to the Inner West generally; it is rare as one of the earliest pub buildings still operating in Balmain. It largely retains its simple early Victorian form and character (and was not significantly redesigned following acquisition by Tooth & Co).</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Balmain Hotel, constructed in 1869, is a fine example of an early Victorian-era commercial building which retains its simple early form and fabric. The wall tiling is also demonstrative of Tooth & Co's influence on the design of hotels in Sydney in the early twentieth century, in response to changing patterns of use.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Balmain Hotel retains its overall original built form including parapets, roof and chimneys. Above the awning the timber windows and roof cladding appear to be original.</p> <p>Tiling of the under-awning wall areas dating from the 1930s, albeit not original, demonstrates the evolution of pub design in the early twentieth century and should be conserved.</p> <p>The c1950s or 1960s modern addition along Mullens Street contributes to an understanding of the evolution of the hotel but the fabric is of limited significance. This addition does not preclude legibility of the original built form of this pub from Mullens Street.</p> <p>Internally the hotel has undergone successive changes from the 1930s or earlier. The current ground floor fitout, which has no significance, may conceal some evidence of the original shop and pub layout. Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with 1869, the 1930s, 1950s and later in some areas.</p> <p>Bars over windows on the ground floor are intrusive.</p>

HERITAGE LISTINGS

Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 34222	1973	NSW Land Registry Services
Archival Record	Tooth & Co	West End Hotel, cnr. Mullens and Reynolds Street, Balmain, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

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RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • Although this property is included in The Valley Conservation Area (C7), it is recommended that the Balmain Hotel, including interiors at 72–74 Mullens Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Balmain Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly its overall original form and design integrity, steeply pitched hipped roofs, chimneys, brick corbelled string course and dentil parapet, suspending awning and wall tiles. - No new openings or enlargement of openings should be made on the street façades of the original hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future additions and alterations should not compromise the hotel's significant qualities. Any vertical additions should be avoided over the main original built form and should not be visible from Mullens Street. - Retention of the full property boundary is encouraged ie the single-storey addition along Mullens Street should remain associated with the property to provide for the ongoing commercial viability of the hotel. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, viewed from Mullens Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, viewed from Reynolds Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel and later addition, viewed from Mullens Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel at the rear, viewed from Reynolds Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Tooth & Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, 1949.				
Image year	1949	Image by	Unknown	Image copyright holder	Tooth & Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, 1960.				
Image year	1960	Image by	Unknown	Image copyright holder	Tooth & Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Balmain Hotel, 2001.				
Image year	2001	Image by	Unknown	Image copyright holder	Source?



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 50, Balmain, showing the footprint of The Balmain Hotel.				
Image year	1889	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Dick's Hotel, including interiors				
Other Name/s Former Name/s	Lean's Hotel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	89				
Street name	Beattie Street				
Suburb/town	Balmain			Postcode	2041
Local Government Area/s	Inner West				
Property description	10/D/77, 11/D/77				
Location - Lat/long	Latitude	-33.85868599999999		Longitude	151.177368
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>Dick's Hotel has cultural heritage significance for historical, aesthetic, and representative values at a local level as a prominent Victorian-era hotel in the Balmain peninsula. Built in 1874 for publican John Dick, the hotel is associated with the historical development of the west of Balmain in the 1860s and 1870s. The hotel was frequently used for labour activism, meetings and significant events like the farewells to Australian soldiers sent to the Boxer Rebellion and Boer War, demonstrating the historical importance of such venues in the social lives of Balmain's working-class residents. Dick's Hotel has aesthetic value as a landmark in the Montague Street and Beattie Street intersection. The hotel's classic design combines elements of Victorian Regency style with characteristic 'pub' details like exterior tiling and its suspended awning, and largely reflects its historical 1926 form. The hotel is also of historical and technical significance for its ability to demonstrate successive layers of change, with original and early fabric retained in situ on the interior to provide a record of the former layout, form and design of the hotel. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Corporate Architects Office Tooth & Co Ltd (twentieth-century modifications)					
Builder/ maker	Unknown					
Physical Description	<p>Dick's Hotel, built in 1874, is a two-storey Victorian-era brick building with Georgian style detailing. It is a painted rendered brick building and has a splayed corner. The building is located on a corner lot at the intersection of Beattie, Mullens and Montague streets, and Balmain and Little Beattie streets to the rear. It is one of a number of buildings, including the Exchange Hotel, which form an important urban corner at this intersection. The building has a terracotta-tiled hipped roof concealed from the street behind a simple parapet. Three original rendered masonry chimneys with terracotta chimney pots remain.</p> <p>The upper level of the building retains its original architectural detail. The parapet is defined by a string course with a simple vertical patterned design in the frieze below which displays the building name 'DICK'S HOTEL' on both street frontages.</p> <p>The upper level retains its original timber-framed double-hung six-pane sash windows and two Juliet balconies with a pair of doors, one on each street frontage. Openings have moulded detailing. The wraparound metal suspended awning has pressed metal linings.</p> <p>Below the awning, the openings to the ground floor retain their original form and have a moulded design stepping around the tops of windows and doors. Some original windows and doors may also remain. The external walls to the ground floor are tiled to door height. The tiles are cream coloured with a black border feature and date from the interwar period.</p> <p>The rear yard area is fenced along Mullens Street and Little Beattie Street by a high sandstone wall. This space is largely covered by a domed pavilion.</p> <p>The interior of the hotel has been modified but it retains many of its original fittings and finishes, as well as evidence of earlier layouts. The cellar matches its 1926 footprint, with evidence of the original keg chute retained near the corner. The cellar otherwise contains modern hotel equipment, save for the wooden keg chute cover.</p> <p>The ground floor has been highly modified but retains evidence of former layouts in the ceilings, including moulded plaster ceilings and nibs of former walls. Plaster ceilings are generally original except over the main bar and kitchen. Some original windows have been retained in the Gaming Room, as well as an original chimney breast. Tiles to the interior of the front bar may be early fabric. A modern infill wall with a fireplace now separates this room from the rest of the hotel. Between the ground and first floor is an early timber staircase.</p> <p>The first floor has had most of its internal walls removed to form a function space. Evidence of the original layout has been retained by nibs in the ceiling. Some original plaster ceilings have also been retained in the bathrooms, private function room and bar room. The floor retains its original and early timber windows and doors, including to the rear verandah. Other early or original features include a fireplace in the function space and most of the timber floorboards. A sandstone wall in the private function room contains evidence of the roof line of an earlier building, of which further research is required.</p> <p>The second floor, used for storage, contains predominantly modern fabric, save for sandstone chimney breasts.</p>					
Physical condition and Archaeological potential	<p>Dick's Hotel is in good condition and has been well maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1874	Finish year C.1886	1874	Circa	<input type="checkbox"/>
Modifications and dates	<p>1926—Dick's Hotel is modified by Tooth & Co. Standard Tooth & Co tiling is added to the ground floor exterior, new openings to the yard and Montague Street are made, the cellar is extended and the keg chute moved to its present position. The original verandah is likely removed and replaced with the awning during the works.</p> <p>1946—Walls between a storeroom and the parlour behind the front bar are removed and new curved walls of a hallway are constructed behind the bar. A storeroom in the yard is converted to male and female bathrooms.</p> <p>c1991–94—The rear yard is converted into a beer garden with a split-level design. Bathrooms in the yard are extended for more capacity and the original garage and bathrooms in the yard are demolished. The domed pavilion is constructed during the works.</p> <p>2011—Alterations and additions to the ground floor, rear courtyard and first floor. The first floor is</p>					

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	converted to use as a bar area. A garage on the west is demolished and replaced by a contemporary infill building used as a gaming room. 2016—Further alterations and additions, including demolition of first floor internal walls.
Further comments	

HISTORY

Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in</p>
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	<p>these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>Dick's Hotel</p> <p>Dick's Hotel was constructed in 1874 by John Dick, an influential local publican who previously operated the Balmain/Pacific Hotel on Stephen Street from 1865 to 1868 and the Waverley/Balmain Hotel on Darling Street from 1868 to 1872. In 1886 Jabez Lean took over as licensee, during which time it was known as Lean's Hotel. It reverted to Dick's Hotel after Lean's departure in 1898. Dick's Hotel was a popular meeting venue for labour activists in the 1880s and 1890s. The hotel also hosted farewells to Australian soldiers sent to the Boxer Rebellion and Boer War in the late nineteenth century. In addition, the hotel was the venue of the first meetings of the Balmain Life Saving Society, a precursor to the Royal Life Saving Society of NSW.</p> <p>Tooth & Co purchased the hotel in 1925 for £9,250, having leased it since at least 1912. The brewery undertook a suite of modifications to the hotel the following year. Standard Tooth & Co tiling was added to the exterior, new openings were made to the yard and Montague Street, and the cellar was extended and the keg chute moved to its current position. The original verandah was also likely removed and replaced with the awning during the works.</p> <p>In 1942 further modification was made to open the interior up by removing the walls between the store and parlour behind the front bar. Curved walls were constructed behind the bar and by the staircase to join the two rooms, one of which remains. A storeroom in the yard was also converted to male and female bathrooms in the works, with access to the men's via an internal door from the front bar.</p> <p>In 1989 the rear yard was converted into a beer garden with a split-level design. The bathrooms were extended for more capacity in the works, and the original garage and bathrooms in the northwest of the yard were mostly demolished, leaving the small sandstone structure by the Little Beattie Street exit.</p> <p>Since 2000 the interior of the hotel has been opened up on the ground and first floor by the removal of several walls. The bar has also been shortened, allowing more table seating in the front bar. A former dining room has been converted into a gaming room, with a small modern extension for a smoking area. The domed pavilion was also constructed over the beer garden to provide weather protection.</p>
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THEMES	
National historical theme	Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Dick's Hotel has historical significance to the Inner West as a long-running Victorian-era hotel on the Balmain peninsula. Constructed in 1874 by publican John Dick, the hotel is associated with the development of the west of Balmain and the growth of its working-class population in the 1860s and 1870s. Dick's Hotel was a prominent social venue for local residents and was frequently used for activism, events and festivities in the late nineteenth century, including farewells to contingents of Australian soldiers sent to the Boxer Rebellion and Boer War, and early meetings of the precursor to the Royal Life Saving Society of NSW. In the twentieth century Dick's Hotel continued to be a popular social venue for local residents and a landmark of the intersection of Montague Street and Beattie Street.</p> <p>Dick's Hotel also demonstrates the historical evolution of pubs in the Inner West. The hotel retains layers of original and early fabric associated with its initial construction and later modification by Tooth & Co. This includes evidence of original layouts retained in the ceiling and later fabric such as the 1926 exterior tiles and awning. Together these provide evidence of how Victorian-era hotels like Dick's Hotel were refurbished by their large brewery-owners in the early twentieth century to respond to changing trading conditions—evidence that is now a significant part of the historical appeal of such hotels.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Dick's Hotel is associated with nineteenth-century Balmain publican John Dick, whom the hotel is named after. Dick ran several early hotels in Balmain before constructing Dick's Hotel, running it for 12 years. While Dick's association with the hotel is strong, the importance of this association to the local area is questionable and does not meet the threshold of significance.</p> <p>Dick's Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Dick's Hotel has aesthetic significance as a landmark Victorian hotel on a prominent local intersection in Balmain. The hotel occupies the widest and highest corner site of the Montague Street and Beattie Street intersection, giving it a dominating presence in the streetscape. The hotel demonstrates elements of the Victorian Regency style, notably its symmetry, smooth rendered and painted façade, simply decorated parapet, timber sash windows and moulded architraves. These elements combine with characteristic 'pub' elements of the 1926 Tooth & Co tiles and suspended awning to form a solid and unpretentious hotel of aesthetic merit. One which contrasts nicely with the grandiose Exchange Hotel across the street to create a notable local streetscape.</p> <p>The interiors retain many original architectural features and fabric, as well as evidence of original hotel accommodation layout, which reinforce the aesthetic value of the building.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like Dick's Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, Dick's Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>Dick's Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>

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Technical/Research significance SHR criteria (e)	<p>Dick's Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of Dick's Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>Dick's Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>Dick's Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>Dick's Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>Dick's Hotel is a good representative example of a Victorian hotel in the Inner West. The hotel demonstrates elements of the Victorian Regency style in hotel architecture, presenting a simple but pleasant exterior which contrasts neatly to the ornate design of the Exchange Hotel opposite. Dick's Hotel also demonstrates the historical form and layout of Victorian era hotels which were upgraded by breweries in the early twentieth century, with evidence of successive layers of historical modification by Tooth & Co retained in the fabric. Evidence of both aspects is retained in the interior, including 1926 wall tiles, timber doors and windows, plaster ceilings and cornices, the timber staircase, original fireplace, and evidence of the original wall layout (ground floor and first floor). This evidence has been lost in many hotels of similar age in the Inner West and is of significance to the local area.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>Externally Dick's Hotel is mostly intact in its 1926 form, when the Tooth & Co tiles and the suspended awning were installed. Several doors which originally opened to the balcony were converted to windows in these works, evidence of which can be seen from the interior. The pattern of openings and detailing is otherwise unchanged from this period. A recent infill addition on the west is part of the hotel complex and contemporary in design, but is sufficiently recessed to not impact the hotel. At the rear of the hotel is the beer garden, which is almost entirely modern fabric except for the bathroom structure, sandstone boundary wall and sandstone storage shed. The beer garden has a large modern domed pavilion which is intrusive.</p> <p>Internally Dick's Hotel has undergone several phases of modification. It retains some original and early fabric, fittings and layouts which can be found on all floors of the building, typically plaster ceilings, timber doors and architraves. This is interspersed with contemporary fabric, including a modern fireplace on the ground floor between the bar area and the gaming room. The ground floor and first floor have been opened up by the removal of internal walls, though evidence of their former locations is retained through wall nibs in the ceiling.</p>

HERITAGE LISTINGS

Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 146 Fd 125	1907	NSW Land Registry Services
Archival Record	Tooth & Co	Dicks Hotel, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University

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Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> Although this property is included in The Valley Conservation Area (C7), it is recommended that Dick's Hotel including interiors at 89 Beattie Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. Significant heritage attributes and elements of Dick's Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two-storey scale, form, character and details of the building should be retained and conserved, particularly the smooth rendered façade, parapet and moulded friezes, masonry chimneys, timber sash windows, moulded architraves, suspended awning, wall tiles, and the sandstone wall to the yard. No new openings should be made on the street façades of the hotel, and existing openings should not be enlarged. Significant interior fabric and layouts should be retained and conserved. This includes keg chutes, original plaster ceilings, nibs of former walls, original windows and doors, chimney breasts, original fireplaces, and the timber staircase. Future rear or side additions should be of a lower scale and compatible with the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. Reconstruction of missing elements could be considered when supported by documentary evidence, such as the cantilevered balcony. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	5		
Author of study or report	GML Heritage		

Heritage Data Form

Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel, viewed from the intersection of Beattie Street and Mullens Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel, viewed from Beattie Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel ground floor interior.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel first floor interior.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 35, Balmain, showing the footprint of Dick's Hotel.				
Image year	1889	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW

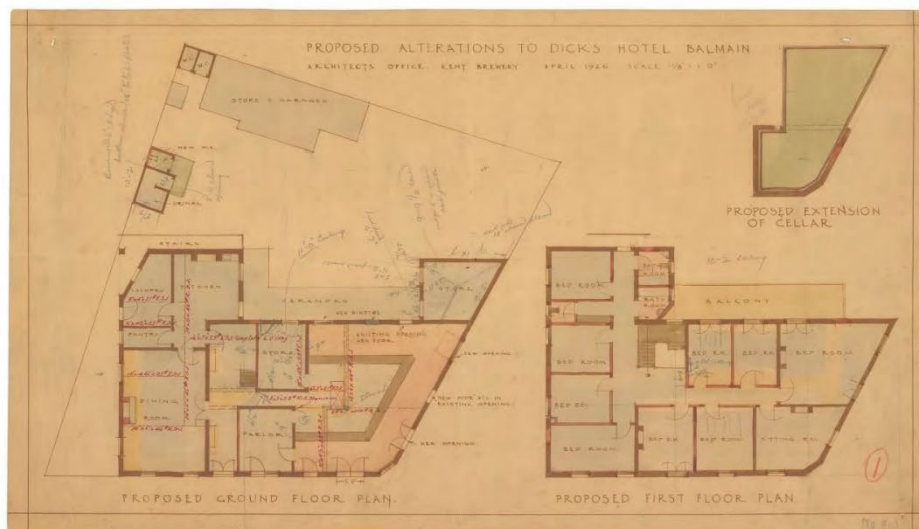


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel floor plan, showing proposed alterations, 1926.				
Image year	1926	Image by	Architect's Office Kent Brewery	Image copyright holder	Museum of Applied Arts and Sciences

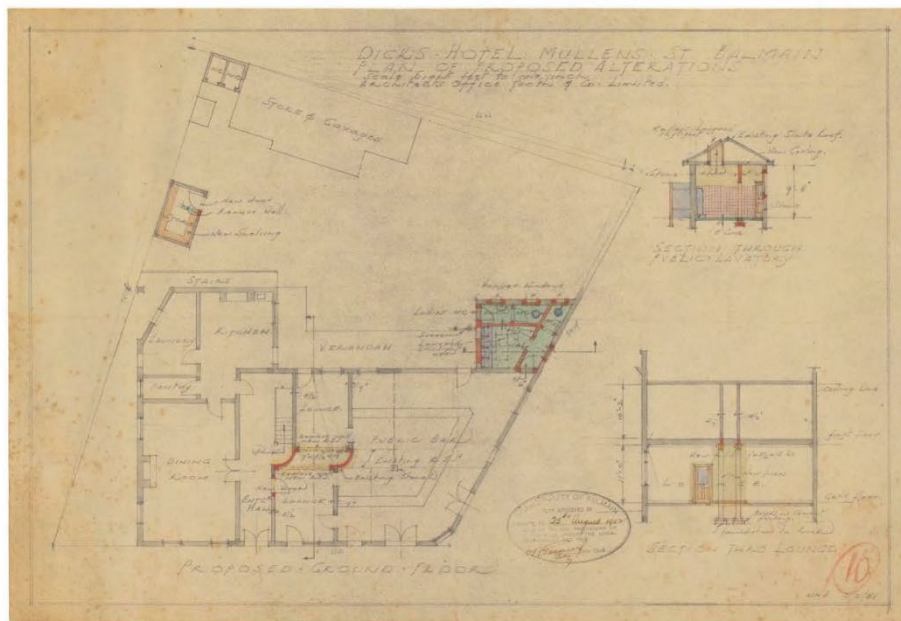


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel floor plan, showing proposed alterations to bathrooms, 1941.				
Image year	1941	Image by	Corporate Architect's Office Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences

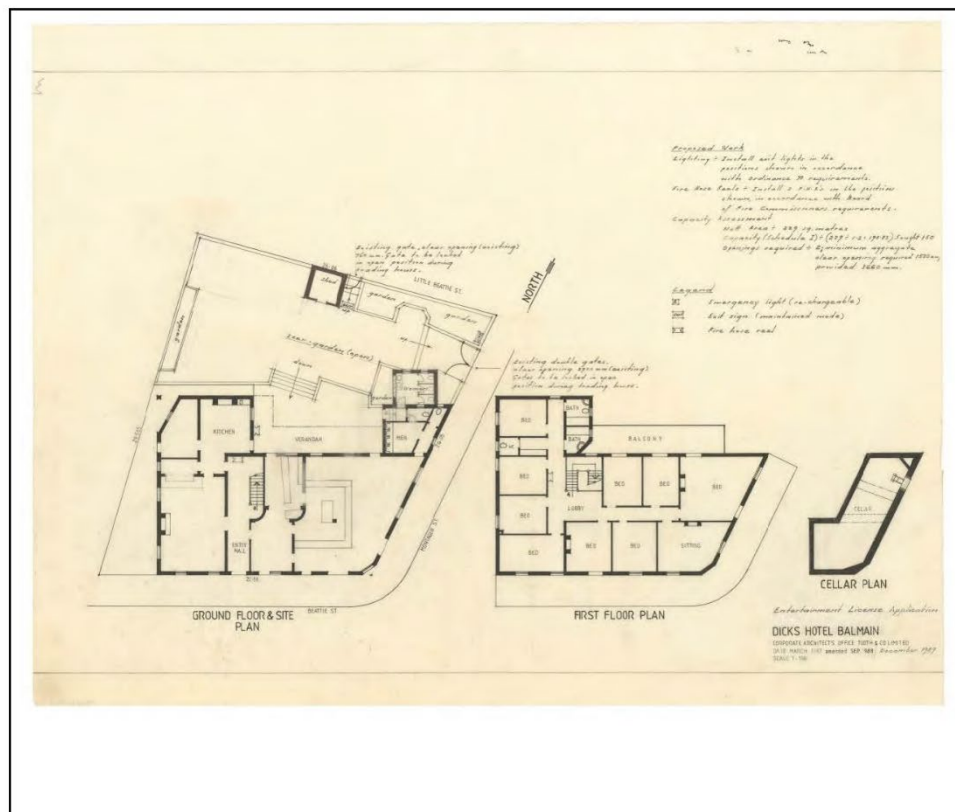


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Dick's Hotel floor plan, showing proposed alterations, 1989.				
Image year	1989	Image by	Corporate Architect's Office Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences



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ITEM DETAILS					
Name of Item	Cat and Fiddle Hotel, including interiors				
Other Name/s Former Name/s	Star Hotel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	452				
Street name	Darling Street				
Suburb/town	Balmain			Postcode	2041
Local Government Area/s	Inner West				
Property description	1/660498				
Location - Lat/long	Latitude	-33.856907		Longitude	151.17278400000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Hotel				
Former Use					
Statement of significance	<p>The Cat & Fiddle Hotel at the corner of Darling Street and Elliott Street has cultural significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Balmain and the Inner West. The Cat & Fiddle was constructed for Tooth & Co in 1930 during a period of widespread hotel renewal initiated by Tooth & Co and other large Sydney breweries. It was initially known as the Star Hotel, based on a pub in Mort Street dating from 1866. The hotel is a distinctive corner building making an important contribution to the commercial streetscape of Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsula. The building's interwar Free Classical design also has landmark qualities. Despite later modifications, it is a good aesthetic and representative example of its style and of Tooth & Co's hotel renewal phase. It retains the form and layout of an early twentieth-century hotel, with some significant interiors, notably on the first floor. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Prevost & Ruwald					
Builder/ maker	-					
Physical Description	<p>The Cat & Fiddle Hotel, built in 1930, is a two-storey interwar Free Classical style brick building with a splayed corner. The building is situated on a corner lot at the intersection of Darling Street and Elliott Street, Balmain. Its longest façade addresses Darling Street. There is a separate entry on the Elliott Street frontage. The building has a terracotta tiled hipped roof with timber-lined projecting eaves. One original tall brick chimney remains at the rear of the building. The roofline is marked by breakfront rendered, classically detailed, pedimented parapets to the corner and primary façades with rendered architectural detail. Beneath the pediments are recessed balconies flanked by rendered pilasters. The external walls of the first floor are of face brick with timber-framed double-hung six-pane sash windows, in groups of three.</p> <p>The wraparound suspended metal awning features traditional awning stays with decorative diamond wall plates, and decorative pressed metal linings. The awning does not extend to the Elliott Street doorway. Below the awning, the ground floor is highly renovated with modern wall tiles to the majority of this level. The Elliott Street entry is not rendered, and displays some brick modifications which are sensitive to the building. Although the original pattern of fenestration largely remains, only two original doors remain. Most openings have modern doors and windows.</p> <p>The rear yard area has been built over with a single-storey addition which is not visible from the street. The keg chute is located on Darling Street, near the corner.</p> <p>Internally the pub retains much of its original layout and architectural features in the basement and first floor.</p> <p>The large basement extends below the full ground floor area of the original building, and actively serves the bar areas on the ground floor above. It is accessed by a concrete stair and a secondary steel stair. The concrete floor, concrete-framed structure of the floor above and rendered walls appear original to the building.</p> <p>The original keg chute is currently in use and accessed from the Darling Street wall. There are at least two masonry cold rooms in this space.</p> <p>The ground floor of the original part of the building, although extensively modified to a large open layout, retains some evidence of the original structure and layout (ceiling beams and remnant cornices). The original open courtyard has been incorporated into the bar area. The bars are not original.</p> <p>The first floor retains its original hotel room layout with rooms facing both street frontages and the rear from a central corridor. There are two stairways (with original features) providing access to the upper floor from Darling Street and Elliott Street. Many hotel rooms have access to one of the recessed balconies. Most original architectural features on this level remain intact including original timber floorboards, windows, doors (to balconies), architraves, skirtings, picture rails, decorative ceilings and cornices, and fireplaces. Doors to hotel rooms are typically original, but highlight windows are missing or have been sheeted over. Recessed balconies retain the majority of original fabric, but have modern tiled floors. The corner balcony has been enclosed, but most original detailing remains. Original bathrooms and kitchens have modern fitouts.</p>					
Physical condition and Archaeological potential	<p>The Cat & Fiddle Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1930	Finish year	1930	Circa	<input type="checkbox"/>
Modifications and dates	<p>1930—The hotel is built and operates as the 'Star Hotel'.</p> <p>1953–1959—Ground floor interior is modified. The saloon bar is enlarged, bathrooms renovated, and the public bar changed. A games room is also constructed on this floor.</p> <p>1961—A brick storeroom is constructed adjacent to the public bar and an existing storeroom converted to a cold room.</p> <p>c1979–1981—The hotel is renamed the 'Cat & Fiddle Hotel'.</p> <p>1980s–2000—Modification occurred (further research required).</p> <p>2002—Minor internal modifications, including creating stairs to cellar.</p> <p>2014—Ground floor layout modified, and doors and windows replaced on Darling Street.</p> <p>2018—The hotel is refurbished.</p>					

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Further comments	
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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p>

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	<p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Cat & Fiddle Hotel</p> <p>The Cat & Fiddle Hotel was constructed for Tooth & Co in 1930 as the Star Hotel. The hotel was a replacement of the original Star Hotel on Mort Street (1866) approximately 1 kilometre to the west, which had its licence transferred. The site of the new hotel was on a corner lot which had never previously been used as a hotel. It was one of the last hotel venues to be constructed on the Balmain peninsula, and was advertised for a five-year lease at £20 a week.</p> <p>Tooth & Co hired Prevost & Ruwald from its regular pool of architects to design the new Star Hotel. Reginald Prevost and Cyril Ruwald had collaborated on hotel designs for Tooth & Co through the 1920s and were influential in bringing the modernist International Style to Australia, especially in hotels. The new Star Hotel was designed in the Free Classical style, at a time when hotel designs were shifting; Art Deco or Functionalist styles began to dominate in the following decade. The new Star Hotel cost £11,631 to build, excluding architect fees and the cost of refrigeration. According to a description in the Sunday Times from 1930, all original joinery was Queensland Maple, some of which may remain. The original ground floor had a public bar, bottle department, women's servery, saloon bar and a private parlour.</p> <p>Between 1953 and 1959 Tooth & Co made several modifications to the ground floor interior, including enlarging the saloon bar, altering the bathrooms, and modifying the public bar counter. A games room was also constructed during this period of works. Further works occurred in 1961 when a brick storeroom was constructed adjacent to the public bar and the existing storeroom was converted into a cold room.</p> <p>Until the late 1970s the pub was known as the Star Hotel, in reference to its predecessor. It was renamed the Cat & Fiddle in c1979–1981 due to its reputation as a jazz venue.</p> <p>In 2002 there were minor internal modifications to the hotel, including the creation of stairs to a public cellar area.</p> <p>In 2014 further renovations were made. Doors and windows were replaced on Darling Street and the hotel was repainted. The layout of the ground floor hotel was also modified.</p> <p>The pub closed in 2018 and underwent refurbishment, reopening the following year.</p>
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THEMES

<i>National historical theme</i>	Building settlements, towns and cities
	Developing Australia's cultural life

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State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation
	Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Cat & Fiddle Hotel is of historical significance as one of the few hotel sites established in the Inner West, specifically Rozelle and Balmain, in the early twentieth century. Constructed in 1930 as the Star Hotel, to a design by Prevost & Ruwald, the Cat & Fiddle was a notable exception to the prevailing trend of its time, of hotels closing and their buildings/sites being converted to other uses. The locations of most hotels in Rozelle and Balmain had been firmly fixed in the Victorian era when the hotel trade was at its peak in the peninsula. The area was already saturated with hotels, many of which were closed in the area following reduction votes. To circumvent this, large breweries occasionally transferred licences from existing hotels to new venues, most of which were outside of the Inner West. The Cat & Fiddle Hotel was one of the few hotels to receive a licence transfer to remain in the same suburb, with Tooth & Co transferring the licence from the original Star Hotel on Mort Street (1866). The hotel is significant as one of the few truly new hotels built during its era and evidences how large breweries contended with prohibitive licensing arrangements in the early twentieth century.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Cat & Fiddle Hotel is associated with architectural firm Prevost & Ruwald, which designed the hotel in 1930 in the interwar Free Classical style. The partnership of Prevost & Ruwald was formed by Reginald Prevost and Cyril Ruwald in the 1920s. The firm designed several hotels for Tooth & Co during that time. Prevost & Ruwald were influential in bringing the modernist International Style to Australia, especially in hotels from the 1930s onwards. The Cat & Fiddle Hotel is one of the last hotels built by this architectural partnership and is one of the last expressions of the Free Classical style before Art Deco and Functionalist designs took precedence. The hotel is a fine example of this style and of the work of Prevost & Ruwald.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Cat & Fiddle Hotel, designed by architects Prevost & Ruwald and constructed in 1930, is a fine example of an interwar Free Classical hotel building which makes a distinctive contribution to the streetscape of Darling Street along the main thoroughfare of the Balmain/Rozelle peninsula. The hotel also has landmark presence in this location owing to its corner position on Elliott Street and its distinctive interwar Free Classical architectural style, form and detail.</p> <p>Significant elements of the Free Classical style are found above the awning and retain their design integrity. These include its played corner design, decorative face brick façade with distinctive classically detailed rendered parapets, moulded plaster elements, recessed balconies (with ripple glazed timber doors), tiled roofs and double-hung timber sash windows. The awning with pressed metal lining is also of significance. The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with contemporary tiles and openings.</p> <p>The interior of the Cat & Fiddle Hotel retains little of significance on the ground floor; however, the modified open bar areas retain evidence of the original hotel layout in the ceiling. On the first floor more original fabric remains, including the original hotel room layout, original timber floorboards, windows, doors (to balconies), architraves, skirtings, picture rails, decorative ceilings and cornices and fireplaces, which are significant. The basement, although upgraded for modern use, retains its original 1930 footprint and early keg chute which are significant.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Cat & Fiddle Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Cat & Fiddle Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early twentieth</p>

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	<p>century which continue to serve an important social function for the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Cat & Fiddle Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Cat & Fiddle Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Cat & Fiddle Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Cat & Fiddle Hotel meets the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Cat & Fiddle Hotel is one of many historic hotels from the twentieth century which still operates in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Cat & Fiddle Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Cat & Fiddle Hotel is a fine example of an interwar Free Classical hotel constructed in the Inner West during the early twentieth century to the design of noted hotel architects Prevost & Ruwald. The Cat & Fiddle Hotel demonstrates how hotels were continually upgraded to meet changing licensing requirements and patron expectations; however, its ability to demonstrate this has been compromised by its significantly altered modern frontage under the awning (and upgraded interior bar areas). The hotel also demonstrates Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Cat & Fiddle Hotel is intact above the awning. Below the awning is highly modified, with the pattern of openings modified and contemporary doorways installed in the rendered and (modern) tiled wall, which has substantially altered its original street presentation. Along the Elliott Street wall, modifications have respected the traditional architecture.</p> <p>At the rear of the hotel the central courtyard has been infilled for additional open bar areas, which compromises the legibility of the original form internally.</p> <p>Internally the hotel has undergone successive changes from the 1950s to 2018, but retains some original fabric, such as ceilings on the ground floor, evidencing the original layout. Internal modifications have otherwise retained little of significance on the ground floor. The interiors retain more original fabric from 1930 on the first floor and in the basement cellar. 1930s fabric found throughout the hotel includes all joinery of Queensland Maple.</p>

HERITAGE LISTINGS

Heritage listings/s	C7 The Valley Heritage Conservation Area

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Archival Record	Tooth & Co	Cat & Fiddle Hotel, cnr. Darling and Elliott Streets, Balmain, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Newspaper article	<i>The Sunday Times</i>	'New Hotel, Balmain.'	23 March 1930, p 18	Trove

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> While this property is included in The Valley Conservation Area (C7), it is recommended that the Cat & Fiddle Hotel, including interiors, at 452 Darling Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. Significant heritage attributes and elements of the Cat & Fiddle Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, decorative face brick façade, classically detailed rendered breakfront parapets, moulded plaster elements, recessed balconies (with ripple glazed timber doors), tiled roof, double-hung timber sash windows, suspended awning (including stays and pressed metal lining), and remaining original doors to the ground floor. No new openings should be made on the street façades of the hotel building, nor should existing openings be enlarged. Face brickwork should not be painted. Removal of infilled balconies is encouraged. Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute and concrete floors. On ground floor it is the remnant ceiling beams and cornices, and corner entry architrave. On the first floor it is the stairways, original timber floorboards, windows, doors, architraves, skirtings, picture rails, fireplaces, decorative ceilings and cornices, and the original hotel room layout. All joinery of Queensland Maple is original and should be retained throughout the hotel. Future rear modifications should not compromise the hotel's significant qualities, and vertical additions should be avoided particularly over the main original built form. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best practice conservation. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel, consistent with its long history of hotel

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	trading should be supported by local and state governments. The need for suitable periodic upgrades and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	6		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat & Fiddle Hotel from the intersection of Darling Street and Elliott Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of Cat and Fiddle Hotel from Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat and Fiddle Hotel—basement cellar.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat and Fiddle Hotel interior view—ground floor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat and Fiddle Hotel—first floor balcony.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

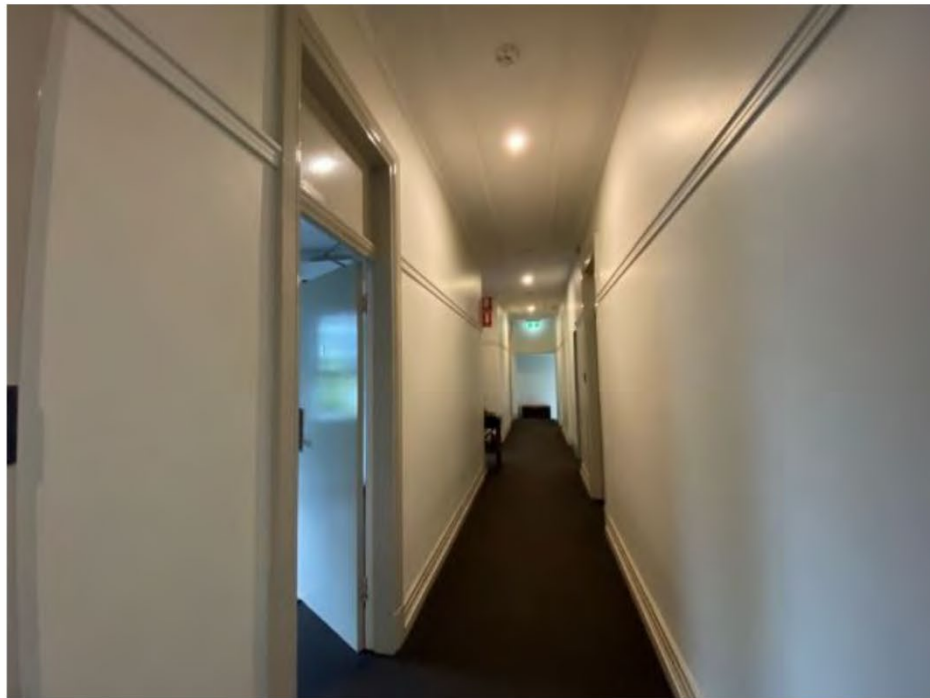


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat and Fiddle Hotel—first floor corridor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cat and Fiddle Hotel, 1949.				
Image year	1949	Image by	Unknown	Image copyright holder	Noel Butlin Archives Centre, ANU



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 41 and 42, Balmain, showing the lot of the Cat and Fiddle Hotel before subdivision.				
Image year	1889	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Town Hall Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	366				
Street name	Darling Street				
Suburb/town	Balmain			Postcode	2041
Local Government Area/s	Inner West				
Property description	1/441626				
Location - Lat/long	Latitude	-33.856744999999997		Longitude	151.17808600000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Gym, Offices, Bottle Shop				
Former Use	Hotel				
Statement of significance	<p>The Town Hall Hotel has significance for historic, associative, aesthetic and representative values at a local level as a historic pub in Balmain and the Inner West. The hotel was first constructed in 1879 on the periphery of Darling Street's commercial area, servicing the newly established residents of the western part of Balmain as the suburb expanded. The hotel, which was associated with Tooth & Co from 1883 and rebuilt by the company in 1930, demonstrates the evolution of breweries' relationship with hotels from the nineteenth to the twentieth centuries. Initially leased, the Town Hall Hotel was purchased outright by Tooth & Co in 1929 in keeping with the practice of hotel acquisition. This enabled Tooth & Co to maintain its monopoly on beer sold at the hotel, and to make changes as they saw fit. The 1930 rebuild of the Town Hall Hotel, initiated by Tooth & Co to improve the image of the venue, was designed by accomplished hotel architect, Sidney Warden. It is a late example of Warden's use of a Free Classical inspired design, combining Anglo-Dutch and Mediterranean influences on a landmark building sited at a prominent Balmain intersection. The hotel has a strong connection to Warden and is a representative and aesthetically significant example of his hotel architecture. It also evidences the commercial strategy and investment by large breweries-hoteliers in the promotion of their brand and products via local hotel design and development the early twentieth century. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Sidney Warden (1930 rebuild)					
Builder/maker						
Physical Description	<p>The Town Hall Hotel is a two-storey interwar Free Classical style influenced brick building built in 1879 but largely rebuilt in 1930. The building is situated at the intersection of Darling Street and Montague Street and Little Darling Street to the rear. It has a splayed corner to the intersection. Darling Street slopes down to the west, giving the hotel additional height on this elevation. A two-storey addition along Montague Street was added when the hotel was rebuilt.</p> <p>The hotel is constructed of brick—tuck-pointed face brick on the first floor and rendered on the ground floor. The building has a terracotta tiled hipped roof with projecting eaves, a moulded plaster frieze course, and a dutch gable pediment to Montague Street. The dutch gable has a circular louvred vent, flagpole and the name 'TOWN HALL HOTEL' in plaster lettering. Below the lettering is a semi-circular recess with a moulded plaster scroll inserted. The dutch gable has rendered pilasters on either side.</p> <p>The first floor has regularly spaced eight-pane timber-framed double-hung sash windows, with a rendered string course from their sills. It has a wraparound cantilevered balcony accessible via a doors with barley twist pilasters on Darling Street, which were formerly windows to a small balcony.</p> <p>The building has an infilled, recessed balcony below the dutch gable on Montague Street, supported by square columns with a rendered brick balustrade. On the splayed corner is a rendered panel with the name of the hotel in plaster lettering.</p> <p>The ground floor is simpler in detailing and highly altered. The external walls are of rendered masonry. The pattern of openings is altered, with doorways along both street fronts infilled to form double-height timber-framed windows. The former private entrance to the hotel on Montague Street retains its original scroll-form architrave and lintel. This is joined by a rendered string course which runs the length of the hotel to the end of its Darling Street façade.</p> <p>The two-storey south annexe on Montague Street formerly held staff accommodation, kitchens and lounges, and provided access to the accommodation rooms on the first floor. It is constructed of face brick and continues the detailing of the first floor of the hotel, save for the simple brick parapet which hides a rooftop terrace. A small hipped-roof structure on the annexe provides access to the terrace and is the original laundry room of the hotel.</p> <p>The building is no longer in use as a pub. It is used for commercial purposes.</p> <p>The former keg chute was not located, though a vent on the Darling Street façade indicates there is a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	The Town Hall Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition. The archaeological potential of the site is unknown.					
Construction years	Start year C.1885	1879	Finish year C.1886	1930	Circa	<input type="checkbox"/>
Modifications and dates	<p>1930—The hotel is rebuilt by Tooth & Co. The new hotel was designed by architect Sidney Warden in the interwar Free Classical style.</p> <p>1956—A single-storey addition is added to the south elevation, filling in the yard to Montague Street. Staff accommodation on the ground floor of the south annexe is converted to a lounge bar.</p> <p>1966—The public bar counter is cut back to form an island bar.</p> <p>1966–88—A stage is formed in the public bar and the easternmost entrance on Darling Street is converted into a green room.</p> <p>1988—The internal bottleshop is removed to expand the public bar space.</p> <p>1999–2000—The hotel is renovated and the interior layout changed. The first floor is converted into a bar and lounge, with internal walls removed. The awning is converted to a balcony with seating. The ground floor layout is also changed to remove the saloon bar between the public bar and the former lounge bar. Entrances along Darling Street are converted and their stairs removed.</p> <p>2005—Windows along Montague Street are replaced with modern bifold windows and balustrades.</p> <p>2016—The exterior of the hotel is repainted.</p> <p>2017—The Town Hall Hotel is sold and converted from a hotel to commercial tenancies. The interior of the hotel is divided to accommodate the new tenancies and fire upgrades are made.</p>					

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Further comments	
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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Town Hall Hotel</p> <p>The first Town Hall Hotel was constructed in 1879 by publican Maurice Bennett, who had purchased the land the year prior. Bennett's application for a licence was opposed by the police on the basis that there were 35 licensed hotels in the area at the time of construction; they claimed that the locals did not want more. The matter was resolved in Bennett's favour, with magistrates ruling 4-0 that he</p>

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	<p>should receive a licence.</p> <p>The first Town Hall Hotel was a smaller, square building occupying the corner of Montague Street and Darling Street with rear annexe. Oblique photographs from the early twentieth century suggest this building had a small timber posted balcony on the corner. Another detached building was constructed along the Montague Street frontage, separated from the hotel building by a yard. Proposed renovations in 1909 and 1911 would have included constructing a dining room in that area. The hotel appears to have been detached from the adjacent building to the east along Darling Street, and a verandah overlooked the alleyway between the buildings.</p> <p>In 1883 Bennett loaned money from the Tooth brothers, beginning a long association between the brewers and the hotel. This arrangement likely resulted in the building being 'tied' to Tooth & Co. In 1919 the hotel was sold to Thomas Frost by Bridget Bennett, the widow of Maurice. Frost also received a loan from Tooth & Co for the purchase of the hotel, indicating the hotel continued to be 'tied' to the brewery.</p> <p>In 1929 the freehold title of hotel was purchased from Frost by Tooth & Co, which proceeded to rebuild it. The hotel was rebuilt in the interwar Free Classical style at a cost of £10,160 by architect Sidney Warden, one of the most prolific architects employed by Tooth & Co in the early twentieth century. Warden designed over 392 hotel rebuilds and alterations over his career, being one of the main beneficiaries of the revitalisation of hotels in Sydney by large breweries during the early twentieth century. Examples of Warden's work in the Inner West include the Henson Park Hotel, Marrickville Hotel (now closed), and Lewisham Hotel.</p> <p>The new hotel included doors to both street frontages, accessed by stairs on Darling Street. A small yard formed an L-shape at the rear of the hotel facing to Little Darling Street, with a gate from Montague Street. Beside this was an annexe attached to the south elevation of the hotel, which was the hotel's private entrance to the accommodation on the first floor. This had a small hipped-roof laundry structure above.</p> <p>The design of the new hotel itself included the prominent dutch gable to Montague Street, with a recessed balcony below. The first floor had a face brick façade with multipane glass windows with shutters, below which was the suspended awning. In typical hotel style the ground floor façade was tiled with cream tiles with banding to the awning line, except on the south annexe.</p> <p>In 1956 Sidney Warden designed modifications to the Town Hall Hotel which were completed in 1957. This included the single-storey addition on the south of the building, which filled in the yard to Montague Street. Internally the staff rooms on the ground floor of the south annexe were cleared to form a lounge bar.</p> <p>In 1966 the public bar counter was cut back to form an island bar, providing more standing space. Drawings produced in 1988 for removal of the internal bottle shop to expand the public bar space show that a stage had been formed in the public bar, with the easternmost entrance becoming a green room.</p> <p>In 1999–2000 the hotel's interior layout was modified, including converting the first floor accommodation into a bar and lounge area. The awning was converted to a balcony with seating and the ground floor layout was reconfigured, removing the saloon bar between the public bar and the gaming area, which was the former lounge bar. Entrances along Darling Street were converted to windows and the stairways were removed in the works.</p> <p>In 2005 ground floor windows were replaced with modern bifold windows with balustrades.</p> <p>In 2016 the hotel was purchased by the Balmain Pub Group and repainted in its present scheme. The following year it was sold to a developer group, Eastern Property Alliance, which converted the building from a hotel to commercial tenancies, including a gym. Internal modifications were undertaken to accommodate the new tenancies, as were fire upgrades.</p>
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THEMES	
<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Town Hall Hotel has historical significance to the Inner West as one of the historic pubs established on Darling Street in Balmain during the 1870s as the suburb expanded westward on the peninsula. The hotel, which was built in 1879 for Maurice Bennett, sat at the periphery of the suburb's commercial high street in an area which became its civic precinct with the construction of the Balmain Town Hall the following decade. The Town Hall Hotel has historical significance for its association with the growth of Balmain's population in the west and the maturation of the suburb in the late nineteenth century.</p> <p>The Town Hall Hotel also demonstrates the evolution of large Sydney breweries tied with the hotel trade in the nineteenth and twentieth centuries. From 1883 the hotel was linked to Tooth & Co, which used loans and leases to bind publicans to the sale of their beer. By 1929 the freehold of the Town Hall Hotel was owned by Tooth & Co, in keeping with the trend of hotel acquisition which accelerated in the early twentieth century as the brewery sought to cement its monopoly. The process of acquisition allowed Tooth & Co to systematically renew earlier hotels in Sydney using contemporary architecture to improve the image of its venues and adapt to changing socio-economic conditions. The Town Hall Hotel, which was rebuilt in 1930 to an interwar Free-Classical influenced design by Sidney Warden for Tooth & Co, demonstrates this historical evolution and the changing associations between breweries and hotels from the nineteenth and twentieth centuries.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Town Hall Hotel is associated with architect Sidney Warden, who designed the rebuild of the hotel in an interwar Free-Classical influence in 1930. Warden was a prolific hotel architect who worked closely with Tooth & Co and other breweries, designing over 392 alterations and additions to hotels throughout his career. Warden was influential in bringing the modernist International Style to Australian hotels in the 1930s and onwards, but predominantly worked in the Free Classical style in the decade before. Examples of his work in this style include the Lansdowne Hotel (1923) in Chippendale and the Town and Country Hotel (1923) in St Peters. The Town Hall Hotel, which was rebuilt in 1930, is a late example of a Warden hotel influenced by the Free Classical style. The hotel's confident design moves beyond strictly classical ornamentation, blending Anglo-Dutch features with playful Mediterranean elements like the barley twist columns. The 1957 single-storey addition on the south, designed by Warden, shows his capability to design new additions to blend harmoniously with his original vision for the hotel.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Town Hall Hotel is a fine example of a two-storey interwar brick hotel building which has landmark qualities on a prominent intersection of the Balmain peninsula. Designed by architect Sidney Warden in 1930, the hotel is a late example of a Free Classical inspired hotel design in the Inner West, combining Anglo-Dutch and Mediterranean influences to create a unique and pleasing interwar design. The hotel makes a distinctive contribution to the streetscape, taking advantage of Darling Street's steep topography to dominate the eastern corner of the Darling Street and Montague Street intersection. It was designed by architect Sidney Warden.</p> <p>Significant aesthetic elements include its terracotta tiled roof with projecting eaves, dutch gable, tuck pointed face brick façade, moulded plaster elements, barley twist columns, pilasters and eight-pane timber-framed sash windows. These combine with characteristic 'pub' features, like the suspended awning and regularly spaced openings on the ground floor, to create a pleasing aesthetic design. The interior of the Town Hall Hotel is considered likely to retain original features in some areas.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Town Hall Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Town Hall Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p>

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	<p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Town Hall Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Town Hall Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Town Hall Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be gauged in order to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Town Hall Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Town Hall Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Town Hall Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Town Hall Hotel is a fine example of a two-storey interwar hotel building constructed in the Inner West during the early twentieth century to the design of noted hotel architect Sidney Warden. The Town Hall Hotel shows the scale, design and type of hotels constructed for large breweries during the process of hotel renewal in the early twentieth century. The hotel demonstrates how architects were hired to draw on contemporary architectural design to improve the image of hotels and adapt to changing trading conditions, resulting in the creation of new typologies of hotel building. The Town Hall Hotel is a good example of such a hotel in the Inner West and is substantially intact on the exterior. The interior of the Town Hall Hotel is considered likely to retain original features in some areas which would enhance its ability to demonstrate this typology of building.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Town Hall Hotel is mostly intact in its original form above the awning. Modifications such as the infill to the recessed balcony, conversion of windows to doorways on Darling Street, and the balcony on the suspended awning are not original and detract from its design. Below the awning the hotel is highly modified, with the pattern of openings altered and contemporary doorways and façade render applied. Original fabric that remains below the awning is the scroll form architrave to the former private entrance on Montague Street and the string course above the lintels. The awning itself is modified but uses the original awning stays.</p> <p>At the rear of the hotel is a single-storey addition from 1957, which is highly sympathetic and contributes to an understanding of the hotel.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric in some areas.</p>

HERITAGE LISTINGS

Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 178 Fd 79	1874	NSW Land Registry Services
Title	Registrar General	CT Vol 211 Fd 25	1875	NSW Land Registry Services

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Title	Registrar General	CT Vol 1726 Fol 9	1906	NSW Land Registry Services
Title	Registrar General	CT Vol 4357 Fol 40	1929	NSW Land Registry Services
Archival Record	Tooth & Co	Town Hall Hotel, cnr. Darling and Montague Streets, Balmain, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Architectural Plans	Various	Town Hall Hotel, Balmain—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels
Newspaper Article	<i>Evening News</i>	'Important Licensing Business'	9 Sep 1879 (p 2)	Trove, National Library of Australia
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • Although this property is included in The Valley Heritage Conservation Area (C7), it is recommended that the Town Hall Hotel, including interiors, at 366 Darling Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Town Hall Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, terracotta tiled roof with projecting eaves, dutch gable, tuck pointed face-brick façade, moulded plaster elements, barley twist columns, pilasters, string course, moulded architrave, eight-pane timber-framed sash windows, and suspended awning. - No enlargement of openings should be made on the street façades of the original hotel building. Infilled doors should be converted back to doorways. - Significant interior fabric and layouts should be retained and conserved. - Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided, particularly over the main original built form. - Face brickwork should not be painted and removal of infilled balconies is encouraged. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. • The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.
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Heritage Data Form

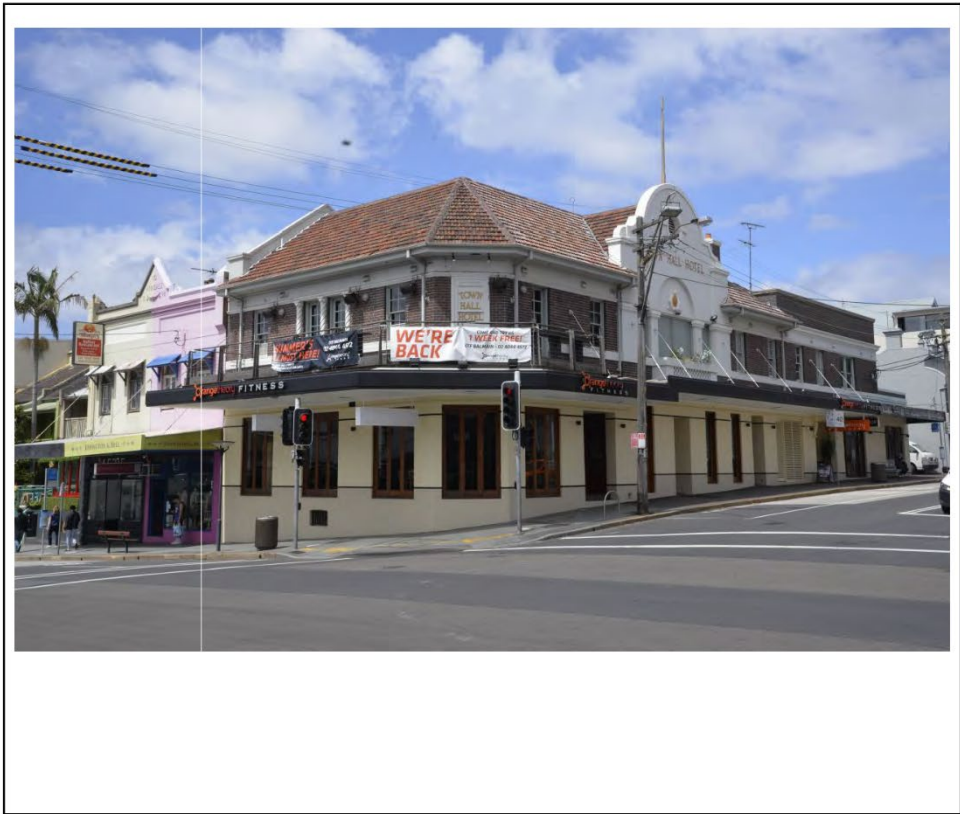
SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	7		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Town Hall Hotel, as viewed from across the intersection of Darling Street and Rowntree Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

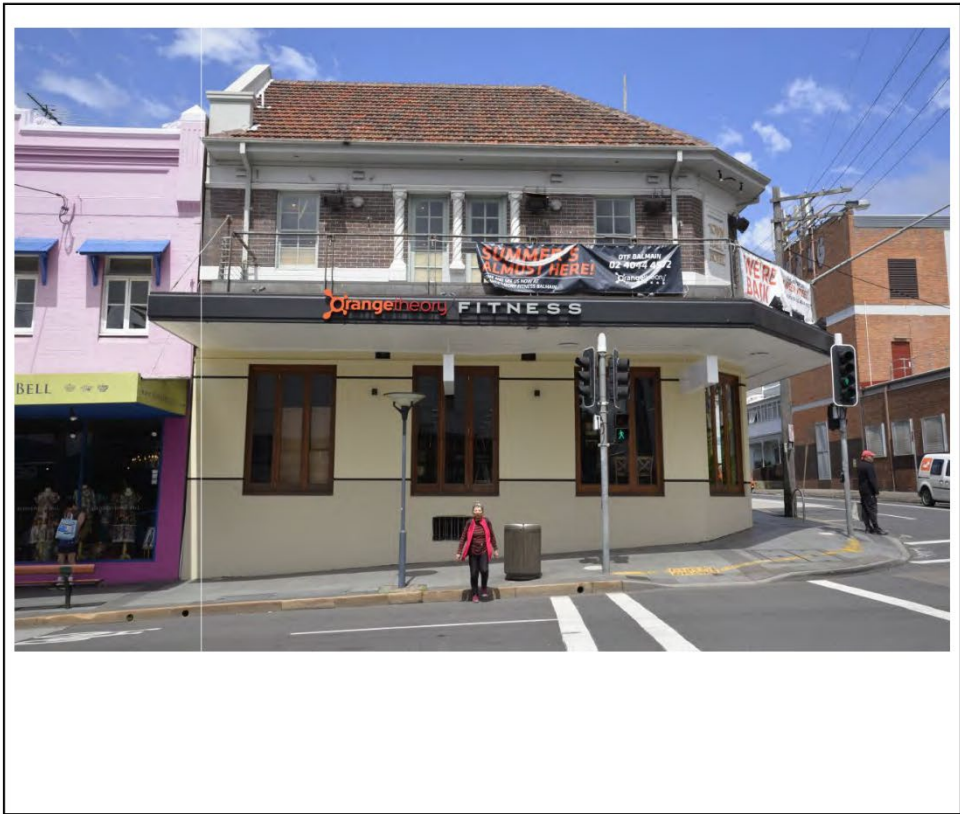


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Town Hall Hotel, as viewed from across Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Town Hall Hotel, as viewed from Montague Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of a photograph of Balmain Town Hall, c1920s, showing the original 1879 Town Hall Hotel in the background (outlined in red).				
Image year	c1920s	Image by		Image copyright holder	Inner West Council Library (with GML overlay)



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Town Hall Hotel, c1930s.				
Image year	c1930s	Image by	Milton Kent	Image copyright holder	Museum of Applied Arts and Sciences

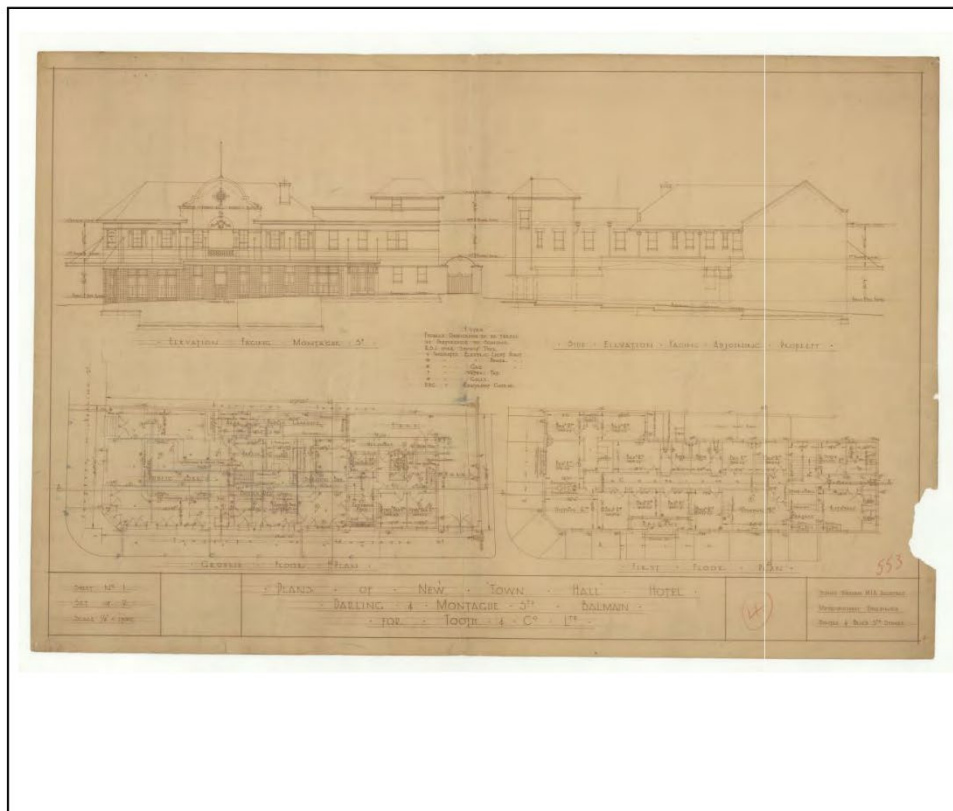


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The original plans of the new Town Hall Hotel prepared by Sidney Warden.				
Image year	1930	Image by	Sidney Warden	Image copyright holder	Museum of Applied Arts and Sciences

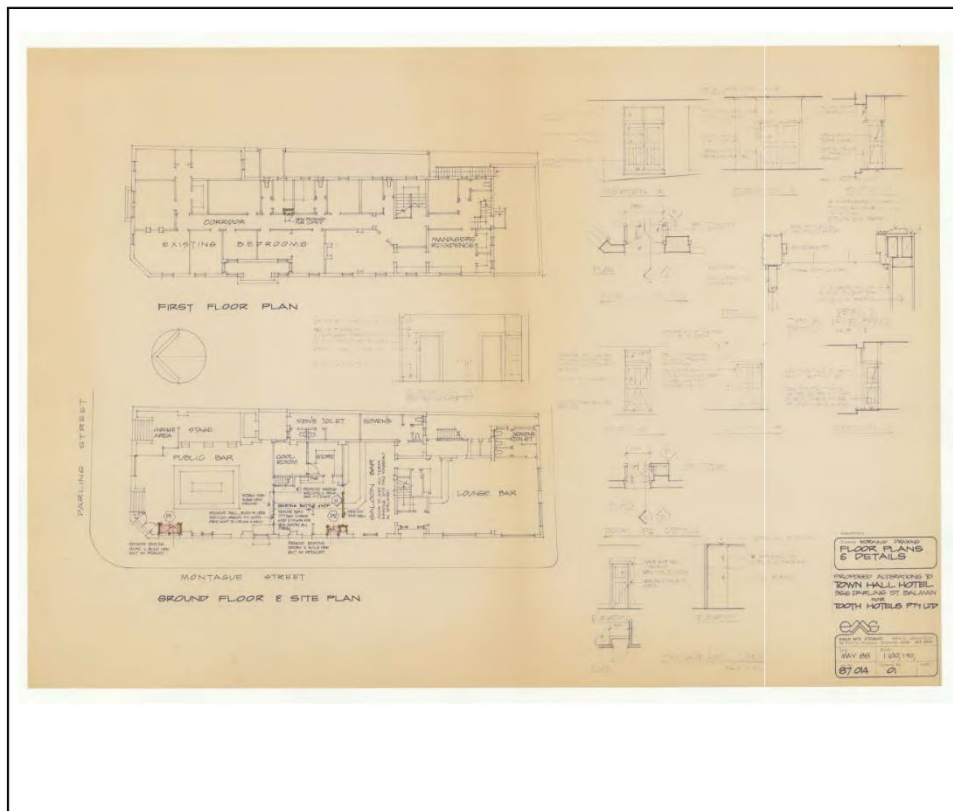


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Floor plans of modifications to the hotel in 1988, showing its layout at the time.				
Image year	1988	Image by	Ewen McD Stewart	Image copyright holder	Museum of Applied Arts and Sciences



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 36, Balmain, showing the lot of the Town Hall Hotel, with the original hotel building footprint.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

ITEM DETAILS					
Name of Item	Cricketers Arms Hotel, including interiors				
Other Name/s Former Name/s	Monkey Bar, Le Pub				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	255				
Street name	Darling Street				
Suburb/town	Balmain			Postcode	2041
Local Government Area/s	Inner West				
Property description	Part of 1/725459 (excluding residential structure at rear)				
Location - Lat/long	Latitude	-33.857483000000002		Longitude	151.182229000000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Cricketers Arms Hotel has cultural significance for historic, aesthetic and representative values to the Inner West at a local level as a long running hotel in Balmain and the Inner West. The hotel was constructed in c1872 for publican Charles Armit during a second wave of hotel construction in Balmain as the population of the suburb shifted westwards. The Cricketers Arms Hotel has significance as one of the earliest hotels built on Darling Street close to this new population and is demonstrative of the type of hotel constructed in the late nineteenth century. The hotel makes a notable contribution to the Darling Street streetscape and has representative and aesthetic significance as a good example of an ornately decorative Victorian era hotel influenced by Classical and Mannerist styles. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/maker	Unknown					
Physical Description	<p>The Cricketers Arms Hotel, built in c1872, is a two-storey early Victorian period rendered masonry building with decorative features with Classical and Mannerist style influences. The building is situated on a corner site at the intersection of Darling Street and Ford Street, with Hoffmans Lane to the rear. The building comprises the main corner built form, splayed at the corner, and a longer façade which steps down by a half-floor level to follow the topography along Ford Street (with a separate entrance). The building has two main corrugated metal hipped roofs concealed behind an ornate parapet, with two tall chimneys visible from the street. The parapet has a curved top edge and distinctive cornice, and features a simple classical corner pediment (featuring the building name 'HOTEL' in a decorated panel), a flagpole and decorative urns above the main corner built form. The parapet along Ford Street is contemporary with the main corner form, with simpler detailing. A modern three-level residential addition has been added to the rear of the site (north) and is connected to the rear of the hotel by a semi-enclosed courtyard. This forms the modern entrance to the restaurant, which occupies the lower floor of the hotel building.</p> <p>The general positions of original windows and doors along the lower floors of the building are original, including the corner entry; however, openings along the Darling Street wall have been enlarged. Some original rendered window mouldings have been retained.</p> <p>The wraparound suspended awning has a modern ceiling lining. The awning provides protection over Darling Street, and does not extend beyond the corner along Ford Street.</p> <p>The first floor (main built form) retains its early or original timber-framed double-hung windows, behind a modern double-glazed window, with decorative rendered mouldings surrounding the openings. Most windows have a modern hood fixed at the top.</p> <p>The adjacent shopfront on Darling Street has been integrated into the hotel and is now a smoking/gaming area, with an aluminium louvered wall to the street.</p> <p>The keg chute, accessed from the footpath on Ford Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Cricketers Arms Hotel has been altered and the interiors have been refurbished several times. Despite modifications, the building has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1872	Finish year C.1886	1872	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>c1889–1899—The rear of the hotel is extended along Ford Street, forming its current footprint.</p> <p>c1920s—The timber-posted awning is replaced with a suspended awning.</p> <p>1996—The hotel is renovated and renamed Monkey Bar.</p> <p>2000—The first floor is converted to a function room and a residence is built at the rear.</p> <p>2002—The courtyard is converted for use as a hotel restaurant. A glass infill structure is built between the residence and the hotel building, though it may have been built in earlier works.</p> <p>2004—The interior of the hotel is modified to remove internal walls between the adjacent shopfront and the hotel bar area.</p> <p>2012—The adjacent shopfront is converted into a smoking/gaming area, with an aluminium louvered façade on ground level.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Cricketers Arms Hotel</p> <p>The Cricketers Arms Hotel was constructed in c1872, servicing the growing suburb of Balmain, which had expanded westwards in the middle of the nineteenth century. The hotel was likely constructed by Charles Armit, who was the first publican at the venue. Armit had purchased the land from Elanor Huntley in 1868, who had divided a portion of the original Balmain subdivision inherited from her deceased husband. Armit purchased lots 6, 7 and 8 of her subdivision, with the Cricketers Arms later covering all of Lot 8 and half of Lot 7.</p> <p>A certificate of title issued to Armit in 1869 shows the footprint of a structure on the land of the Cricketers Arms with a splayed corner. This is possibly an earlier structure that was replaced by the</p>

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	<p>present hotel building as it does not match the smaller footprint of the hotel shown in an 1888 metropolitan detail plan, which did not have the extension along Ford Street.</p> <p>The first licence for the Cricketers Arms Hotel was also issued in 1872 to Armit. In 1891 the hotel was transferred to Curtis Murdoch and Michael Collins, years after the death of Armit in 1880. The executor of Armit's will after his death was GC Murdoch, brother of Billy Murdoch, the captain of the Australian cricket team from 1880 to 1890. This indicates the close associations between the venue and the cricketing community.</p> <p>In 1899 the hotel building was sold for £4,500 to Tooheys, which began leasing the venue to publicans as a tied house. The extension along Ford Street had likely been built by this time, expanding the hotel to its present footprint. Tooheys owned and leased the hotel until the late 1980s, when it passed to Bond Brewing.</p> <p>A 1930 photograph shows the hotel had a suspended awning, replacing an earlier timber-posted awning which was removed c1920s. The exterior of the hotel has remained generally unchanged since then. In the 1990s the corner doorway was infilled and shade awnings were applied over the ground floor windows of the western façade.</p> <p>In 1996 the hotel was renovated and renamed Monkey Bar. In 2000 the first floor was converted to use for functions and a residence was built at the rear of the property. The courtyard was also converted to use as a restaurant in the following years, with a glass structure built over the rear of the building. In c2004 the layout of the hotel was modified: internal walls were removed to integrate the adjacent shopfront into the hotel. In 2012 the shopfront was converted to an outdoor smoking/gaming room with aluminium louvres.</p> <p>In 2014 the hotel was briefly renamed Le Pub before reverting to the Cricketers Arms Hotel in 2015. The corner entrance was restored as part of these works and the shade awnings were removed.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Cricketers Arms Hotel has historical significance to the Inner West as a long-running hotel on the main street of Balmain. As the suburb grew the 1860s and 1870s, the centre of population and commerce shifted away from Balmain East to the west, leading to a second wave of hotel construction to service the new commercial centre of the peninsula. Built in c1872 for Charles Armit, the Cricketers Arms has historical significance as one of the earliest hotels built in this new commercial centre, reflecting Balmain's growth in industry and population in the mid to late nineteenth century.</p> <p>The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Cricketers Arms Hotel is associated with publican Charles Armit, who built the hotel in c1872, and Tooheys, which owned the hotel from 1899. While Armit and Toohey's associations with the hotel are strong, the importance of these associations to the local area is questionable and does not meet the threshold of significance.</p> <p>The Cricketers Arms Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Cricketers Arms Hotel has aesthetic significance as a distinctive two-storey Victorian-era hotel building on Darling Street in Balmain's commercial centre. Built in c1872 of rendered masonry, the hotel makes a notable contribution to the streetscape of Darling Street with its played corner design, breaking up the commercial street wall. The hotel demonstrates Classical and Mannerist style influences, including its curved top parapet, distinctive moulded cornice, classical corner pediment and decorative urns. Below the parapet, Victorian decorative elements include its rendered window mouldings and timber-framed double-hung windows. These elements combine with characteristic 'pub' elements such as the c1920s suspended awning and the pattern of openings on the ground floor to create a pleasant and aesthetically distinctive hotel.</p> <p>The interior of the Cricketers Arms Hotel is considered likely to retain original features in some areas.</p>

Heritage Data Form

	The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion.
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Cricketers Arms Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Cricketers Arms Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Cricketers Arms Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Cricketers Arms Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Further investigation of the Cricketers Arms Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since c1872, it should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Cricketers Arms Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Cricketers Arms Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Cricketers Arms Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Cricketers Arms Hotel is a good example of a Victorian-era hotel in Balmain and in the Inner West generally. Built c1872, the design of the hotel shows Classical and Mannerist style influences, especially in its curved, pedimented parapet. The ornate design of the parapet and details like its cornice and window mouldings reflect a decorative style of Victorian hotel design which has been lost on many hotels of a similar age due to modifications. Although modified, the hotel continues to demonstrate key characteristics of Victorian hotel design and is indicative of the type of hotel constructed during the development of the western areas of Balmain in the late nineteenth century.</p> <p>The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Cricketers Arms Hotel is mostly intact in its c1920s form to Darling Street, despite having undergone several phases of modification. The original design included a timber-posted awning, which was replaced with the suspending awning in the 1920s by Tooheys. Above the awning the original Victorian detailing is mostly intact, including the distinctive ornate parapet and cornice. The first floor retains its original or early timber-framed double-hung windows and moulded architraves, though these are covered by modern fixed windows and hoods. Below the awning the hotel retains its early pattern of openings, though some have been enlarged and some doors and windows replaced. Some Victorian detailing is retained on the ground floor, such as rendered window hood moulds and sills. The adjacent shopfront on Darling Street has been integrated into the hotel and is constructed of contemporary materials.</p> <p>At the rear of the hotel is a modern residential addition which is connected to the rear of the hotel by a semi-enclosed courtyard. The addition is separate from the hotel and does not form part of the hotel's footprint. The semi-enclosed courtyard is contemporary in design.</p> <p>Internally the hotel has undergone successive changes which may conceal some original fabric. The interior of the hotel is likely to retain original and early fabric and floor layouts.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 83 Fol 158	1869	NSW Land Registry Services
Title	Registrar General	CT Vol 1297 Fol 123	1899	NSW Land Registry Services
Title	Registrar General	CT Vol 6570 Fol 227	1952	NSW Land Registry Services
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
Gazette	NSW Government	<i>Return of Publicans' Licenses</i>	24 Sept 1872	NSW Government Gazette, No. 256, 24 September 1872 (3929)
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that Cricketers Arms Hotel, including interiors, at 255 Darling Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • The listing of the Cricketers Arms Hotel, including interiors, should exclude the three-storey modern residential addition at the rear. • Significant heritage attributes and elements of the Cricketers Arms Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner with plaster panel, curved top parapet, moulded cornice, classical corner pediment, decorative urns, chimneys, rendered window mouldings, timber-framed double-hung windows, and suspended awning. - No new openings should be made on the Ford Street façade, and existing openings should not be enlarged. Restoration of the original pattern of openings on Darling Street should be encouraged. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should not be visible above the stepped façade on Ford Street. - Retention of all commercial areas of the property is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the cantilevered balcony.

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	<ul style="list-style-type: none"> - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the fixed glazed windows and hoods to the first floor. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	8		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cricketers Arms Hotel, viewed from Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of Cricketers Arms Hotel from the intersection of Darling Street and Ford Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cricketers Arms Hotel, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cricketers Arms Hotel, c1960s				
Image year	c1960s	Image by	Unknown	Image copyright holder	Noel Butlin Archives Centre, ANU

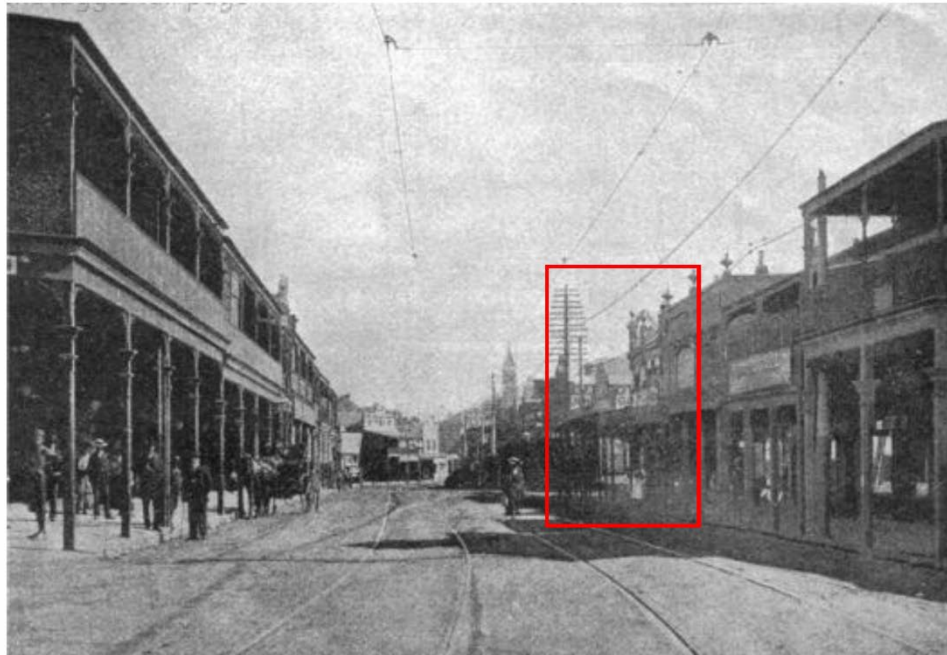


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Darling Street, c1890s, showing the Cricketers Arms Hotel outlined in red. Note the original timber-posted awning.				
Image year	c1890s	Image by	Unknown	Image copyright holder	Inner West Council Library (with GML overlay)



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 30, Balmain, showing the lot of the Cricketers Arms Hotel.				
Image year	1888	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

TEM DETAILS					
Name of Item	East Village Hotel, including interiors				
Other Name/s Former Name/s	Commercial Hotel, Belgian Beer Cafe				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	82-84				
Street name	Darling Street				
Suburb/town	Balmain East			Postcode	2041
Local Government Area/s	Inner West				
Property description	2/83056				
Location - Lat/long	Latitude	-33.857702000000003		Longitude	151.19252
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Hotel				
Former Use	Green grocery, Bakery				
Statement of significance	<p>The East Village Hotel, located on Darling Street, Balmain East, has cultural significance for historic, associative, aesthetic, technical, rarity and representative values at a local level as an early hotel in Balmain East and the Inner West in continuous use and largely retaining its original/early Victorian era form and character. Initially comprising both the Commercial Hotel and a greengrocery/bakery, the building was constructed privately in 1875. It was refurbished shortly after to meet licensing requirements. The hotel makes an important contribution to the commercial streetscape of Balmain East, Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsula. The building's Victorian Regency style and three-storey corner design also have landmark qualities. Despite later modifications, it is a good aesthetic and representative example of its style and of the evolution of hotel design, and demonstrates the form and layout of a Victorian hotel with significant interiors remaining, particularly on the first and second floors. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The East Village Hotel, built in 1875, is a two-storey early Victorian period Georgian-style rendered masonry hotel building. The building sits on a rectangular site on (and facing) Darling Street, Balmain, between Little Nicholson Street and Union Street. The main built form reads as two adjoining buildings, each with two terracotta-tiled hipped roofs with narrow eaves (originally corrugated iron), and retains original rendered brick chimneys with terracotta chimney pots. There is one rainwater head beneath the gutter at each end of the building. Minor differences in fenestration on the eastern building frontage evidence the original use of that section as a greengrocery and bakery before it was incorporated into the hotel, which was originally only the western side.</p> <p>Various secondary built forms of different eras extend along both side street frontages of the site. The first-floor façade (and side walls) have ashlar render detailing to imitate stone construction. Some sills appear to be painted projecting stone. Above the awning there are five timber-framed double-hung two-pane sash windows facing Darling Street, which are likely to have replaced the original casement windows in c1930–1949. The first-floor windows have shutters which are not original to the building and were added post-1949.</p> <p>A simple unlined linear awning, in place since 1930, is suspended over the Darling Street footpath. The ground-level external wall facing Darling Street, albeit essentially original in form, displays some modification from c1930–1949, which includes changes in some doors, window openings and tiling (with sign panels) to the underside of the awning.</p> <p>The original keg chute, accessed from Little Nicholson Street, provides access to the original basement cellar.</p> <p>Internally the pub retains much of its original layout and architectural features in the basement and first floor.</p> <p>The small basement of approximately 4m x 4m is accessed from a trap door (and small timber ladder) in the western edge of the floor of the main open bar area above. It is no longer in use.</p> <p>The outdoor areas of the pub are in use for public dining, and provide a view of the original form of the rear of the building.</p> <p>The ground floor interior of the original areas of the building has been extensively modified to an open layout, but retains some evidence of the original structure and layout (chimney breasts, and ceiling beams with original cornices). The bars and traditionally styled timber panelled fitout are not original. Recent rear additions used as a restaurant occupy part of the original rear courtyard where there is a large tree.</p> <p>The first floor retains its original residential / hotel room layout. Most rooms and the corridor comprise original architectural features including windows, panelled doors (to residential rooms), architraves, skirtings, picture rails and fireplaces (with timber mantelpieces and cast iron grilles) to the main rooms on this level. Windows and decorative pressed metal ceilings and cornices are likely to date from c1930 to 1949. Some panelled doors are new, having been recently installed to match original doors. Floors, likely to be original timber boards, are carpeted. Bathrooms and kitchens have modern fitouts. The upper floor is accessed from a modern fire stair.</p>					
Physical condition and Archaeological potential	<p>The East Village Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1875	Finish year	–	Circa	<input type="checkbox"/>
Modifications and dates	<p>1875—The building is constructed and comprised two premises: a greengrocer and a hotel.</p> <p>Prior to 1930—The greengrocer is integrated into the hotel. The wall below the awning is partially tiled.</p> <p>c1930–1949—The wall below the awning is modified and tiled, original casement windows are replaced by double-hung windows (facing Darling Street) and iron roof cladding replaced with tiles.</p> <p>Post-1949—Timber shutters were added to first floor windows.</p> <p>2001—The kitchen and bistro at the rear of the hotel are constructed.</p> <p>2004—Internal modifications, including converting a room on the first floor to an office.</p> <p>2008—The hotel is reopened as the Belgian Beer Café. The hotel receives a new internal fitout and repairs to the awning, doors and beer garden.</p> <p>2010—The beer garden is refurbished and the landscaping redone.</p> <p>2011—The hotel is renamed East Village Hotel.</p>					

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Further comments	
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HISTORY

Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p>
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	<p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area.</p> <p>The pubs that remained often had tarnished reputations. In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The East Village Hotel</p> <p>The East Village Hotel was constructed in 1875 as the Commercial Hotel by Frederick Leach, a local baker who had purchased the land in 1868.</p> <p>Leach first constructed a greengrocery and a small bakery on the east side of the land, facing Union Street. The same year he constructed the Commercial Hotel on the west side adjoining Little Nicholson Street.</p> <p>The greengrocery/bakery was later integrated into the hotel, hence the asymmetry of the first-floor windows.</p> <p>From the early twentieth century the Commercial Hotel was tied to Tooheys by a lease. In 1936 the company bought the freehold of the hotel.</p> <p>The exterior of the hotel was modified between 1930 and 1949, presumably around the time it was purchased by Tooheys. Several doorways to the street were infilled or converted to windows, reducing the total entrances from Darling Street from five to three. The tiling scheme was also changed to reflect Toohey's standard designs. Timber sash windows also replaced earlier casement windows on the first floor.</p> <p>In 2001 the kitchen and bistro at the rear of the hotel were constructed. This was followed in 2004 by further modifications, including converting one room on the first floor to an office for the hotel.</p> <p>In 2008 the hotel reopened as a Belgian Beer Café. Several renovations were made, including repairs to the awning, refurbishment of the external doors and the beer garden, installation of new signage, and a new internal fitout. The beer garden was again refurbished, and the landscaping redone in 2010.</p> <p>In 2011 the hotel was renamed the East Village Hotel.</p>
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THEMES

<i>National historical theme</i>	Building settlements, towns and cities
	Developing Australia's cultural life
<i>State historical theme</i>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation
	Leisure—activities associated with recreation and relaxation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The East Village Hotel has historical significance to the Inner West as a long-running Victorian-era hotel which is the sole remaining hotel operating in Balmain East. The hotel, built in 1875 by baker Frederick Leach as the Commercial Hotel, originally occupied only the western portion of its street frontage, with a bakery and greengrocery on its east. The East Village Hotel was one of the last built in this area of Balmain, which began to develop from the 1830s onwards. As the centre of population and commerce moved westward as Balmain expanded, many of the earlier hotels opened in Balmain East closed, and few remained in operation to the mid-twentieth century. Since the closure of the Shipwrights Arms Hotel (1844) in 1965, the East Village Hotel has been the sole operating hotel in the suburb out of an original eight. The East Village Hotel has significance as evidence of the historical hotel trade in Balmain East, associated with the area's industrial past.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The East Village Hotel is associated with nineteenth-century baker Frederick Leach, who constructed the East Village Hotel on land he had purchased in 1868. While Leach's association with the hotel is strong, its importance to the local area is questionable and does not meet the threshold of significance.</p> <p>The East Village Hotel does not meet the threshold of significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The East Village Hotel, constructed in 1875, is a fine example of an early Victorian hotel building which makes a distinctive contribution to the streetscape of Darling Street, Balmain East, at the commercial / public centre of Balmain East.</p> <p>Significantly the building retains its overall original form and design integrity, with hipped roofs, chimneys, and painted rendered walls (scored in ashlar style) above the awning. The exterior of the hotel has aesthetic significance, which is in part attributed to alterations and tiling of walls below the awning from the mid-twentieth century and its having a modern 'rear' addition.</p> <p>The interior of the East Village Hotel retains little of significance in the ground floor interior; however, the modified open bar areas retain evidence of the original layout in the ceiling. On the first floor the original hotel room layout includes original timber floorboards, doors, architraves, skirtings and fireplaces (and grilles), and later windows and ceilings, which are significant. The basement, although not currently used, retains its likely original small footprint, floor trap access and early keg chute in the side wall. The basement is also significant.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the East Village Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the East Village Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The East Village Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The East Village Hotel has potential to demonstrate combined retail and hotel use of a main street building, and the different phases of hotel development corresponding to changes in licensing laws and community expectations. Further investigation of the East Village Hotel is required in order to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since 1875, in an area of early development in Balmain, it should be assessed in order to</p>

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	<p>determine if the site has research potential which could contribute to a better understanding of historical hotels and the local area.</p> <p>It is not known whether the East Village Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The East Village Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The East Village Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The East Village Hotel, constructed in 1875, is a fine example of an early Victorian-era commercial building which retains its simple early form and fabric. The wall tiling is also demonstrative of Toohey's influence on the design of hotels in Sydney in the early twentieth century, in response to changing patterns of use.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The East Village Hotel retains its overall original built form including pitched roofs and chimneys. Above the awning, the timber windows and roof cladding replaced in 1930–1949 have had a minor impact on significance. Unless evidenced to be original to the building, the post-1949 timber shutters detract from an authentic presentation of the building.</p> <p>Tiling of the under-awning wall areas and changed fenestration, though not original, is part of the evolution of pub design in the early twentieth century and should be conserved.</p> <p>Modern rear additions to the hotel do not preclude legibility of the original built form of this pub from the rear, or from the side laneways.</p> <p>Internally the hotel has undergone successive changes from the 1930s or earlier. The current ground floor fitout, which has no significance, may conceal some evidence of the original shop and pub layout. On the ground floor original fabric remains such as ceilings. The first floor interior of the hotel retains original layout and fabric, and modifications of 1930–1949, most of which are considered significant. The small basement cellar retains its original keg chute in the adjacent laneway.</p>

HERITAGE LISTINGS

Heritage listing/s	C3 The East Balmain Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 33056	1939	NSW Land Registry Services
Title	Registrar General	CT Vol 5032 Fol 166	1939	NSW Land Registry Services
Archival Record	Tooth & Co	West End Hotel, cnr. Mullens and Reynolds Street, Balmain, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Article	Peter Reynolds	'From Johnston Street to Cameron's Cove'	1985	Leichhardt Historical Journal no. 14.

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RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • While this property is included in The East Balmain Conservation Area (C3), it is recommended that the East Village Hotel at 82–84 Darling Street and its interiors be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the East Village Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the overall original form, hipped roofs, chimneys, painted rendered walls (scored in ashlar style), suspended awning, and wall tiles to the ground floor exterior. - No new openings should be made on the street façade of the hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute. On ground level it is chimney breasts, ceiling beams and cornices. On the first floor this includes the original hotel room layout, pressed metal ceilings and cornices, and early timber floorboards, windows, doors, architraves, picture rails, skirtings and fireplaces. - Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided over the main original built form. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detailing or a more sympathetic treatment. This includes the post-1950 window shutters, which are intrusive. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	9		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel, viewed from Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of East Village Hotel from Union Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

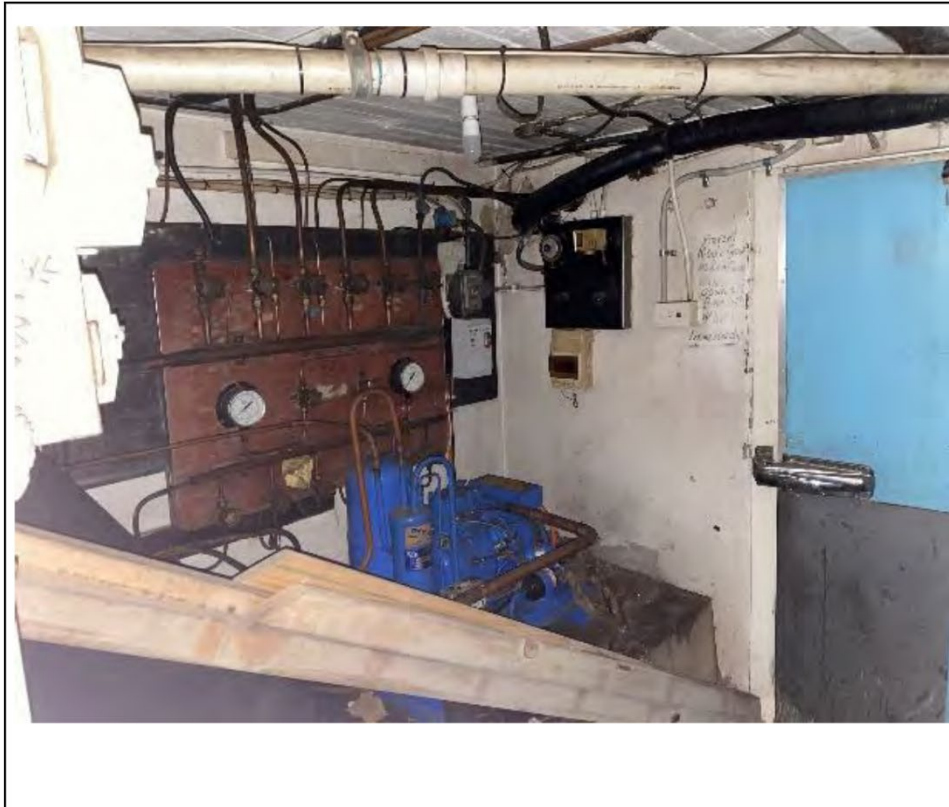


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel—basement cellar.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel interior—ground floor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

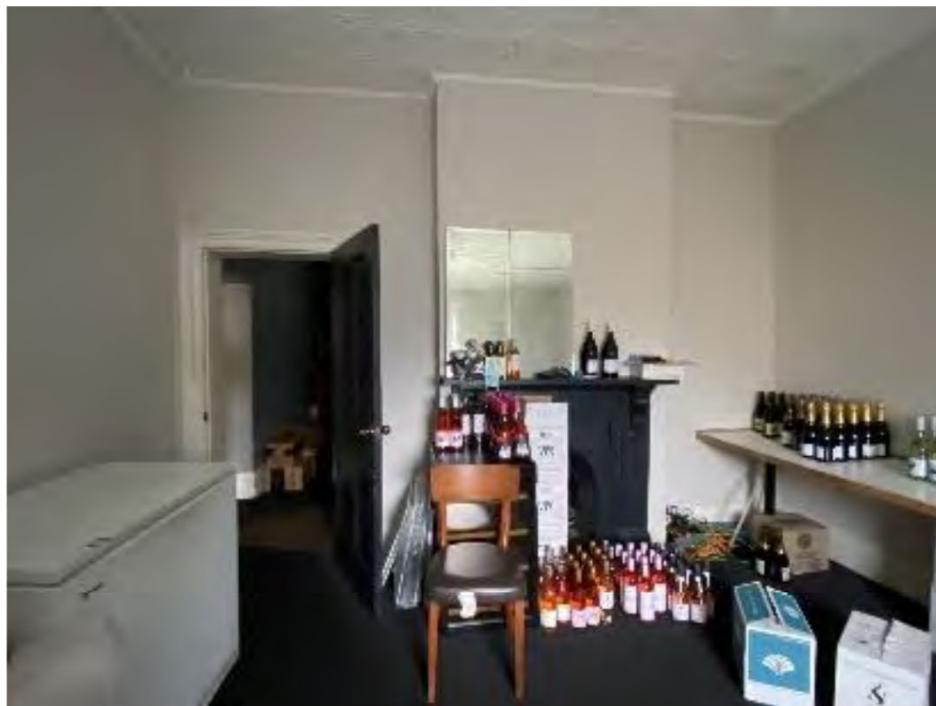


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel interior—first floor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel, 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel, 1949.				
Image year	1949	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	East Village Hotel, post-1949.				
Image year	Unknown	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 22, Balmain, showing the footprint of the East Village Hotel				
Image year	1888	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	The Milestone Hotel, including interiors				
Other Name/s Former Name/s	Gladstone Park Hotel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	140				
Street name	Marion Street				
Suburb/town	Leichhardt			Postcode	2040
Local Government Area/s	Inner West				
Property description	7/C/922				
Location - Lat/long	Latitude	-33.884411999999998		Longitude	151.15018599999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Milestone Hotel has heritage significance for historical, aesthetic, and representative values at a local level. The hotel, built in c1924–1926 for prominent breweries-hoteliers, Tooheys, is significant as one of the few new hotel sites established in the Inner West in the early twentieth century; most were established during the Victorian period. The hotel received a licence transfer from an earlier hotel nearby and has significance for its ability to demonstrate how large brewers navigated the prohibitive licensing arrangements of the time, shuffling them from underperforming venues to new locations typically sited on prominent corners. Despite modification, the Milestone Hotel has aesthetic and representative significance as an assured example of a modest interwar Free Classical hotel which responds to its historic suburban context. The hotel is representative of a popular style of architecture employed by large brewery-hoteliers during the period, demonstrating the typical form, siting and features of this typology of building. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	
Builder/ maker	

Heritage Data Form

Physical Description	<p>The Milestone Hotel, built in 1924–1926, is a two-storey corner pub, constructed of brick, with interwar period Free Classical style architectural design. The hotel is located on a corner site at the intersection of Flood Street and Marion Street, Leichhardt. Buildings to the west of the intersection (including the MarketPlace Leichhardt) have modified this context. The building has a splayed corner and Flood Street is its longest façade, where the land falls down to the south. A small, simply detailed single-level addition faces Flood Street. The former rear courtyard area has been infilled with a modern single-storey addition.</p> <p>The terracotta tiled roof with projecting eaves (unlined) has three breakfront parapeted gable ends which provide articulation to the first floor: two along Flood Street and one facing Marion Street. The end gable on Marion Street indicates the original brick and painted (green) rendered coping detail. The roof is hipped at the Flood Street end.</p> <p>The hotel is constructed of brick, which is rendered and painted on the ground floor and painted on the first floor.</p> <p>Original rendered detail to the coping/perimeter of the parapet gables and a narrow band below the eaves remain evident, and the walls of the upper level are otherwise painted brick; the original painted signs are not visible.</p> <p>On the first floor the timber double-hung windows, with three vertical panes to the upper sash, are original. Below the parapeted gable on Marion Street is a large timber window infill to an original recessed balcony. The original terracotta-tiled hipped awning roof with timber bracket supports remains unaltered. On Flood Street one parapet gable has a small projecting timber bay window, with double-hung windows and timber shingled lining below, and a small-tiled hipped awning roof matching the Marion Street awning roof.</p> <p>The metal awning is suspended over the footpath. It appears original and wraps around the corner, stepping down halfway along Flood Street in response to the slope. The lining is of a modern profile. The ground floor retains few original features below the awning. The exterior walls have modern tiles from the footpath to the ground/sill level, and the rest of the façade is rendered and painted to the underside of the awning. Contemporary bifold timber-framed windows face Flood Street, with a glass infill to bench height for bar seating. Large floor-to-ceiling clear glazed windows face Marion Street. Entry to the hotel's bottle shop and public bar is via modern timber-framed glazed doors on Marion Street, with a side entrance to the gaming area on Flood Street.</p> <p>The interior of the hotel is highly modified, though it retains some evidence of its original fabric and layouts. The basement cellar is modified with new equipment and fittings, but likely matches the original footprint. It has painted brick walls which are likely original, as some demonstrate corbelling consistent with the building style.</p> <p>The ground floor has been highly modified and contains no evidence of original layouts, fabric or fittings.</p> <p>The first floor of the hotel retains its original layout of rooms. However, most of the early fabric has been removed, including the ceiling and almost all architraves and skirting boards. Remaining original and early fabric includes the timber sash windows and floorboards, which have been extensively patched.</p>					
Physical condition and Archaeological potential	<p>The Milestone Hotel is in good condition and well maintained for its continued operation as a hotel. Some fabric has been removed for maintenance of the roof, such as the first floor ceiling.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1924	Finish year C.1886	1926	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>By 1970—The name 'Gladstone Park Hotel' is painted on the dutch gables.</p> <p>2001–2003—The hotel is significantly renovated. The pattern of openings on the ground floor is reconfigured and all original doors, tiles and windows are removed and replaced. The layout of the ground floor is also reconfigured and original fabric removed and replaced with modern fabric. There are minor alterations to the layout of the first floor. The face-brick exterior is painted.</p> <p>2012–2013—A smoking/gaming room is created to the rear of the ground floor and all finishes are updated.</p> <p>2014—The hotel is renamed the Milestone Hotel.</p> <p>2016—New bathrooms and a relocated bar and gaming area are built on the ground floor.</p> <p>2022—The first-floor ceiling is removed, as are almost all picture rails, architraves and skirting boards on this floor.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that</p>

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	<p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Milestone Hotel</p> <p>The Milestone Hotel is on land which was part of the Elswick Estate, which was subdivided and sold from 1868 onwards. The hotel is located on the site of the second Gladstone Park Hotel built in 1926, which replaced an earlier hotel built in 1880 on the land of 72 Burfitt Street, Leichhardt.</p> <p>The land of the Milestone Hotel was purchased from the Elswick Estate in 1874 by Tom Stewart, a woolbroker. In 1882 Stewart resubdivided the land as the 'Bellevue Estate' subdivision, of which the Milestone Hotel land was Lot 7, Part C. Initially the parcel of land was used for residential purposes, and a small cottage was built on the site by 1890.</p> <p>In 1926 the licence of the original Gladstone Park Hotel on Burfitt Street was transferred to a new hotel on the corner of Marion Street and Flood Street to take advantage of a prominent corner site on the busy street. This land had been purchased by hotel-keeper Edward Robert Walsh in 1924 from owners who had held it since 1889. It is likely that the hotel was built c1924–1926 using funds provided by Tooheys brewery, as Walsh immediately transferred the freehold to the company and began leasing the hotel as its publican. During this era many hotels were renewed or rebuilt in contemporary designs by large Sydney breweries to improve the trade's image and their offering to patrons. As new licences were almost impossible to get, breweries relied on transfers of existing hotel licences to open new venues, which were often placed in more advantageous positions than earlier Victorian hotels.</p> <p>The name Gladstone Park Hotel was kept for the new hotel. This name was likely chosen for the original 1880 hotel by its publican John Diamond to relate to the Gladstone Estate subdivision from which he had purchased the land.</p> <p>Edward Walsh continued to operate the hotel until his death in 1928. His wife Ann continued as publican until 1938.</p> <p>Photographs from the twentieth century show the upper floor of the hotel was unpainted, with tiling halfway up the street façade. Between its construction and 1970 very little exterior modifications occurred, though the name 'GLADSTONE PARK HOTEL' was painted on the dutch gables overlooking the street by 1970.</p> <p>Tooheys retained ownership of the hotel until the 1980s when the company and its assets were purchased by Bond Corporation. The hotel was then leased to a succession of publicans based on the 'tied-house' model.</p> <p>In 2001–2003 the hotel was significantly renovated. Works included reconfiguring the pattern of openings on the ground floor to their current arrangement, at which time the original doors, tiles and windows were removed and replaced with glass. The layout of the ground floor was reconfigured by removing walls, and all original fabric was removed and replaced with newer fabric. Minor alterations to the layout of the first floor were also made, but the pattern of accommodation rooms was preserved. The face-brick exterior was also painted.</p> <p>In 2012–2013 the hotel was renovated again. Upgrades included the creation of a smoking/gaming room and an update of all finishes.</p> <p>In 2014 the hotel was renamed the Milestone Hotel. Further renovations to the ground floor were</p>
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	made in 2016. New bathrooms were constructed, and the bar and gaming room was relocated. In 2022 the ceiling of the first floor was removed to repair the roof. Picture rails, architraves and skirting boards of the accommodation rooms were also removed.
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THEMES

<i>National historical theme</i>	Building settlements, towns and cities Developing Australia's cultural life
<i>State historical theme</i>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Milestone Hotel is of historical significance as one of the few new hotel sites established in the Inner West in the early twentieth century. Constructed in 1924–1926 as the Gladstone Park Hotel, on a site which had never previously been a hotel, the Milestone Hotel ran counter to the prevailing trend of its time of hotels being closed and their sites converted to other uses. The locations of most hotels in the Inner West had been fixed in the Victorian period, with very little ability for the creation of new hotels due to the influence of the temperance movement. To circumvent this, large breweries occasionally transferred licences from existing hotels to new venues, which tended to be located in newer suburbs to the west of the Inner West. The Milestone Hotel is one of the few to receive a licence transfer to remain in the same suburb, with Tooheys transferring the licence to it from the first Gladstone Park Hotel on Burfitt Street. The hotel is significant as one of the few hotels built during this era and for its ability to demonstrate how large brewery owners contended with the prohibitive licensing arrangements in the early twentieth century.</p> <p>The Milestone Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Milestone Hotel is associated with Tooheys brewery, which owned the hotel from 1926 and likely funded and coordinated the construction of the hotel. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Milestone Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Milestone Hotel is a good example of a modest two-storey suburban hotel designed in the interwar Free Classical style which makes a positive contribution to the intersection of Marion and Flood streets. The hotel, built in c1924–1926, is sited on a large corner site that slopes down north to south on Flood Street. The design of the hotel is compact, with interwar Free Classical elements above the awning like the terracotta tiled roof, breakfront parapeted gables, shingled projecting bay window, timber sash windows and brick construction giving the building a pleasant suburban scale. The exterior of the hotel has aesthetic significance as an inviting hotel building which complements the scale of the local area, despite being substantially modified below the awning. The interiors of the Milestone Hotel are heavily modified, but retain evidence of the layout of rooms on the first floor and the footprint of the basement cellar, which reinforce the aesthetic value of the building.</p> <p>The Milestone Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Milestone Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Milestone Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p>

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	The Milestone Hotel is considered likely to meet the threshold of significance at a local level under this criterion.
Technical/Research significance SHR criteria (e)	<p>The Milestone Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Milestone Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Milestone Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Milestone Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Milestone Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Milestone Hotel is a good example of an interwar Free Classical hotel building built in the Inner West in the early twentieth century. It is also demonstrative of the type of hotel constructed by large breweries during this period to improve the image of the hotel and monopolise the sale of their beer. Built in c1924–1926 by Tooheys, the Milestone Hotel is one of the few to be built in the twentieth century on a site which was not previously a hotel. It has significance for its ability to demonstrate the type of architectural design employed in new hotel buildings of the era, but also the desired location for a hotel in established suburbs.</p> <p>The Milestone Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Milestone Hotel is intact externally above the awning and reflects its 1924–1926 form, save for an infilled balcony on the Marion Street elevation and the paint over the original face-brick. All detailing is original apart from these elements. The awning itself is original, though the soffit linings have been replaced. Below the awning is highly modified—the pattern of openings has been modified and contemporary doorways and windows have been installed—which has altered the street presentation. Along Flood Street there is a modern single-storey addition which is of no significance.</p> <p>Internally the hotel has undergone several phases of modification and has a low degree of intactness. The ground floor has been highly modified and contains no evidence of original layouts or fabric. The basement cellar is also modified, but corresponds to its original footprint and retains some original details like the brick walls and corbelling. The first floor retains the layout of accommodation rooms, as well as select original fabric such as the floorboards and timber sash windows.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 914 Fol 187	1889	NSW Land Registry Services
Title	Registrar General	CT Vol 6481 Fol 144	1952	NSW Land Registry Services
Archival Record	Tooth & Co	Gadstone Park Hotel, cnr. Marion and Flood Street, Leichhardt—Tooth & Co	Various	Noel Butlin Archives Centre, Australian National University

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		Yellow Cards		
Article	Anthony Cusick	'Leichhardt West: Original Land grants and subdivisions'	1989	Leichhardt Historical Journal no. 16.
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Gazette	Treasury of NSW	Return of Publicans' Licenses 9 March 1880	1878	<i>NSW Police Gazette and Weekly Record of Crime</i> (10 March 1880, Issue 10, p 87)

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • It is recommended that the Milestone Hotel, including interiors at 140 Marion Street, Leichhardt, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Milestone Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the terracotta-tiled roof with projecting eaves (unlined), breakfront parapeted gables, remnant rendered detail to copings, shingled projecting bay window, tiled skillion awnings, painted brick façades, timber sash windows to the first floor, and suspended awning. - The pattern of openings, though modified, should be maintained to the street façades of the hotel building. No new openings should be made, nor should existing openings be enlarged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute, painted brick walls and corbelling. On the first floor this includes the original hotel room layout, timber sash windows, and remnant original floorboards. No significant interior fabric exists on the ground floor. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should respond to the existing roof form. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the first floor balcony (now infilled). - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	10		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Milestone Hotel, viewed from across Marion Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Milestone Hotel, viewed from Flood Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	First floor interior of the Milestone Hotel, showing the layout of accommodation rooms.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The basement cellar of the Milestone Hotel.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Milestone Hotel, 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 37, Leichhardt, showing the lot of the Milestone Hotel.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	The Vic on the Park Hotel, including interiors				
Other Name/s Former Name/s	<i>Dives Hotel, Walbums Hotel, Stokes Hotel, Stokes Family Hotel, Victoria Hotel</i>				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	2				
Street name	Addison Road				
Suburb/town	Marrickville			Postcode	2204
Local Government Area/s	Inner West				
Property description	1/774868				
Location - Lat/long	Latitude	-33.904220000000002		Longitude	151.16795300000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Vic on the Park Hotel has cultural heritage significance for historical, aesthetic and representative values at a local level as an early hotel site in Marrickville in operation since 1878. The hotel is one of the only hotels to be built in Marrickville during the suburb's rapid residential development in the late nineteenth century that still remains in operation. It has significance for its ability to demonstrate the growth of the suburb. The hotel was substantially renovated in c1925 by Tooth & Co and demonstrates the historical process of hotel renewal undertaken by large breweries in the early twentieth century. Despite later modifications, the hotel is largely intact and has aesthetic and representative values as a fine example of an interwar Free Classical hotel created during this process of renewal, with landmark qualities in its streetscape. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Unknown, RG Simpson (1954 rear extension)					
Builder/ maker	Unknown					
Physical Description	<p>The Vic on the Park Hotel, built c1878 and remodelled c1925, is a two-storey interwar period Free Classical style hotel building that occupies a generous corner site at the intersection of Addison Road and Enmore Road, Marrickville. It is a landmark building, facing Enmore Park at one corner, and has symmetrical façades with a splayed corner at the street level, facing Enmore Road to the east and Addison Road to the north. The other corner, facing the park, comprises several smaller and less distinctive buildings, likely to be from the same era as the Vic on the Park Hotel, which form a faceted curve to the street line.</p> <p>The hotel is constructed of brick, with a hipped roof clad in terracotta tiles with overhanging eaves lined with a panelled detail. Each façade ends with a parapeted gable facing the street, with a simple rendered coping detail that breaks up the roof line. The building ends have simple parapet walls concealing the hipped roof ends. The hotel features a distinctive hexagonal clocktower with a metal clad (copper / zinc ?) bell-shaped roof (with flagpole finial), which marks the street corner and extends to form the corner bay window below. The clocktower features a roman-numeral clock that faces Enmore Park above a series of rendered, moulded panels, extending the eaves line.</p> <p>The first-floor façades, originally face brick with a rendered sill level string course, have been painted. The façades are symmetrical, each having a row of five 12-pane double-hung timber sash windows, and a pair of similar windows below the parapeted gable. The windows at the corner bay beneath the clock tower are also similar, but narrower.</p> <p>The unlined metal suspended awning wraps around the building, and appears to be original.</p> <p>The ground-level façade below the awning is clad with interwar period tiles. It has retained its original pattern of openings; most openings are double timber doors with fanlights, and there are also sidelights above truncated tiled walls. Two new aluminium windows face Enmore Road. One sits above the original keg chute. Another single window with the same configuration sits within an original opening directly below the clock tower at the corner junction of the building.</p> <p>Along Addison Road is a modern garage addition to the west elevation of the hotel. At the rear of the building is an outdoor deck, carpark and beer garden.</p> <p>The keg chute, accessed from the footpath on Enmore Road, indicates a basement cellar.</p> <p>The interior of the hotel has undergone modification but retains a good level of fabric associated with its early to mid-twentieth century form. The cellar reflects its 1954 footprint and retains some fabric associated with this era. In the original part of the cellar beneath the front bar is the c1925 keg chute and a c1954 hoist. The later addition retains its c1954 cool room door. Stairs to the cellar have been moved from their original locations. The cellar otherwise contains modern hotel equipment.</p> <p>The ground floor has been modified multiple times but retains evidence of former layouts and fabric associated with the c1925 and 1954 renovations. This includes the timber-framed doors, windows, wall shelves and their hardware in the front bar and bottle shop. Plaster ceilings and the remnants of walls in the ceiling over the front bar, bottle shop, and stair area date from c1925 and provide evidence of the former layout of the hotel. The timber stairs also reflect the c1925 arrangement and are original. The fabric to the rear of the ground floor in the 1954 addition is highly modified and contains little original fabric. This includes the bistro, gaming room, kitchen and beer garden deck.</p> <p>The first floor is largely intact and retains a mix of c1925 and 1954 fabric. The layout of accommodation rooms has been preserved, with windows, doors, architraves, skirting boards and picture rails retained. Timber floorboards, likely c1925, are exposed in areas and likely remain below carpet elsewhere. Ceilings and cornices are predominantly 1954 fabric. Some accents such as curtain valences also remain. The first-floor deck reflects its 1954 arrangement, with some contemporary metal sheds added.</p>					
Physical condition and Archaeological potential	<p>The Vic on the Park Hotel is in good condition and has been well maintained for its continued operation as a hotel. The condition of the hotel is poorer on the first floor, where water infiltration and weed and mould growth were observed.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1878	Finish year C.1886	1925	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1914—The public bar is expanded by removal of a wall to the second parlour on the ground floor.</p> <p>1922—The public bar is expanded again by Tooth & Co and a garage built.</p> <p>c1925—The hotel is substantially remodelled. The hotel is expanded south on Enmore Road to its current extent and the exterior is changed to its present design. In the interior the stairs to the first floor</p>					

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	<p>are rearranged. The public bar is again expanded and a parlour is converted to a bottle department.</p> <p>c1936–1943—An addition to the west of the hotel (likely part of the original hotel or an early addition) is removed to create an open yard.</p> <p>1954—A large single-storey extension is added to the rear of the hotel to form a new lounge and saloon bar. The roof of the extension is formed into a deck on the first floor. The cellar is expanded beneath the new extension and a hoist is added to the original cellar. The rear of the property is converted to a beer garden and the two garages are built along Addison Road. Internally some walls are removed to expand the front bar, and two bar counters are built.</p> <p>c1996—One of the front bar counters is removed for a stage.</p> <p>2001—Illuminated signage is installed on the exterior of the hotel.</p> <p>2007/2008—The gaming room at the rear of the hotel is extended with an outdoor area, a new bar and bathrooms.</p> <p>2017–2021—Remodelling of rear deck and construction of a new gaming room, bistro, and dining area.</p>
Further comments	

HISTORY

Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock</p>
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	<p>teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Vic on the Park Hotel</p> <p>A pub has been located on the corner of Addison Road and Enmore Road since 1878, when James Dive purchased the land and acquired a licence to open 'Dives Hotel'. Ownership of the hotel passed through several hands in the years following its opening. In 1879 Dive transferred the licence to George Walburn, at which point its name was changed to 'Walburns Hotel'. The following year the licence was transferred to George Stokes, who in turn transferred it to Mary Stokes. In 1882 Mary changed the name to 'Stokes Hotel' and again to the 'Stokes Family Hotel' the following year.</p> <p>The hotel reopened as the Victoria Hotel the next year in 1884 when the licence was transferred to George Smith. Smith was the publican of the hotel for the next 10 years and the name continued after the licence was transferred.</p> <p>The Victoria Hotel was located directly across the tramline between Newtown and Marrickville, which had opened in 1881.</p> <p>Confusingly, another hotel on the corner of Marrickville Road and Illawarra Road was named Hotel Victoria from 1892 to 1938, before becoming Hotel Marrickville.</p> <p>In 1914 plans for the expansion of the Victoria Hotel's public bar were approved. These involved the removal of a wall to a second parlour on the ground floor. Ownership of the land was transferred from William Stokes, the son of Mary and George Stokes, to Ernest Alfred Cantle in 1918.</p> <p>In 1922 Ichel Samuel Gruzman took up a 10-year lease of the hotel. Tooth & Co reportedly made alterations to enlarge the public bar and build a garage in 1922.</p> <p>The hotel was substantially renovated, and possibly rebuilt, in c 1925 by Gruzman and Tooth & Co.</p>
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	<p>Works included remodelling the exterior of the hotel to its present design and expanding the hotel south along Enmore Road to its current extent. Internal modifications included rearranging the stairs to the first floor, expanding the public bar, and converting a parlour into a bottle-department. An existing addition on the west along Addison Road was retained, which can be seen in early images. This was demolished prior to 1942.</p> <p>In 1929 Tooth & Co purchased the freehold of the land from Ernest Cantle for £7,500, retaining Gruzman as the publican. In 1933 EJ Campion took over the licence.</p> <p>Tooth & Co reportedly made alterations to enlarge the public bar and build a garage in 1922, though Tooth & Co is only recorded as owning the freehold from 1929, for which it paid. It is possible that the works approved in 1914 were delayed until 1922.</p> <p>In 1954 plans for additions and alterations to the hotel were drawn by architect RG Simpson. An addition to the rear of the building was made to form a new lounge accessible via Addison Road and a saloon bar accessible from Enmore Road. The first-floor deck was added over this new addition. The cellar was also expanded beneath the new addition and a hoist added in the original cellar. The rear of the property was converted to a beer garden during these works, and garages were built along Addison Road. Internally the two bar areas were formed in the front bar (the second where the stage is now located), which required the removal of some walls. The hotel remained largely unchanged for the next 30 years.</p> <p>In 1996 the hotel was purchased for \$1.6 million by the Tainui, a Maori tribe from Waikato on the North Island of New Zealand, with member Brian Gregory operating as the hotel's publican. It is likely that the gaming room was formed along Addison Road at this time and one of the public bars removed to form a stage.</p> <p>In 2013 the hotel was refurbished and renamed the Vic on the Park Hotel.</p> <p>In 2017 the hotel was purchased by Merivale from the Australian Pub Fund. The hotel was again refurbished; the deck was upgraded and a new gaming room and bistro were constructed within the 1954 addition.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Vic on the Park Hotel has historical significance to the Inner West as an early hotel site in Marrickville in continuous operation since 1878, representing nearly 150 years of consistent use. The Vic on the Park Hotel, previously the Victoria Hotel, was one of the few hotel sites to be built in Marrickville during the rapid residential development of the suburb in the late nineteenth century. The hotel has significance for its ability to demonstrate the historical growth of Marrickville.</p> <p>The present hotel building was largely rebuilt c1925 in the interwar Free Classical design by Tooth & Co and has additional historical significance for its ability to demonstrate the historical process of hotel renewal undertaken by large breweries in Sydney, like Tooth & Co, during the early twentieth century. The hotel retains layers of early fabric associated with its modification by Tooth & Co. This includes evidence of original room layouts on the ground and first floor (only retained in the ceiling on the ground floor) and fabric such as the c1925 exterior tiles and suspended awning. The hotel has significance as evidence of this historical process, with its later 1954 addition showing it was a continuing process.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Vic on the Park Hotel is associated with several nineteenth and twentieth century publicans like James Dives, the Stokes family and Ichel Gruzman, and with Tooth & Co, which extensively remodelled the building in c1925. These associations are strong, though they are of questionable importance to the local area and do not meet the threshold of significance.</p> <p>The Vic on the Park Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Vic on the Park Hotel is a fine example of an interwar Free Classical hotel building which makes an important contribution to the streetscape around Enmore Park. Substantially renovated in c1925, the hotel is a landmark in its immediate context on the corner of Enmore Road and Addison Road, which is enhanced by its separation from nearby buildings. This gives the hotel a unique presence in the street and enhances the value of its interwar Free Classical design. Elements of this style in the building are intact above and below the awning and epitomised by its bell-roofed clocktower at the centre of the façade, complemented by the interwar period tiles and original pattern of openings below.</p> <p>The interiors of the Vic on the Park Hotel retain many original architectural features and fabric, as well as evidence of original hotel accommodation layout, which reinforce the aesthetic value of the building.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Vic on the Park Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Vic on the Park Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Vic on the Park Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Vic on the Park Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up.</p> <p>Further investigation of the Vic on the Park Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, evidence of former ground floor layouts, remaining original fabric, and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should</p>

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	<p>be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Vic on the Park Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Vic on the Park Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Vic on the Park Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Vic on the Park Hotel is a fine example of an interwar Free Classical hotel building in the Inner West and demonstrative of the type of hotel building constructed or adapted in the early twentieth century. Substantially remodelled in c1925 by Tooth & Co, the Vic on the Park Hotel shows how renewal of hotels by large breweries drew on contemporary architectural design to improve the image of hotels and adapt to changing trading conditions, resulting in the creation of a new typology of hotel building. The Vic on the Park Hotel is a good example of such a hotel in the Inner West and is substantially intact on the exterior. The interiors of the hotel are partially intact and retain early architectural features, layouts and fabric which enhance its ability to demonstrate this typology of hotel.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior Vic on the Park Hotel (facing the street) is mostly intact in its c1925 form. Its pattern of openings and detailing are largely unchanged since that time. Modifications to the exterior main hotel building include the conversion of a window to a door on Addison Street, formation of a splayed corner to the suspended awning, painting of the brickwork on the first floor (unpainted below the awning), and the installation of hotel signage and security grilles. Significant attributes of the building exterior include its symmetrical façade, interwar tiles, timber windows and doors, clocktower, terracotta-tiled hipped roof, suspended awning, and moulded/rendered details. At the rear of the hotel is a mix of mid-century and modern fabric. Fabric associated with the 1954 extension is of little significance but contributes to an understanding of the hotel's evolution and should be retained, whereas newer fabric does not. The carpark/beer garden is significant in its form, though its fabric is not itself of significance. Internally the Vic on the Park Hotel has undergone several phases of modification. It retains some early c1925 fabric, fittings and layouts as noted in the description. These are of significance and contribute to the heritage value of the hotel. They are interspersed with mid-century fabric which is of little significance but contributes to the understanding of the hotel's evolution, and contemporary fabric which is of no significance.</p>

HERITAGE LISTINGS

Heritage listing/s	N/A

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 354 Fol 186	1878	NSW Land Registry Services
Title	Registrar General	CT Vol 2534 Fol 17	1914	NSW Land Registry Services
Title	Registrar General	CT Vol 4220 Fol 103	1928	NSW Land Registry Services
Title	Registrar General	CT Vol 5111 Fol 50	1940	NSW Land Registry Services
Archival Record	Tooth & Co	Victoria Hotel, cnr. Enmore and Addison Street, Marrickville—Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Architectural Plans	Various	Victoria Hotel—Tooth & Co Ltd Archive of Architectural	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd

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		Drawings of Hotels		Archive of Architectural Drawings of Hotels
Report	Antoinette Buchanan	<i>Vic on the Park Hotel</i>	2000	Inner West Council Library (unpublished report)
Book	C Meader, R Cashmann & A Carolan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • It is recommended that the Vic on the Park Hotel, including interiors, at 2 Addison Road, Marrickville, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Vic on the Park Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the symmetrical façade, terracotta tiled hipped roof with overhanging eaves, breakfront gables, clocktower with bell-form roof clad in metal, moulded/rendered details, suspended awning, original/early timber windows and doors (and hardware) to both floors, and interwar tiles to the ground floor exterior. - No new openings should be made on the street façade of the hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the 1954 footprint, original keg chute, and c1954 electronic hoist. On the ground floor it is the timber-framed doors and windows (including hardware), timber wall shelves, original/early plaster ceilings, wall ribs to the ceiling, and timber stairs. On the first floor this includes the original hotel room layout, plaster ceilings and cornices, metal stair grille, and original/early timber floorboards, windows, doors, architraves, picture rails, skirtings and valences. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should not compromise the 1954 first floor courtyard. Additions should also preserve the open space at the side of the hotel and access via Addison Road. - Retention of the full property boundary is encouraged. Lots currently used for the beer garden and parking should remain associated with the property to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the reinstatement of the face-brick façade. - Opportunities for removal of existing alterations and additions that have impacted on the place's heritage significance should be explored, allowing for reconstruction to original or early detail or a more sympathetic treatment. These additions include the signage and security grilles to the first floor exterior. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	11		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Vic on the Park Hotel, viewed from Enmore Park.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the Vic on the Park Hotel from Addison Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The front bar of the Vic on the Park Hotel.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The first-floor interior of the Vic on the Park Hotel.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

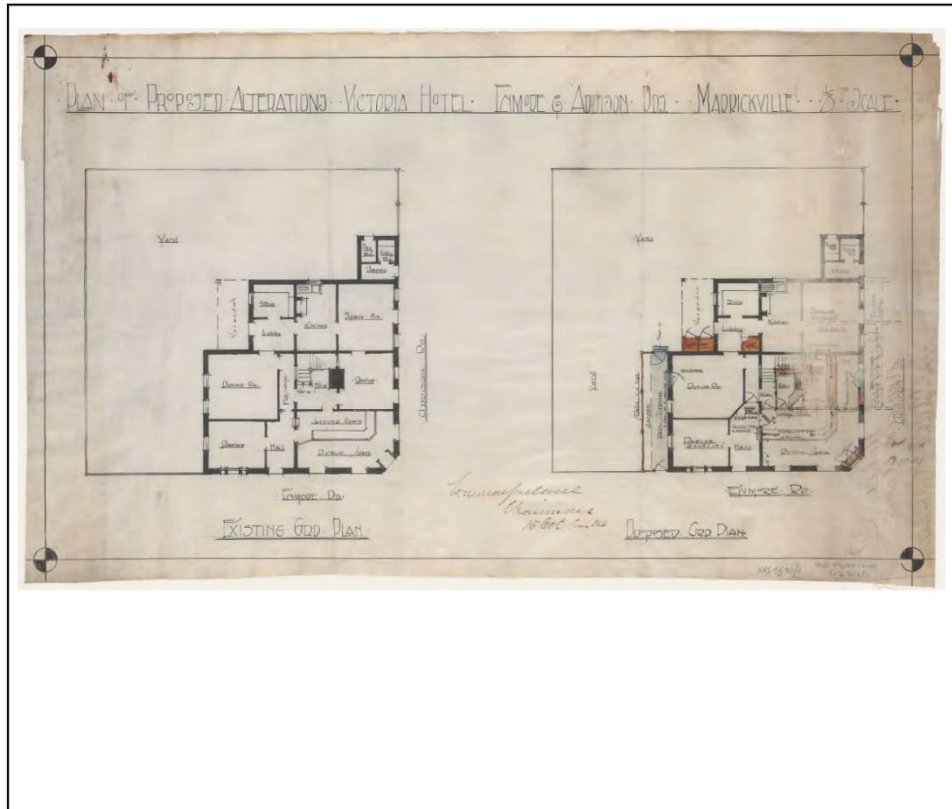
Please supply images of each elevation, the interior and the setting.

Image caption	Vic on the Park Hotel, 1936.				
Image year	1936	Image by	Unknown	Image copyright holder	Inner West Library



IMAGES - 1 per page

Image caption	Vic on the Park floorplan showing proposed alterations, 1916.				
Image year	1916	Image by	Unknown	Image copyright holder	NSW State Archives & Records

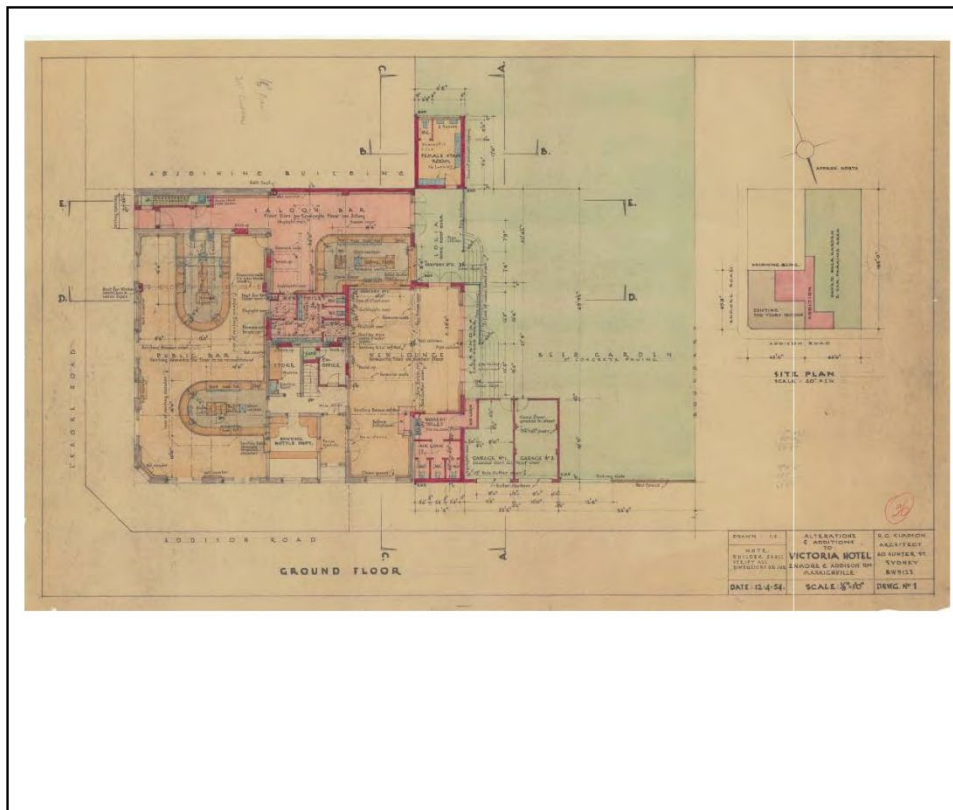


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Vic on the Park floorplan showing ground floor extension, 1954.				
Image year	1945	Image by	RG Simpson	Image copyright holder	Museum of Applied Arts and Sciences

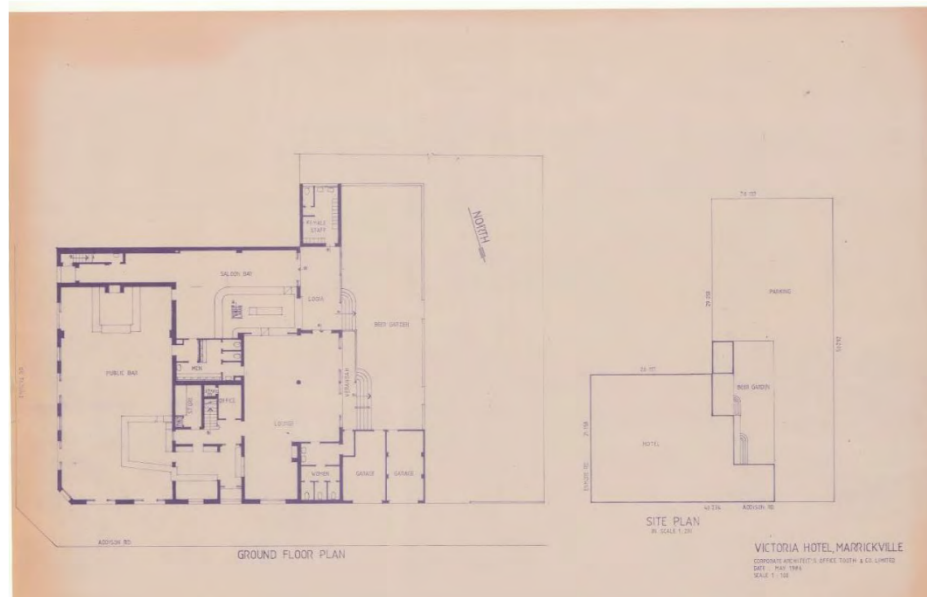


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Vic on the Park ground floor plan and site plan.				
Image year	1986	Image by	Corporate Architect's Office, Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences

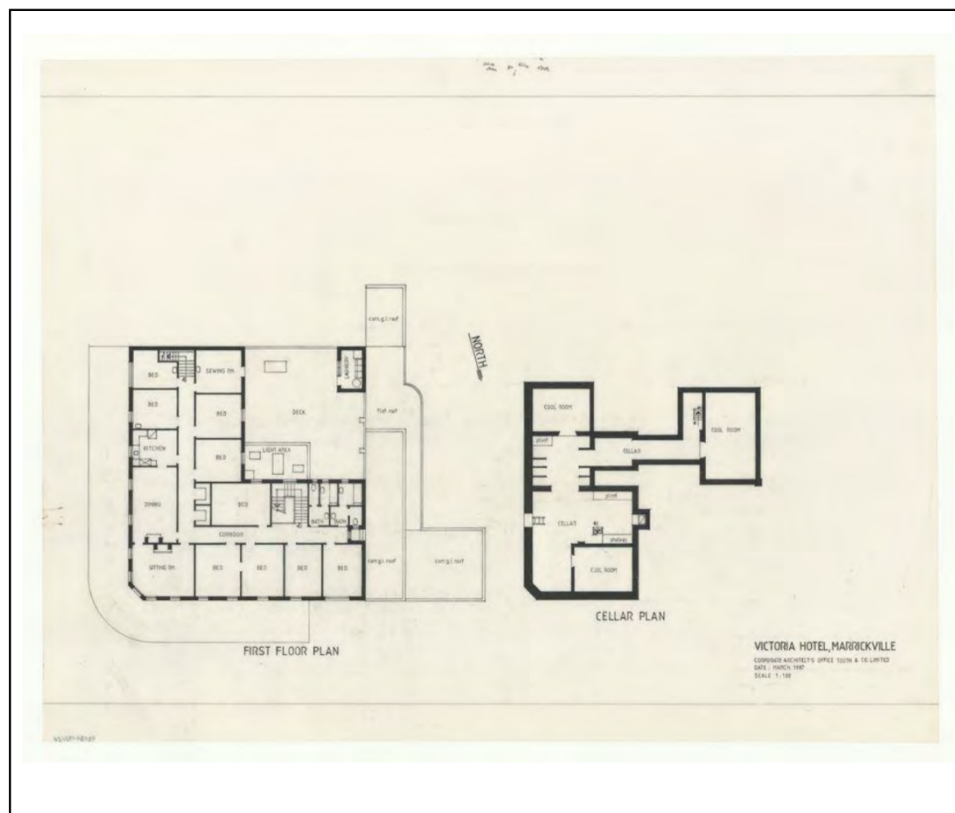


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Vic on the Park first floor plan and cellar plan, 1987.				
Image year	1987	Image by	Corporate Architect's Office, Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences



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ITEM DETAILS					
Name of Item	The Royal Exchange Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	203				
Street name	Marrickville Road				
Suburb/town	Marrickville			Postcode	2204
Local Government Area/s	Inner West				
Property description	1/232542				
Location - Lat/long	Latitude	-33.910977000000003		Longitude	151.15782300000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Royal Exchange Hotel has significance for historic, aesthetic and representative values at a local level as an early hotel in Marrickville in continuous operation since 1888. The Royal Exchange Hotel is one of a few hotels in Marrickville established during its rapid residential development in the late nineteenth century. The hotel evidences the historical development of the area and the accompanying growth in demand for local hotels. In c1935–1939 the hotel was significantly remodelled in the interwar Art Deco style by prominent brewer-hotellers, Tooheys. This evidences a significant phase of commercial strategy and investment in the development and design of local hotels to promote the Toohey's brand and their products. Significant characteristics of The Royal Exchange Hotel, include its Art Deco design intact above the awning, with its vertical fin detailing, stylised lettering, rendered façade and horizontal banding, which make a strong contribution to the aesthetic appeal of the hotel. It has significance as a representative example of the style and demonstrates the type of modifications undertaken by these breweries, which had a tangible historical effect on the design of hotels in Sydney. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Royal Exchange Hotel is a two-storey hotel building first constructed in 1888 and substantially renovated in 1939 in the Art Deco style. The hotel is on a busy corner at the intersection of Marrickville Road and Garners Avenue. The hotel is L-shaped, with a faceted corner. The short façade faces Marrickville Road and an extended façade faces the side street. At the rear of the hotel is a recent one-storey addition which fronts Garners Avenue and backs onto the council carpark.</p> <p>The hotel is constructed of brick, which is rendered and painted as it faces the street. It has a skillion roof clad in corrugated metal. The roof is hidden behind the prominent parapet, which has Art Deco plaster detailing with a strong horizontal emphasis. A raised section wraps around the faceted corner with rounded edges. This supports vertical fin detailing that extends to a lintel below. The name 'ROYAL EXCHANGE HOTEL' is featured in stylised plaster letters on both street fronts.</p> <p>The first-floor façade has irregularly spaced windows in their original 1888 locations. These are modern aluminium-framed windows with no ornamentation. A wide rendered stringcourse joins to the parapet from their lintels. Below the windows is a series of horizontal banding which forms their sills. These sit above the metal awning, which uses the original awning stays but has since been modernised.</p> <p>The ground floor has undergone significant alteration below the awning, with little original detailing intact. It is tiled to the top of the door frames and rendered above. The doors are modern timber and glazed doors with fanlights and the windows are modern, fixed and bifold. The main entrance is through the doors on Marrickville Road. A modern keg-chute door is located on the faceted corner, in the same location as the original.</p> <p>The interior of the hotel is highly modified and very little original fabric remains. The basement cellars of the hotel are contemporary with limited evidence of earlier fabric, though the keg chute is in its original location. A redundant staircase is likely a remnant of the original cellar.</p> <p>The ground floor has been highly modified and contains no evidence of original layouts, fabric or fittings.</p> <p>The first floor of the hotel retains its original layout of rooms, with some modifications. Most early or original fabric has been removed, especially closer to Marrickville Road, or damaged in a recent fire. This fabric includes the 1930s plaster ceilings, skirting boards and windows, which are intact towards the rear of the building, as well as original lath and plaster walls. These are unlikely to survive remediation, but some elements could be salvaged.</p>					
Physical condition and Archaeological potential	<p>The Royal Exchange Hotel has been altered and the interiors refurbished. The hotel has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1888	Finish year C.1886	1888	Circa	<input type="checkbox"/>
Modifications and dates	<p>c.1935–1939—The hotel is substantially remodelled in the interwar Art Deco style by Tooheys.</p> <p>1954–2000—Modifications take place under Tooheys' ownership (further research required).</p> <p>2001—The metal sculpture by artist Ces Camilleri is installed on the hotel's awning. A toilet block is added to the rear of the hotel.</p> <p>2009–2013—The interior of the hotel is extensively renovated on the ground floor and basement level. The layout is completely modified on the ground floor and all evidence of original layouts, fabric and fittings removed. An outdoor gaming area and terrace is formed at the rear of the hotel.</p> <p>2021—An arson attack causes fire damage to the first floor of the hotel.</p>					
Further comments	<p>The first floor contains original layouts and interwar fixtures and detailing in areas which were damaged by the 2021 arson attack. The condition and intactness of the first floor should be examined at a future date to determine how much of this original fabric remains following repairs.</p>					

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which</p>

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	<p>allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Royal Exchange Hotel</p> <p>The Royal Exchange Hotel was built in 1888 and owned by William and Lina Ipkenanz, originally from Hanover in Germany. The hotel was three storeys high with a large decorative tower and mansard roof, in quite an ornate design. The building included a separate shopfront on the west side of the hotel.</p> <p>In 1889 heavy rains caused flooding in Marrickville and surrounding low-lying suburbs. People affected by the flooding were evacuated to the Royal Exchange Hotel, which took in 150 people in an effort coordinated by one of the local aldermen and the Ipkenanz family.</p> <p>In 1894 the Ipkenanzes mortgaged the hotel to Tooth & Co, likely making it a 'tied-house' to the company.</p> <p>The Ipkenanzes retained ownership of the hotel in the following decades, enabling them to freely choose their supplier. In 1907 the hotel was leased to Tooheys, though its hold over the hotel did not last. For the next decade the lease to the hotel passed through successive hands, with Tooth & Co expressing speculative interest in leasing the hotel. After two decades of independent operation, Tooheys once again secured the lease in 1934.</p> <p>In keeping with the practice of the large Sydney breweries upgrading hotels, the Royal Exchange was remodelled in the interwar Art Deco style by Tooheys in c1935–1939. This likely occurred in the years after Tooheys' lease, and was certainly completed by 1939. The tower and mansard roof were removed in the works and replaced with the present streamlined façade. The third floor of the building was also removed in the works.</p> <p>In 1953 Tooheys purchased the freehold of the hotel from the Ipkenanz family for £160,000.</p> <p>In 2001 a metal sculpture by Victorian artist Ces Camilleri was installed on top of the hotel's awning along Marrickville Road. The sculpture depicts a barmaid pouring beer for three patrons. It is one of several sculptures by Camilleri which adorn shop awnings in the area. An additional toilet block was added to the hotel in the same year.</p> <p>More substantial works were undertaken between 2009 and 2013, when the interior of the hotel was extensively renovated on the ground floor and basement. Works in this period included constructing a outdoor gaming room and the terrace. The layout of the ground floor was completely modified and all interior fabric removed, with significant works also undertaken to the basement.</p> <p>In late 2021 an arsonist set fire to the first floor of the hotel, causing extensive damage to the stairwell and smoke damage throughout the building.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
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<i>State historical theme</i>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation
	Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Royal Exchange Hotel has historical significance to the Inner West as an early hotel site in Marrickville in continuous operation since 1888. The Royal Exchange Hotel was one of a limited number of hotels built in Marrickville during its rapid residential development in the late nineteenth century, servicing the new population of residents in the area. The hotel is evidence of the historical development of Marrickville and the accompanying growth in demand for hotel venues in the area. It has now served the community for over 130 years.</p> <p>The Royal Exchange Hotel also demonstrates the continuing evolution of hotels through the twentieth century. The hotel was substantially remodelled by Tooheys in c1935–1939 in the interwar Art Deco style during a period of hotel renewal undertaken by large Sydney breweries. The Royal Exchange Hotel has significance for its ability to demonstrate this historical process and retains a layer of early fabric associated with Tooheys' modification. This includes its Art Deco façade, and evidence of original fabric and the hotel accommodation room layout on the first floor.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Royal Exchange Hotel is associated with Tooheys, which remodelled the hotel to its current Art Deco design in c1935–1939 and owned it from 1953. While this is a strong association, it is of questionable significance to the local area considering how many hotels Tooheys owned.</p> <p>The Royal Exchange Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Royal Exchange Hotel is an interwar Art Deco hotel building which makes an important contribution to the streetscape of Marrickville Road. Built in 1888 and remodelled in c1935–1939, the hotel has landmark qualities in its immediate context on the corner of Marrickville Road and Garners Avenue. Significant elements of the Royal Exchange Hotel's Art Deco design are intact above the awning, including its vertical fin detailing, stylised lettering, rendered façade and horizontal banding, which make a strong contribution to the aesthetic appeal of the hotel. Despite modifications below the awning, the hotel has aesthetic significance for its highly recognisable Art Deco design.</p> <p>The first floor interiors of the Royal Exchange Hotel retain some architectural features and fabric, as well as the layout of original hotel accommodation, which reinforce the aesthetic value of the hotel.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Royal Exchange Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Royal Exchange Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Royal Exchange Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Royal Exchange Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up.</p> <p>Further investigation of the Royal Exchange Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), as well as remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should</p>

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	<p>be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Royal Exchange Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Royal Exchange Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Royal Exchange Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Royal Exchange Hotel is a good example of an interwar Art Deco hotel building in the Inner West and demonstrative of the type of modification made to existing hotels in the early twentieth century. Originally constructed in 1888, the hotel was remodelled by Tooheys in c1925–1939 during a period of widespread hotel renewal. During the early twentieth century large Sydney breweries like Tooheys remodelled hotels using contemporary architectural designs to improve the image of the trade and adapt to changing trading conditions. The Royal Exchange Hotel is a good example of such a remodelling, which radically altered the appearance of the hotel, and is substantially intact on the exterior. The interiors of the hotel are partially intact and retain early layouts, fabric and features on the first floor which contribute to its representativeness.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Royal Exchange Hotel is mostly intact in its 1930s form above the awning, with the pattern of openings reflecting their original 1888 locations. The 1930s Art Deco detailing is largely unchanged from this time, though windows have been replaced with modern aluminium-framed examples. The awning has been modernised but uses the 1930s cable stays, indicating that the frame may be original. The Ces Camilleri sculpture, though not original, contributes to the amenity of the building and the area, and should be retained.</p> <p>Below the awning the hotel is highly modified. The pattern of openings has been modified on Garners Avenue, but appears to reflect the original pattern to Marrickville Road, excluding the outdoor smoking area. Tiling, doors and windows on this level are modern and of no significance.</p> <p>Internally the Royal Exchange Hotel has undergone several phases of modification. These modifications have removed all evidence of original layouts, fabric or fittings on the ground floor. However, some early 1930s fabric is retained on the first floor and evidence of the original location of the keg chute is retained. These are of significance and contribute to the heritage value of the hotel.</p>

HERITAGE LISTINGS

Heritage listing/s	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 855 Fol 144 & 143	1887	NSW Land Registry Services
Title	Registrar General	CT Vol 3257 Fol 102	1921	NSW Land Registry Services
Title	Registrar General	CT Vol 4004 Fol 96	1927	NSW Land Registry Services
Title	Registrar General	CT Vol 4263 Fol 188	1929	NSW Land Registry Services
Title	Registrar General	CT Vol 6801 Fol 5	1954	NSW Land Registry Services
Archival Record	Tooth & Co	Royal Exchange Hotel, Marrickville—Tooth & Co Yellow Cards	Various	Noel Buttin Archives Centre, Australian National University
Book	C Meader, R Cashmann & A Cardan	Marrickville People and Places	1994	Inner West Council Library

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PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
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RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • It is recommended that the Royal Exchange Hotel, including interiors, at 203 Marrickville Road, Marrickville, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Royal Exchange Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the vertical fin detailing, stylised lettering, rendered façade, horizontal banding, parapet, brick construction, suspended awning, and pattern of fenestration of the first floor. - No new openings should be made on the Marrickville Street ground floor façade of the hotel building, and existing openings should not be enlarged. Reinstatement of the doorways to Garners Avenue should be encouraged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute (in its original location). On the first floor this includes the original hotel room layout, and 1930s plaster ceilings, skirting boards and windows, where existing. No significant interior fabric exists on the ground floor. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form and façade. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - The ground floor is significantly modified and can be freely adapted for continued operation, provided this does not impact significant fabric. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	12		
Author of study or report	GML Heritage		

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Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Royal Exchange Hotel, viewed from Gladstone Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Royal Exchange Hotel, viewed from Marrickville Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Unity Hall Hotel, c1935.				
Image year	c1935	Image by	Unknown	Image copyright holder	Inner West Library



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Royal Exchange Hotel, c1980s.				
Image year	c1980s	Image by	Unknown	Image copyright holder	Inner West Library



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Royal Exchange Hotel, c2002.				
Image year	c2002	Image by	Diane McCarthy	Image copyright holder	Inner West Library



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ITEM DETAILS					
Name of Item	Websters Bar				
Other Name/s Former Name/s	Railway Hotel, Daniel Webster Hotel, Oxford Hotel, Oxford Tavern, Zanzibar				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	323				
Street name	King Street				
Suburb/town	Newtown			Postcode	2042
Local Government Area/s	Inner West				
Property description	1/177710				
Location - Lat/long	Latitude	-33.896988		Longitude	151.179057
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private (commercial)				
Current use	Hotel				
Former Use					
Statement of significance	<p>Websters Bar has cultural heritage significance for historic, associative, aesthetic and representative values at a local level as an early hotel on Newtown's high street. Constructed by John Webster in 1861 on the site of his earlier New Town Store, the hotel is significant for its association with the growth of Newtown in the mid-nineteenth century and the development of King Street. The hotel provides a tangible connection to the early history of the area, having operated for over 160 years. It is also strongly associated with John Webster, a prominent nineteenth-century Newtown resident who served as the area's first postmaster and who was involved with the development of the area.</p> <p>Websters Bar is also significant as an aesthetically distinctive and idiosyncratic interwar Art Deco hotel, a result of its several redesigns in the early twentieth century. The hotel is a particularly good example of the evolution of hotel buildings through the twentieth century owing to these redesigns, with elements of each modification retained in the façade, providing evidence of this historical process. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	Norman Fairfax Nurzey (1913 redesign)
Builder/maker	
Physical Description	Websters Bar is a three-storey Art Deco hotel building originally constructed in 1861 and remodelled in 1913 and 1937. The hotel is situated on the corner of King Street and Eliza Street in the vicinity of the

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	<p>King Street/Enmore Road junction. The hotel has a short shopfront façade to King Street and a longer secondary façade to Eliza Street, with a strong splayed corner façade.</p> <p>The hotel is a rendered and painted brick building. The building is dominated by a tall, square corner tower which rises above the simple parapet, giving the building a strong vertical emphasis. The tower and parapets have a stepped silhouette which conceals the hotel's rooftop balcony. Along Eliza Street a glass balustrade can be seen above the parapet.</p> <p>The vertical emphasis of the building is reinforced by the pilasters on the first-floor façade overlooking King Street. These frame large, arched six-pane windows with coloured glass highlights, above which are Egyptian-inspired moulded plaster wing motifs. This occurs at the end of both street elevations and surrounds the feature parapet. Along Eliza Street there is a banded frieze with vertically fluted decorations below the parapet. Windows on this elevation are regular double-hung timber sash windows.</p> <p>A metal awning wraps the front of the building, running to the end of each façade. Both the awning and the stays are possibly more contemporary features.</p> <p>The ground floor retains few original features. Two large contemporary bifold opening doors face King Street, one with a glass infill to bench height for bar seating. One of the two sets of timber-framed, glazed double doors opening onto Eliza Street may potentially be original, including a travertine threshold. Fixed, opaque glazed windows along the same façade are all contemporary additions for gaming rooms and amenities.</p> <p>At the rear of the hotel is a modern two-storey louvred addition, incorporating part of the hotel's brick structure.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	Websters Bar has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.					
Construction years	Start year C.1885	1861	Finish year C.1886	1937	Circa	<input type="checkbox"/>
Modifications and dates	<p>1913—The hotel is redesigned in a Federation Free Style inspired design by architect Norman Nurzey. The original balcony is removed and replaced with a suspended awning. All windows and doors are modified, with large arched windows formed on the King Street and Eliza Street façades, which became face-brick. The corner entrance is converted to a doorway and the ground floor façade refitted. The interior is largely overhauled in the works.</p> <p>1937—The exterior of the hotel is remodelled in the interwar Art Deco style by Tooth & Co and the sublessee. Nurzey's design is almost completely removed, save for the large arched windows which are integrated into the new design. A square corner tower is formed with a stepped parapet below. The façade is rendered with Egyptian inspired moulded plaster panels above the arched windows. The awning is relined and extended along the Eliza Street façade. An interwar Tooth & Co tiling scheme is added to the ground floor façade.</p> <p>1955—Service spaces are tiled.</p> <p>1962–1965—The internal layout of the hotel is changed to provide direct access to the bathrooms from serving spaces. A bottle department is also created and part of the women's bathrooms and the public bar area are converted into a snack bar.</p> <p>1968—The awning is cut back from King Street.</p> <p>1971–1983—Various minor interior repairs.</p> <p>2002—The hotel is renovated and reopened as Zanzibar. Renovations involve a new interior fitout, new door to King Street, and conversion of the roof terrace to a beer garden.</p> <p>2006—The first floor is converted to hotel use, likely removing the pattern of accommodation rooms.</p> <p>2016—The hotel is renovated and reopens as Websters Bar.</p>					
Further comments						

HISTORY

Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space</p>
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	<p>for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. 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It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>Websters Bar</p> <p>Websters Bar is built on the site of John Webster's New Town Store, which is mistakenly believed to be the origin of the name Newtown. John Webster was a shoemaker from Lancashire who was sentenced to seven years' transportation in 1828. In Sydney, Webster worked as a shoemaker in the Cooks River area, later receiving his freedom in 1836. Webster was well known in the area, at times working for Leslie Duguid in Tempe. In 1844 he purchased land fronting King Street (then Newtown Street) and Eliza Street and opened a shoemaking business. This later morphed into a grocery store and Newtown's first post office, with John Webster serving as the postmaster.</p> <p>In 1861 Webster demolished the store and built a hotel on the site. Webster first named it the Railway Hotel, after a nearby hotel whose licence had lapsed. In 1862 the hotel was renamed the Daniel Webster Hotel, probably after the renowned author of the Webster's Dictionary, who John Webster falsely claimed was his father.</p> <p>Webster leased the hotel to publicans from 1861 to 1867 before taking over the licence himself. By this time Webster had established himself in the Newtown community, not only as a local</p>
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	<p>businessman, but also as a philanthropist who donated to Newtown Council and the local fire brigade. In 1872 John transferred the licence to his son William Webster, who changed its name to the Oxford Hotel. Following John Webster's death in 1896 the hotel remained in the ownership of the Websters, which continued well into the twentieth century.</p> <p>A photograph from the 1880s shows the Oxford Hotel had an ornate Victorian Italianate design, with a moulded parapet and friezes. A large timber and cast iron balcony covered the hotel's King Street elevation, partially wrapping around on the Eliza Street façade. The basic form of the hotel was in place at the time, with the large splayed corner to the intersection and acute corner angle matching the hotel's present profile. Sketches of the footprint of the building show that the building was L-shaped, with an internal yard.</p> <p>In 1913 architect Norman Fairfax Nurzey designed a complete refurbishment of the building, which included significant changes to its exterior and infill of the internal yard. Nurzey's design was inspired by the Federation Free Style of architecture, replacing its earlier Italianate façade. Its timber verandah was replaced by an awning and all windows and doors were modified. Large arched six-pane windows were installed towards King Street on the first floor, which was replaced with a face-brick façade. The parapet was modified in a Federation style for the works, with a curved pediment on the corner. Below the awning the corner doorway was converted to a window and the façade retiled.</p> <p>By 1922 Tooth & Co had secured the lease on the hotel from the Webster family, making it a tied house.</p> <p>In 1937 the sublessee, Jasper McCann, remodelled the hotel using money advanced by Tooth & Co. The hotel's facades were modified in the works to reflect the Art Deco style. The rounded windows of Nurzey's earlier design were retained, but the façade was modified to reflect the Art Deco style. All elements were changed except for the rounded windows of Nurzey's 1913 redesign. Works involved the construction of the corner tower and a stepped parapet, and rendering of the street façades, including addition of the Egyptian plaster motifs above the arched windows. The awning was relined and extended along Eliza Street. The ground floor façade was also retiled in the cream interwar tiles used by Tooth & Co at the time.</p> <p>In 1954 Tooth & Co purchased the freehold of the hotel from the estate of WT and DA Webster. Some internal modifications were made following the purchase, including remodelling the kitchen and tiling all serving spaces.</p> <p>Between 1962 to 1965 the internal layout was modified; direct access was provided to the bathrooms from the bars, a bottle department was constructed, and part of the women's bathrooms and public bar were converted into a snack bar. The awning was also cut back in 1968.</p> <p>Various minor internal repairs were made between 1971 and 1983, when the hotel was sold to Stanek and Linda Miroslav for \$327,000. The hotel was then renamed to Oxford Tavern.</p> <p>In 2002 the hotel was renovated and reopened as Zanzibar. Works involved a new interior fitout, new doorways on the King Street façade and conversion of the roof terrace to a beer garden, including the extension of the rooftop laundry room. The hotel was also repainted. Further alterations were made in 2006, when the first floor was converted for hotel use.</p> <p>In 2016 it was again renovated and reopened as Websters Bar.</p> <p>These modifications largely removed original or early interior fabric from the hotel, though it may remain in some areas.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>Websters Bar has historical significance to the Inner West as a long-running and early hotel in Newtown on a prominent corner of King Street's historical core. The hotel was built in 1861 by John Webster on the site of his earlier New Town Store and has been in continuous operation as a hotel since. Websters Bar is significant for its association with the growth of Newtown and the creation of its high street, as well as for the tangible connection it provides to the early history of the area as a long-lived local institution. Websters Bar also has significance as evidence of the historical evolution of</p>
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	<p>hotels from the nineteenth to the twentieth centuries. Originally designed in the Italianate style in 1861, the hotel was remodelled twice in the early twentieth century to reflect contemporary architectural design, first by a private owner and secondly by Tooth & Co. Websters Bar reflects the historical process of hotel renewal in the early twentieth century, evidencing changes in approach to attracting customers and architectural styles within a short period of time.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Websters Bar is associated with the prominent nineteenth-century Newtown resident John Webster, a shoemaker born in Lancashire and transported to Australia in 1828 as a convict. From 1844 onwards Webster began running a shoemaking store on the site, which later served as Newtown's first post office, with Webster as the postmaster. Over the following decades John Webster became a prominent and well-known resident of Newtown, with connections to the Newtown Fire Brigade and Newtown Council. In 1861 Webster demolished his store and built the hotel. This use has continued on site since this time, and despite several modifications, the hotel retains a strong connection to John Webster by its use, overall form and, most recently, name.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Websters Bar is an unusual and idiosyncratic example of a two-storey interwar Art Deco hotel in the Inner West. Situated on a prominent corner site near the main intersection of Newtown, the hotel has landmark qualities for its location and its interwar design, which contrasts sharply with the Victorian style buildings of the surrounding area. The primary design of the hotel reflects Art Deco stylistic motifs, including its three-dimensional massing, vertical emphasis and stylised decoration. These are overlaid on the large arched windows of the hotel's earlier Federation design, creating a unique contrast between the two styles. Additions of the Egyptian inspired plaster wing-motifs above the windows tie the two designs together, giving the hotel an unusual and aesthetically distinctive design. Significant aesthetic features of the hotel are found only in the façade, and include its square corner tower, stepped parapet, pilasters, moulded plaster elements, rendered façade, suspended awning, and original windows and doors.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like Websters Bar have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, Websters Bar is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Websters Bar is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Websters Bar has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of Websters Bar is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether Websters Bar meets the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>Websters Bar is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>Websters Bar does not meet the threshold of significance for this criterion.</p>
	<p>Websters Bar is a particularly good representative example of an earlier Victorian hotel that was</p>

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Representativeness SHR criteria (g)	<p>modified and remodelled several times in the early twentieth century during a period of hotel renewal. Remodelled in 1913 in the Federation Free Style and in 1937 in the Art Deco style, the hotel retains evidence of both these layers of modification. It demonstrates the historical process of hotel renewal in the early twentieth century. Its 1937 remodel, instigated by Tooth & Co, is also demonstrative of how large Sydney breweries upgraded their hotels in the early twentieth century in contemporary designs to improve the image of their hotel trade and adapt to changing trading conditions.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of Webster's Bar is intact in its 1937 Art Deco form above the awning, though evidence of its early 1913 Arts & Craft inspired design are evident in the pattern of openings and the large arched windows. The 1937 Art-Deco detail is mostly unchanged since this time, with the square corner tower, pilasters, stepped awning, frieze course and unique moulded plaster wing motifs intact. Windows on this floor are original on both street frontages. Modifications included the louvred extension at the rear and the extension to the 2000s extension to the rooftop laundry structure. The overall form of the hotel reflects its original scale, with the splayed corner and acute corner angle being established in the original hotel.</p> <p>The awning has been modernised and reflects the 1968 cutback, but uses the 1937 cable stays. Below the awning the hotel is modified, with the pattern of openings on both street frontages modified from their 1937 form. One of the two sets of timber double doors has a travertine threshold and likely dates from the Art Deco modifications; the rest of the fabric is modern and of no significance. The hotel was formerly tiled in an interwar style, which has since been lost.</p> <p>Internally the hotel has undergone successive and substantial modifications, which have likely removed most evidence of original and early fabric and floor layouts.</p>

HERITAGE LISTINGS

Heritage listings/s	C2 King Street and Enmore Road Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival Record	Tooth & Co	Oxford Hotel, King St, Newtown—Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Architectural Plans	Various	Oxford Hotel, Newtown—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court]	Various	NSW State Archives & Records
Journal Article	Patrick J. Murphy	<i>John Webster and Newtown</i>	2014	<i>Descent</i> (volume 44, no. 4, December 2014)
Book	C Meader, R Cashmann & A Carolan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

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RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Websters Bar at 323 King Street, Newtown, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of Websters Bar, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed, acute corner design, square corner tower, pilasters, stepped parapet, rendered façade, suspended awning, original timber arched windows and sash windows, frieze courses, moulded plaster wing motifs, and rooftop terrace. - No new openings should be made, or existing openings enlarged, on the street façades of the hotel building, except to restore the original pattern of openings. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Additions should be restricted to the rear of the hotel along Eliza Street and must not impact the main original built form to the splayed corner. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the 1937 pattern of openings and exterior wall tiles. Reconstruction should not attempt to return the hotel to an earlier form. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	13		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	March 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Websters Bar, viewed diagonally from across King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Websters Bar in its immediate context, showing the earlier style of the surrounding buildings.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

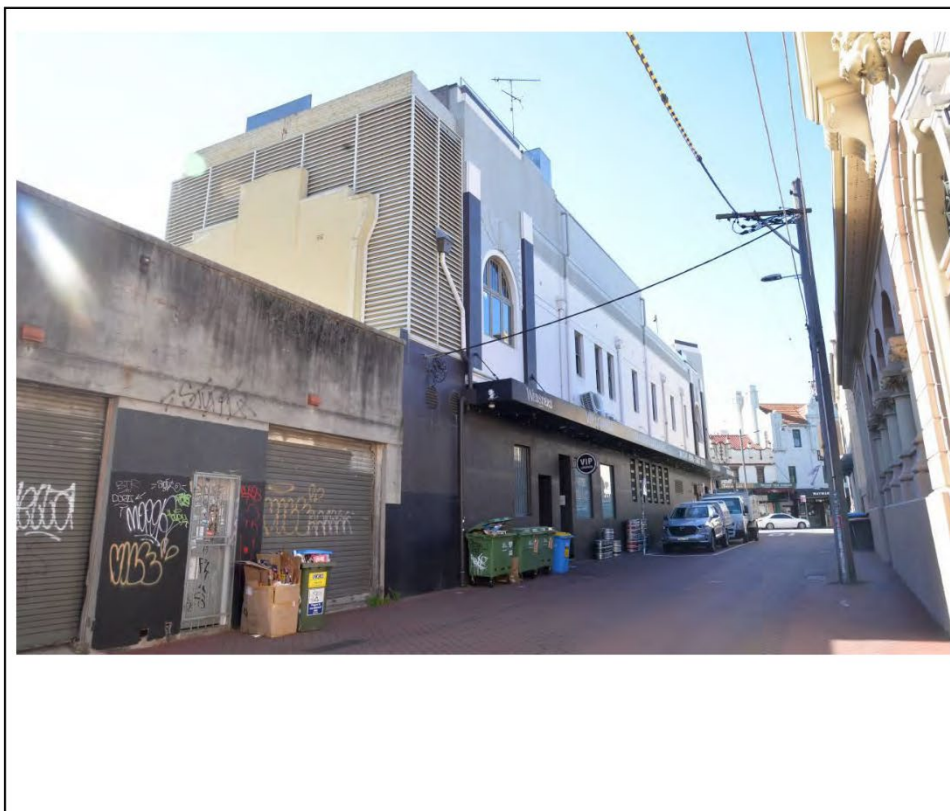


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear and side elevation of the hotel, as viewed from Eliza Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the upper King Street façade of Websters Bar, showing the 1913 arched windows and Egyptian inspired plaster motifs.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Eliza Street façade showing the 1913 arched window with later Art Deco detailing above.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Oxford Hotel in c1880–1889, showing its original Victorian-era design.				
Image year	c1880–1889	Image by	Unknown	Image copyright holder	City of Sydney Council Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Oxford Hotel in 1930, showing the 1913 Federation Free Style remodel of the hotel.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Oxford Hotel in 1937 soon after the completion of its Art Deco remodel by Tooth & Co.				
Image year	1937	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU

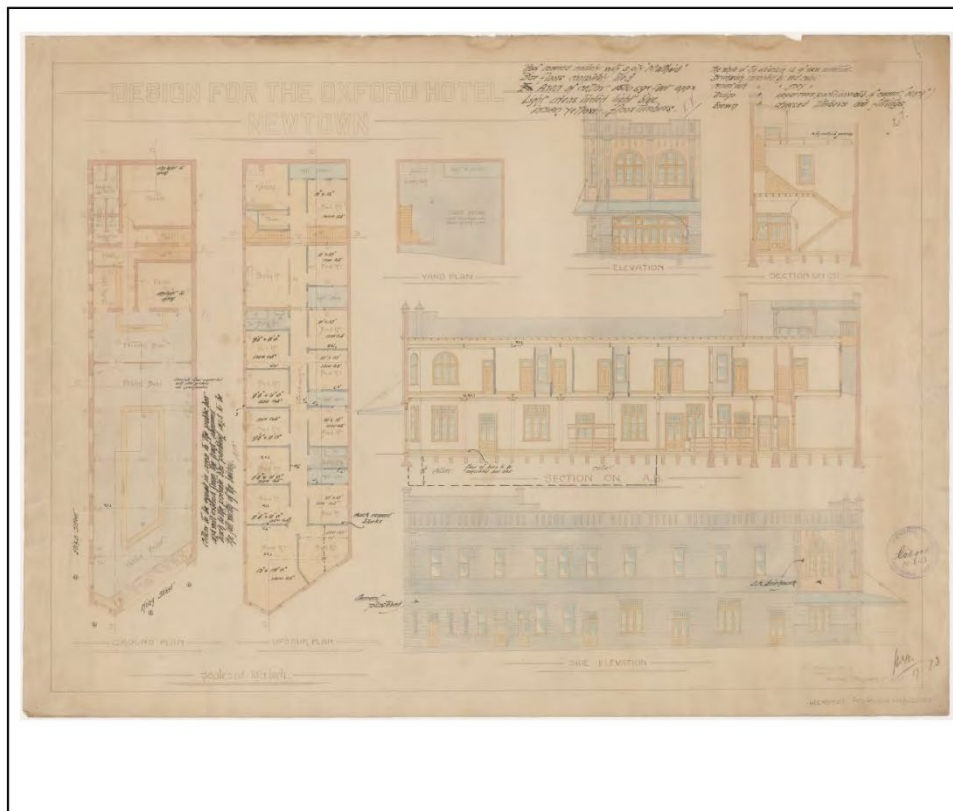


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The design of the 1913 renovation of the Oxford Hotel in the Federation Free Style. Designed by NF Nurzey and submitted to the Metropolitan District Licensing Court for approval.				
Image year	1913	Image by	NF Nurzey	Image copyright holder	NSW State Records and Archives

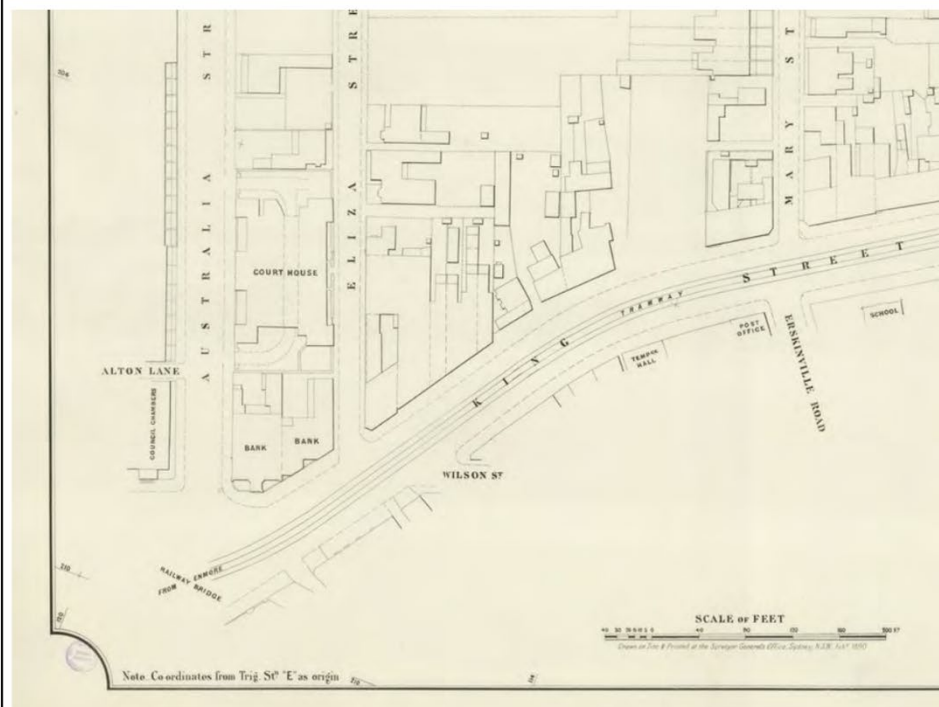


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 9, Newtown, showing the footprint of Websters Bar				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Kelly's on King				
Other Name/s Former Name/s	<i>Cricketers Arms Hotel</i>				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	285				
Street name	King Street				
Suburb/town	Newtown			Postcode	2042
Local Government Area/s	Inner West				
Property description	Part 11/1156437 (excluding adjacent building to the east)				
Location - Lat/long	Latitude	-33.896286000000003		Longitude	151.179798000000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Hotel				
Former Use	Fast Food Restaurant				
Statement of significance	<p>Kelly's on King has heritage significance for historic, aesthetic and representative values at a local level as a hotel in almost continuous operation for 150 years. Built in 1867, the hotel is connected with the growth of Newtown and King Street in the mid to late nineteenth century and the formalisation of the high street. The hotel is demonstrative of the size, style and type of building constructed in the area in the mid to late nineteenth century, with its use as a hotel indicative of the growth of the area's working class population. Kelly's on King is an distinctive and ornate three-storey Victorian-era hotel building of aesthetic significance and makes a notable contribution to the streetscape of King Street. Modifications to the interior have impacted its ability to demonstrate the historical development of hotels. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	
Builder/maker	

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Physical Description	<p>Kelly's on King is a three-storey mid-Victorian period hotel building. The hotel faces King Street on a long L-shaped block with a rear frontage to Mary Street. The hotel is unusual for its narrow street frontage, essentially being one shopfront wide at its main point of entry. The adjacent property to the east is now part of the hotel complex and contains the hotel's bottleshop.</p> <p>The building is constructed on brick with a painted, rendered finish. It has a flat roof clad in corrugated iron hidden by a parapet. The first and second floor façades retain the building's original intricate detail. Each floor has a projecting faceted bay window separated by a horizontal plaster frieze. At the top of the projecting bay windows is a small pediment enclosed in a decorative plastered half-circle on the parapet. A pair of rendered pilasters sit on either side of the projecting bay windows and run the entire height of the façade above awning level, finishing just below the height of the central parapet to create a stepped profile. These are topped by finials, as is the square parapet. The windows have contemporary aluminium frames.</p> <p>The ground floor façade is entirely contemporary, comprising a glazed double entry door with a set of bifold glass windows on either side. The metal awning at this level has probably been added at around the same time.</p> <p>Internally the pub retains little evidence of its original layout and architectural features in the basement, ground floor and upper floors.</p> <p>An original basement is understood to have been located at the King Street frontage, but no evidence of this remains and it was likely covered over during a previous fitout. Supplies are delivered from the Mary Street frontage.</p> <p>The ground floor of the original part of the building has been extensively modified, with two modern staircases providing access to the upper levels. The original ceiling detail, if remaining, would be concealed within modern suspended ceilings. The main bar is traditionally detailed, but not original. In 2010 an internal connection was made to the bottle shop in the adjacent building.</p> <p>The first floor retains little original fabric. The bay window to King Street is the only original architectural feature remaining, but the original multi-paned sashes have been replaced with simpler framing. An internal connection was made to the adjacent building in 2010, with a three-step difference in floor level on this level. The second floor retains a traditional layout comprising a corridor and rooms, which may reflect the original hotel accommodation, but little original detail remains (ie no traditional doors, ceilings and skirtings remain). As for the first floor, the bay window is the only original architectural feature of note remaining on the second floor.</p>					
Physical condition and Archaeological potential	<p>Kelly's on King has been altered and the interiors refurbished several times. The hotel has been well maintained for continued operation as a hotel. Minor condition issues were observed, including peeling paint and plant growth on the King Street façade.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1867	Finish year C.1886	1867	Circa	<input type="checkbox"/>
Modifications and dates	<p>c1932–1936—Tooth & Co modifies the hotel, replacing the timber-posted awning with the suspending awning and tiling the ground floor exterior with typical Tooth & Co tiles.</p> <p>1938—A block of land is purchased at the rear of the hotel.</p> <p>1936–1982—Various internal modifications to the hotel are made by Tooth & Co, including subdivision of the rear of the property and resumption of the lane.</p> <p>1982–1989—The hotel is closed and sold to McDonalds, which undertakes substantial internal renovations.</p> <p>1999—The hotel reopens as Kelly's on King.</p> <p>2000—The first floor is converted to hotel use.</p> <p>2003—A void in the first floor is filled, re-establishing the full floorplate.</p> <p>2007–2008—Works to the rear of the hotel. A small courtyard is formed off the gaming room and the ground floor courtyard is enlarged. A new first floor rear terrace with glass roof is added and a kitchen formed on the interior. A basement is formed beneath the rear addition.</p> <p>2010—The adjacent two-storey property is integrated into the hotel complex. Internal walls on the first floor are removed between the two buildings, forming a lounge.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>Kelly's on King</p> <p>Kelly's on King is located on land owned by Thomas Smith by primary application in 1863. Smith mortgaged the land for £350 in 1863 and £500 in 1867, presumably to construct the present building. It was leased to a publican, Henry Wakeham, the following year, which began the first pub operations on the land. Wakeham named the pub the Cricketers Arms, transferring the licence to Robert Hynard in 1871.</p> <p>In 1932 Tooth & Co purchased the freehold of the hotel, later renovating the hotel between 1932 and 1936. Works included replacing the timber-posted skillion awning with the suspended awning and tiling the ground floor exterior in a typical Tooth & Co design.</p>

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	<p>In 1938 Tooth & Co purchased the block of land to the rear of the pub, separated by a circa 2.4-metre-wide lane.</p> <p>Between 1936 and 1982 various upgrades and repairs were made to the hotel, including subdivision of the rear of the property and resumption of the lane.</p> <p>In 1982 the pub was closed and de-licensed and the building sold to McDonalds for \$235,000. It was not until 1989 that the hotel opened as a McDonalds after substantial internal renovations.</p> <p>McDonalds operated in the building until 1998, when community pressure and the changing demographics of Newtown meant the chain was no longer viable in the area.</p> <p>The building reopened as an Irish pub, Kelly's on King, in 1999. It appears that the licence for the hotel was transferred from the former Royal Edward Hotel. The following year the first floor of Kelly's on King was converted to hotel use.</p> <p>In 2003 internal alterations were made, and a void in the first floor was filled to re-establish the floorplate.</p> <p>Works to the rear of the hotel were completed in 2007/2008, which involved creating a small courtyard off the gaming room, enlarging the ground floor courtyard and creating a new terrace on the first floor at the rear (with glass roof). A basement was also excavated during the works and a kitchen formed on the first floor.</p> <p>In 2010 the adjacent two-storey property to the east was acquired and integrated into the hotel as a bottleshop. Openings between the two properties were created and a lounge area formed.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>Kelly's on King has historical significance to the Inner West as a long-running hotel site on King Street in Newtown, having been in almost continuous operation for over 150 years. Built in 1867, the hotel has significance for its association with the growth of Newtown and the creation and formalisation of its high street in the mid to late nineteenth century. Kelly's on King provides a tangible connection to nineteenth-century Newtown, reflecting the style and type of building constructed to service the area's growing population. Its function as a hotel reflects the predominantly working-class character of the area during this period.</p> <p>Kelly's on King meets the threshold of significance at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>Kelly's on King is associated with landowner Thomas Smith, who built the hotel in 1867, and Tooth & Co, which owned the hotel from 1932. These associations are of questionable importance to the area and do not meet the threshold of significance.</p> <p>Kelly's on King does not meet the threshold of significance for this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>Kelly's on King has aesthetic significance as an ornately detailed three-storey Victorian period hotel building. Built in 1867, the hotel demonstrates elements of the Victorian Free Classical style on its street façade with its richly moulded façade elements and use of classical design motifs. The projecting bay window at the centre of the façade is aesthetically distinctive, with its moulded plaster spandrels and crowning pediment within the plaster half-circle creating visual interest. Additional decorative elements include the moulded pilasters, frieze courses, and decorated stepped parapet with finials, which combine to form an intricate and aesthetically significant design. Modifications from the awning do not detract from the quality of the hotel's façade above the awning, which is aesthetically significant.</p> <p>Interiors of the hotel are highly modified and do not contain elements of aesthetic interest.</p> <p>Kelly's on King meets the threshold of significance at a local level under this criterion.</p>

Heritage Data Form

Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like Kelly's on King have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, Kelly's on King is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>Kelly's on King is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Kelly's on King is of limited value to researchers of the phases of historical hotel development, as evidence of earlier internal layout, fabric and fittings have largely been removed.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed prior to any proposed ground disturbance to determine whether the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>Kelly's on King does not meet the threshold of significance for this criterion.</p>
Rarity SHR criteria (f)	<p>Kelly's on King is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>Kelly's on King does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>Kelly's on King is a good example of a Victorian-era hotel in Newtown and in the Inner West. Built in 1867, the design of the hotel shows Classical style influences, especially in its moulded plaster façade details, pilasters, and pediment. The ornate design of the façade and details like its plaster friezes, spandrels and pediment mouldings reflect a decorative style of Victorian hotel design which has been lost on many hotels of a similar age due to modifications. While modified, the hotel continues to demonstrate key characteristics of Victorian hotel design and is indicative of the type of hotel constructed during the development of Newtown in the nineteenth century.</p> <p>Kelly's on King meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of Kelly's on King is mostly intact in its Victorian-era form above the awning, excluding the addition of flagpoles, awning stays and the modern replacement windows to both floors. Chimneys, which could previously be seen from the east along King Street, have also been removed. Below the awning the hotel is highly modified, and the pattern of openings has been changed, which has altered the street presentation. The awning has been modernised but it uses the 1930s cable stays.</p> <p>At the rear of the hotel are modern additions from 2007/2008 which are of no significance.</p> <p>Internally the hotel has undergone several phases of modification. These have removed evidence of original layouts, fabric or fittings on the ground floor and the first floor. The second floor retains its layout of accommodation rooms, though no original detail remains.</p>

HERITAGE LISTINGS

Heritage listing/s	C2 King Street and Enmore Road Heritage Conservation Area

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 44	1863	NSW Land Registry Services
Title	Registrar General	CT Vol 1 Fol 150	1863	NSW Land Registry Services
Title	Registrar General	CT Vol 86 Fol 147	1869	NSW Land Registry Services
Title	Registrar General	CT Vol 1190 Fol 191	1896	NSW Land Registry Services
Title	Registrar General	CT Vol 4942 Fol 52	1938	NSW Land Registry Services
Archival Record	Tooth & Co	Cricketers Arms Hotel, King Street, Newtown Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	C Meader, R Cashmann & A Carolan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that Kelly's on King at 285 King Street, Newtown, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. The listing of Kelly's on King should exclude the adjacent two-storey building to the east within the lot boundary. The listing should maintain the secondary frontage to Mary Street. Significant heritage attributes and elements of Kelly's on King, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> The three-storey scale, form, character and details of the building should be retained and conserved, particularly the rendered and rendered brick construction, projecting bay window, moulded plaster spandrels, pediment within the plaster half-circle, moulded pilasters, frieze courses, decorated stepped parapet with finials, and suspended awning. Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should not compromise the visibility of the hotel from the east. Retention of the secondary frontage to Mary Street as part of the hotel is encouraged to provide for the ongoing commercial viability of the hotel. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best practice in conservation. Reconstruction of missing elements could be considered when supported by documentary evidence. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	14		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Kelly's on King, as viewed from across King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Kelly's on King in its context on King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The ground floor interior of Kelly's on King, facing towards King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

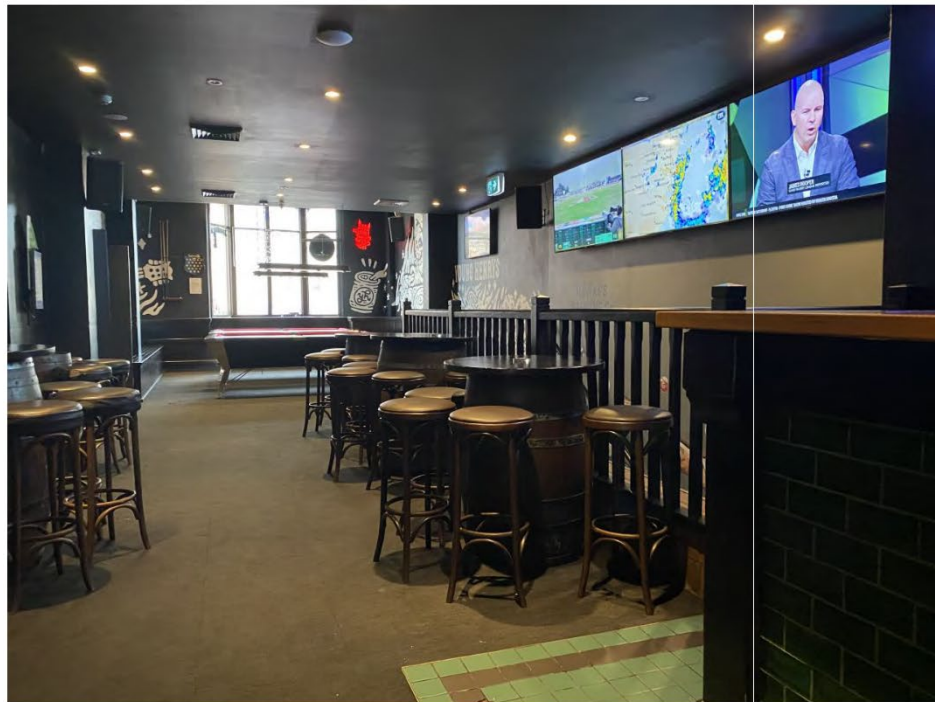


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The first floor interior of Kelly's on King, facing towards King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The first floor rear terrace of Kelly's on King.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

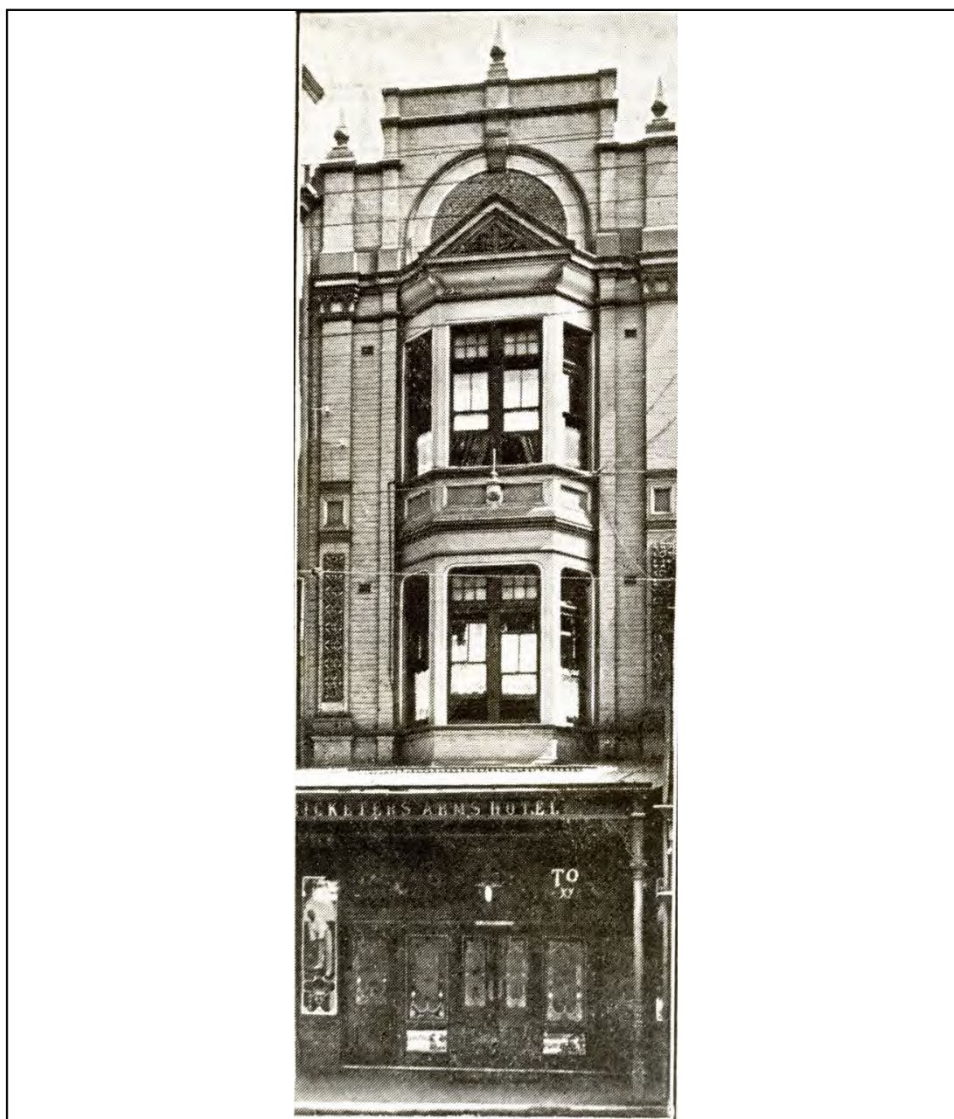


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Kelly's on King (formerly the Cricketers Arms Hotel) in the late nineteenth century.				
Image year	c 1880–1899	Image by	Unknown	Image copyright holder	City of Sydney Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Kelly's on King site during its use as a McDonalds fast food outlet in 1991.				
Image year	1991	Image by	-	Image copyright holder	City of Sydney Archives

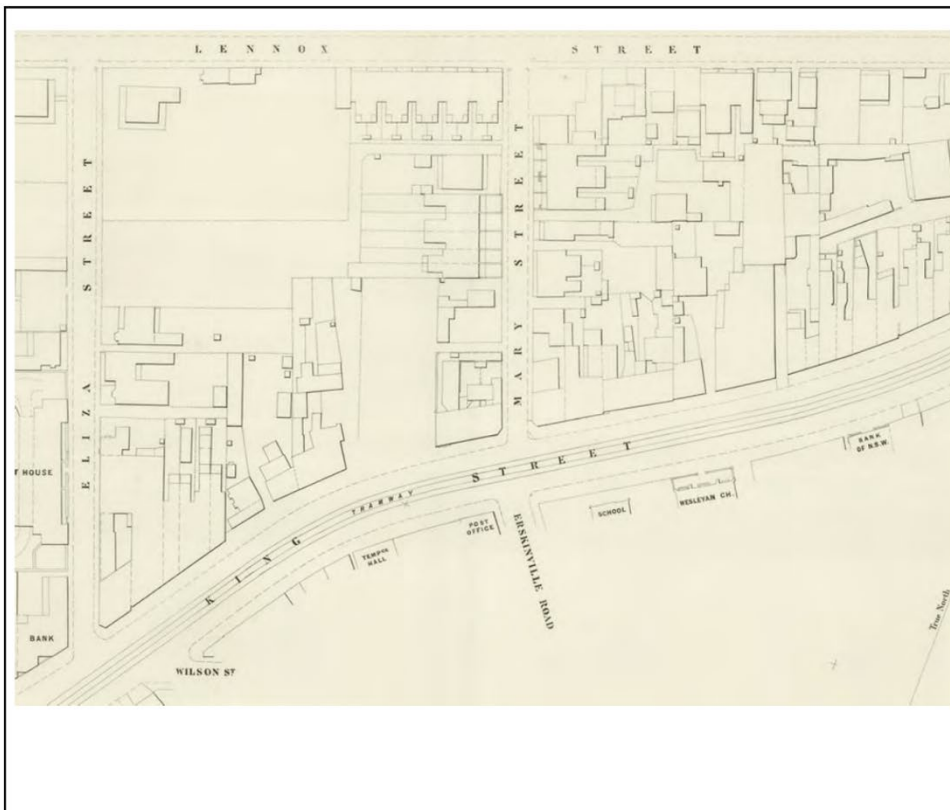


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 9, Newtown, showing the footprint of Kelly's on King.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

ITEM DETAILS					
Name of Item	Sandringham Hotel (former), including interiors				
Other Name/s Former Name/s	Holey Moley Golf Club				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	387				
Street name	King Street				
Suburb/town	Newtown			Postcode	2042
Local Government Area/s	Inner West				
Property description	1/61256				
Location - Lat/long	Latitude	-33.899574000000001		Longitude	151.177649
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Licensed Entertainment Venue				
Former Use	Hotel				
Statement of significance	<p>The Sandringham Hotel (former) has significance for historic, aesthetic and representative values at a local level as an early and continuously operating hotel in Newtown and the Inner West. Constructed in 1870, the hotel evidences the historical development of Newtown, its population, and the demand for hotels venues in the late nineteenth century. The hotel was significantly remodelled in the Interwar Art-Deco style in c1936 by Tooth & Co. This demonstrates an important period of commercial strategy by prominent Australian brewers-hoteliers in the promotion of their brand and products through investment in contemporary design to attract new clientele to local hotels. The hotel is a visually cohesive and is a well expressed example of the Art-Deco style as applied to hotels, especially above the awning through its strong symmetrical composition, assured vertical emphasis, stepped pilasters, with 'pleated' moulded plaster panels, and pedimented parapet. The hotel has significance as a representative example of such a hotel and of the Interwar Art-Deco style and is tangible evidence of the changing socio-economic circumstances and the influence of Tooth & Co on the design of local hotels in Sydney. The Sandringham Hotel also has social significance to the local community of the Inner West as a former live music venue. The 'Sando', as it was affectionately known, was a popular venue for local live music from 1980 to 1998 with a considerable community of former patrons, musicians, employees and associates placing special value in the building for its history and contribution to their sense of place.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Sandringham Hotel, built in 1870 and remodelled in c1936, is a two-storey Art Deco style hotel building. The hotel fronts King Street, Newtown, while the rear of the site backs onto Bailey Street. The hotel is constructed of brick with painted rendered Art Deco architectural detail to its main façade, creating a distinctive wraparound parapet wall taller than its immediate neighbours in the streetscape. The building has a skillion corrugated iron roof, which is hidden behind the parapet. The façade has a strong vertical emphasis, with stepped pilasters framing recessed double-height window bays, with decorative 'pleated' moulded plaster panel detailing, which extends to the parapet. The central taller bay features a flat pediment with the building name 'SANDRINGHAM HOTEL' in letters applied over the central and largest decorative peated panel. Above the awning windows are fixed modern aluminium glazed panels. The central recessed window bay has a triple window, with single windows in the bays on either side.</p> <p>The hotel has a suspended metal awning along its street frontage, which appears original to the 1930s design. This is raised slightly higher than neighbouring awnings and has modern fascia cladding. On the ground floor, below the awning, the walls are clad with tiles from ground level to the top of door height. The arrangement of openings on the ground floor has been modified, including a larger central doorway, and the wall tiles appear to be based on the original c1930s design. A large set of double doors sits off-centre within a recessed entrance alcove, at the top of a slight ramp from street level into the venue. The doors are modern, painted and timber-framed, with solid timber panels below and glazed panels above. A solid timber secondary entrance door is located to the northwest of the façade. There are three double-wide, double-hung, aluminium windows.</p> <p>There is no evidence of the original keg chute accessed from King Street used to access the cellar below the front bar. It is likely that the rear lane provides access for deliveries now.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Sandringham Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been maintained for continued operation as an entertainment venue. The building is in generally good condition, though some condition issues such as the deteriorated paint on the King Street façade are evident.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1870	Finish year C.1886	c1936	Circa	<input type="checkbox"/>
Modifications and dates	<p>1921—Alterations undertaken by Tooth & Co. Details of which are unknown.</p> <p>c1936—The hotel is substantially remodelled in the Interwar Art Deco style by Tooth & Co</p> <p>1952-1959—Interior of the hotel is modified. A women's bathroom is installed and the ground floor interior is opened up by removing walls from the public bar and between the two parlours.</p> <p>1980—The hotel is adapted for live music, including constructing the hotel's unique stage around the island bar.</p> <p>1998—Significant renovations to the ground floor interior to remove the stage and modify the island bar</p> <p>2000—Part of the rear of the hotel is demolished and a restaurant addition added, covering the yard.</p> <p>2006—Ground floor and first floor interiors are modified to create a music room</p> <p>2013—The street façade is modified below the awning and the original pattern of openings changed. Interiors are also modified for a new fitout</p> <p>2017—The interior of the hotel is renovated for the Holey Moley Gold Club.</p>					
Further comments						

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their</p>

Heritage Data Form

	<p>population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p>
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	<p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Sandringham Hotel The Sandringham opened in 1870, run by publican William Eggleton. The hotel was purchased by Tooth & Co in 1918. It received an Art Deco style remodel in the 1930s, likely c1936, in keeping with Tooth & Co's trend of upgrading hotels. Between 1952 and 1959 Tooth & Co made modifications to the interior of the hotel, including adding womens bathrooms and partially opening up the interior of the public bar and the parlours on the ground floor. In 1980 Warren and Sandy Spooner took over as publicans and began booking live music events. The stage of the pub was nestled in a tight corner directly abutting the front island bar, resulting in an intimate playing atmosphere which became well-loved by bands and their audiences. The Spooners also encouraged patrons to bring their own furniture to the place to 'personalise it'. Plans prepared by Tooth & Co in 1986 show the hotel's island bar was intact with the stage to the side. The cellar, which is below the front bar, is shown with the keg chute, indicating it was still in use at the time. The original footprint of the hotel was also intact at the time. Following the Spooners' divorce, Sandy took over management of the hotel c1990 and adopted a hands-off approach which encouraged people to take own ownership of the place. This strengthened the bonds between bands, friends and patrons to the venue. The pub was affectionately known as the 'Sando' during this period. The legacy of the pub as a live music and social venue continues despite its later change of use, with a strong sense of ownership and nostalgia for the period from 1980 to the late 1990s. In the late 1990s the hotel was sold to new publicans, who drew away from live music and focused the hotel on gambling revenues. In 1998 the new publicans undertook a significant renovation to the ground floor interior of the hotel, including altering its unique island-bar and stage layout. In 2000 part of the rear of the hotel was demolished and a new restaurant addition built where the yard was located. This ultimately led to its demise as a live music venue, as a more clean-cut, gentrified image began to be projected. In 2005 the pub was bought by promoter Tony Townsend, who intended to revitalise it as a live music venue. Modifications were made to the hotel the following year to create a music room, reversing some of the changes by the previous publican. In 2012 the hotel was placed into receivership over unpaid debts and was put up for sale, prompting a 'Save our Sando' community campaign to save the venue. That year it was sold to Melbourne-based publicans, who renamed it the Newtown Social Club. The following year the hotel was renovated, which included modifying the external ground floor façade and changes to the ground floor and first floor interiors. In 2017 Funlab bought the hotel and reopened it as Holey Moley Golf Club, with further internal modifications to the ground floor interior.</p>
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THEMES	
National historical theme	Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Sandringham Hotel has historical significance to the Inner West as a long standing hotel site on King Street in Newtown. Constructed in 1870, the hotel was one of the many to operate on King Street in the nineteenth century, servicing the substantial working-class population of the area which had grown with the development of industry over the previous decades. The Sandringham Hotel is evidence of the historical development of Newtown and ongoing demand for such venues in the area in the late nineteenth century.</p> <p>The Sandringham hotel also demonstrate the continuing evolution of hotels through the twentieth century, having been substantially remodelled in the Art-Deco style in c1936 by its brewery owner, Tooth & Co. In the early twentieth century, large Sydney breweries like Tooth & Co remodelled earlier Victorian hotels using contemporary architecture to improve the image of their venues and adapt to changing trading conditions. The Sandringham Hotel's Art-Deco remodelling is a characteristic example of this historical process, which had a substantial impact on the design of hotels throughout Sydney.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Sandringham Hotel is associated with Tooth & Co, who owned the hotel from 1918 and remodelled it to its current Art-Deco design in c1936. While this is a strong association, it is of questionable significance to the local area considering their ownership of hotels was widespread.</p> <p>The Sandringham Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Sandringham Hotel is a good example of a two-storey Interwar Art-Deco hotel building on a main street in the Inner West. Built in 1870 and remodelled in c1936, the hotel makes a positive contribution to King Street south of the railway station and has a strong presence to the street, due to the height of its parapet compared to its neighbours. The Sandringham Hotel demonstrates key characteristics of the Art-Deco style above the awning, notably in its symmetrical design, strong vertical emphasis, stepped pilasters, 'pleated' moulded plaster panels, and pedimented parapet. The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with contemporary tiles and openings.</p> <p>The interior of the Sandringham Hotel is considered likely to retain original features in some areas.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Sandringham Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>The Sandringham Hotel has social significance to the Inner West as a former live music venue. The Sandringham Hotel, or the 'Sando' as it was known, was a popular live music venue in Sydney from 1980 to 1998 and is associated with acts such as The Whillams, Frenzal Rhomb, and numerous local bands of the era. For much of this period live bands played every night at the venue, with many former patrons, musicians, employees and associates forming a tight bond to the venue and each other. These groups place special value on the hotel as a former live music venue and consider it to contribute to their sense of place, as demonstrated by the 'Save our Sando' campaign in 2012.</p> <p>Although a detailed social values assessment has not been undertaken, the Sandringham Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has been previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Sandringham Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Sandringham Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p>

Heritage Data Form

	It is not known whether the Sandringham Hotel could meet the threshold of significance under this criterion.
Rarity SHR criteria (f)	<p>The Sandringham Hotel is one of many historic hotels from the nineteenth and twentieth centuries in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Sandringham Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Sandringham Hotel is a good representative example in the Inner West of a Victorian-era hotel building remodelled by a brewery in the Interwar Art-Deco style. In the early twentieth century large Sydney breweries like Tooth & Co remodelled hotels using contemporary architectural designs to improve the image of the hotel trade and meet changing licensing requirements. The Sandringham Hotel is a good example of this type of building despite significant modifications below the awning and is demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Sandringham Hotel is intact above the awning and reflects its c1936 Art-Deco form, save for the modern fixed aluminium windows. The paint on the façade is severely deteriorated and flaking away. The awning itself is like original but has modern fascia cladding and soffit linings.</p> <p>Below the awning the hotel is highly modified, with the pattern of openings changed and contemporary doorways and windows installed, which has altered the street presentation. Tiling to the ground floor is contemporary but is based on the design of the c1936 tiles and should be retained. Evidence of the keg chute to the basement cellar has been lost on this part of the façade.</p> <p>At the rear of the hotel is a modern single storey restaurant addition.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 1930s and 1950s in some areas.</p>

HERITAGE LISTINGS

Heritage listing/s	C2 King Street and Enmore Road Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival Record	Tooth & Co	Sandringham Hotel, King Street, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Architectural Plans	Various	Sandringham Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels.
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Ph.D. Thesis	Brendan Paul Smyly	<i>"You went there for the people and went there for the bands"—The Sandringham Hotel—1980 to 1998.</i>	2010	University of Western Sydney

Heritage Data Form

Gazette	Treasury of NSW	Return of Publicans' Licenses 1 July 1870	1870	NSW Police Gazette and Weekly Record of Crime (14 Sep 1870, Issue 37, P 240)
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RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> While this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Sandringham Hotel (former), including interiors at 387 King Street Newtown be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. Significant heritage attributes and elements of the Sackville Hotel including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two storey scale, form, character and details of the building should be retained and conserved, particularly the symmetrical design, stepped pilasters, recessed double-height window bays, pattern of fenestration to the first floor, 'pleated' moulded plaster panels, pedimented parapet, and suspended awning The tiled exterior of the ground floor should be retained. The tiles, while not original, reflect the tiling scheme installed in the c1936 renovations and are sympathetic to the design of the hotel.. Significant interior fabric and layouts should be retained and conserved. Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. Reconstruction of missing elements could be considered when supported by documentary evidence, such as the rear yard or first floor windows. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	15		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sandringham Hotel (former) viewed from across King Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

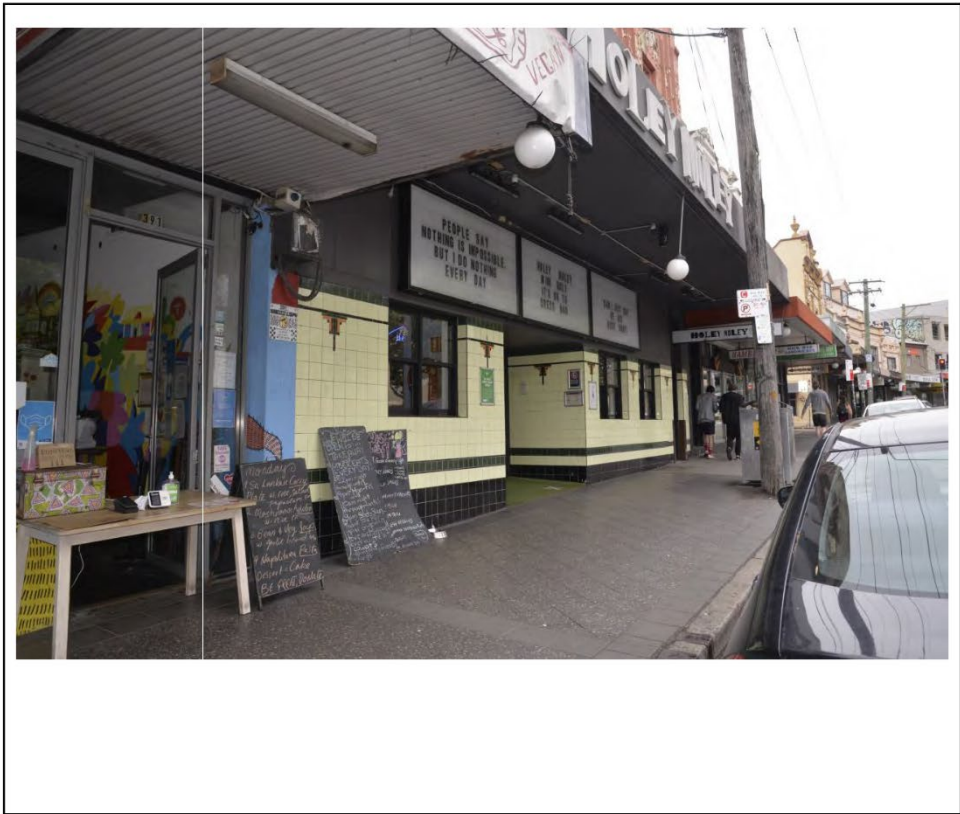


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The ground floor façade of the Sandringham Hotel (former).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Sandringham Hotel in 1984.				
Image year	1984	Image by	Unknown	Image copyright holder	Inner West Council Library

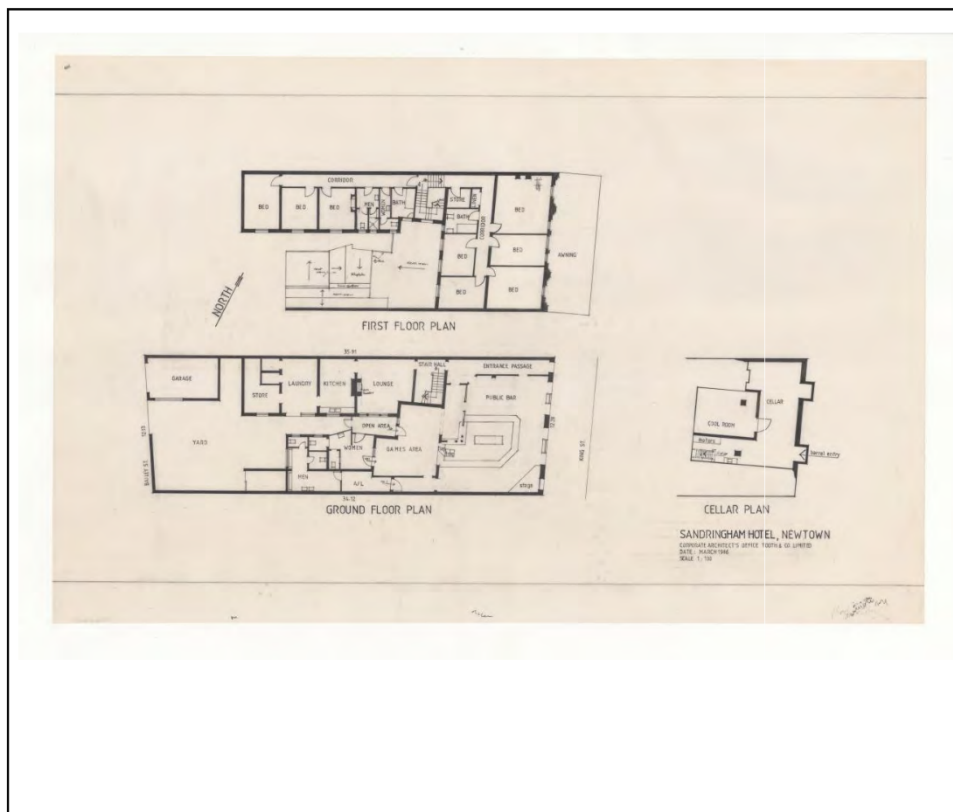


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The floor plan of the Sandringham Hotel in 1986.				
Image year	1986	Image by	Corporate Architect's Office, Tooth & Co Ltd.	Image copyright holder	Museum of Applied Arts and Sciences

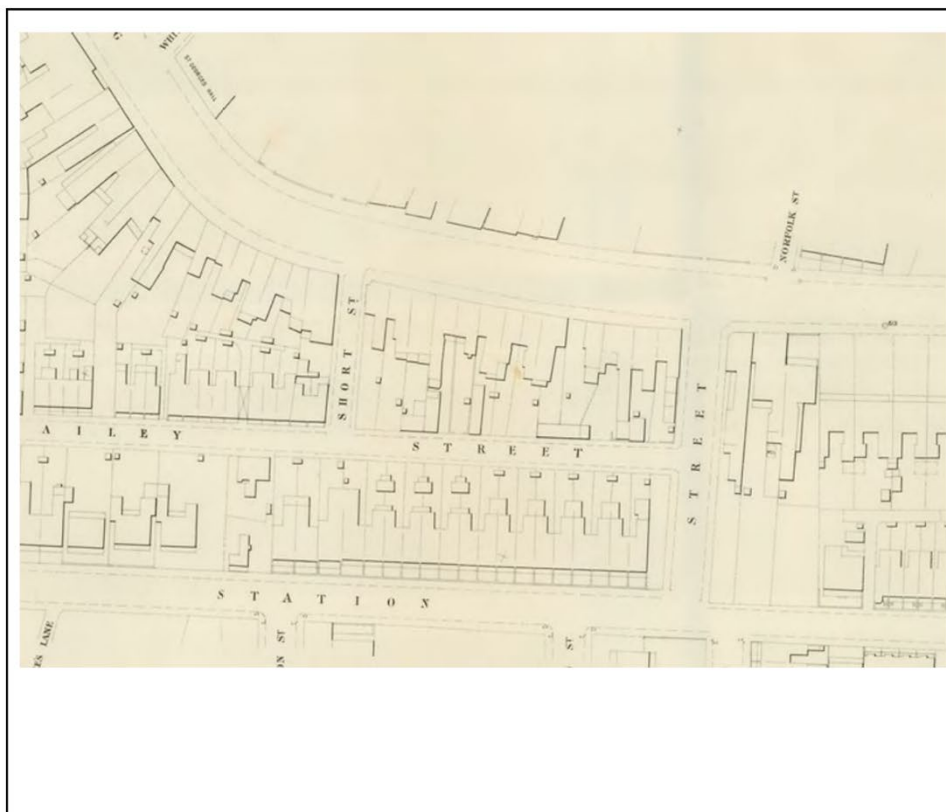


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 22, Newtown, showing the footprint of the Sandringham Hotel in 1892.				
Image year	1892	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Carlisle Castle Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	17				
Street name	Albermarle Street				
Suburb/town	Newtown			Postcode	2042
Local Government Area/s	Inner West				
Property description	1/867047				
Location - Lat/long	Latitude	-33.895347999999998		Longitude	151.17643699999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Carlisle Castle Hotel has significance for historic, associative, aesthetic, and representative values at a local level as a continuously operating hotel in Newtown and the Inner West. The hotel was constructed in 1877 during the economic boom. This period saw an expansion of inner city residential development and industrial growth. Located on a prominent local street corner, the hotel is a fine example of a Victorian-era hotel, set within the North Kingston Estate subdivision. In 1913 the hotel was extensively renovated by prominent hotel architect Ernest Lindsay Thompson for Reschs during a period of widespread hotel renewal initiated by large Sydney breweries. The interior of the Carlisle Castle is unusually intact for a hotel of its age and retains the marble bar installed during Thompson's 1913 renovations, as well as the form and layout of an early twentieth century hotel. Despite modification the hotel has aesthetically distinctive and a representative example of a Victorian hotel, especially for its high quality and intact public bar. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Ernest Lindsay Thompson (1913 renovations)					
Builder/ maker	Unknown					
Physical Description	<p>The Carlisle Castle Hotel, built in 1877, is a prominent two-storey Victorian masonry building occupying a quiet residential street corner at the intersection of Albermarle Street and Probert Street, Newtown. The hotel is on a square site, with Fitzroy Lane behind. The original portion of the hotel had a splayed corner and a longer façade to Probert Street, but has since been extended along Albermarle Street and largely occupies a square site.</p> <p>The hotel is constructed of brick, which is painted render in ashlar detailing to imitate stone construction, above the awning and generally tiled below. It has a series of skillion roofs concealed behind a simple parapet with narrow rendered cornice, string course and recessed frieze panels that wrap the façade. A plaster lion sits atop of the parapet on the splayed corner. The blind window panel below formerly featured a painted sign reading 'BILL DEMETT'S CARLISLE CASTLE HOTEL'.</p> <p>Windows of the first floor appear to be of original Victorian design, except for a pair of windows facing Probert Street. Original windows are double-hung timber sash windows with plaster hood moulds, rendered projecting sills and flat arched lintels.</p> <p>The suspended unlined awning appears to be narrower than the original awning, but is of similar but modified design using the original awning stays. 'String of pearl' sphere shaped lights (as typical along Enmore Road) are fixed to the underside of the awning along both façades.</p> <p>Below the awning, the ground-floor façade is tiled from the ground to the underside of the awning with c1938 Tooth & Co tiles, although some tiles on Probert Street have been patched and an area surrounding the entrance to the gaming room and sports bar on Albermarle Street is rendered. The openings on the ground floor appear to follow the original pattern, except for two windows facing Probert Street and the timber window on the splayed corner which are more recent. Many ground-floor windows and doors are timber-framed, appear original and comprise a combination of two types of glazing. The earlier glazing has etched glass and gilded lettering (ie 'PARLOUR' and 'BAR') and the newer glazing is of similar, but simpler design, without gilded letters. Two sets of paired entry doors provide access into the hotel at ground level. These are painted timber, and solid below with fixed glass panels on top. A single door on the Probert Street façade of the same design provides access to a separate area of the building. Thresholds are white marble on the ground-floor entrances and are likely to relate to the early twentieth-century modification, including the marble bar.</p> <p>The interior layout of the hotel has been modified but its early fittings and finishes are very intact for a hotel of its age. The cellar matches the footprint of the original building with the keg chute in its original position. This is still in use but has been fitted with a contemporary trap door to Albermarle Street. It has rendered painted stone walls and is otherwise fitted with modern coolroom equipment.</p> <p>The ground floor has been subject to several phases of modification since the early twentieth century. This has resulted in changes to its layout, though many original and c1913 fittings and finishes are intact in the rooms closest to the street. This includes the marble bar in the front bar installed in the 1913 works. It remains in its original location, though its top has been replaced. Windows and doors in the front bar and bottle-shop are intact, as are its moulded plaster ceilings, skirting boards and picture rails. Remnants of former walls are retained as ribs in the ceiling, which evidences the former layouts of the hotel. The Gaming Room shows evidence of later treatment, which may be associated with the 1913 works. To the rear of the hotel is the c1953–1954 extension, which contains predominantly modern fabric, especially in the beer garden and servery. This is except for the cornices and men's urinals, which reflect 1950s fabric and style.</p> <p>The first floor has undergone some modifications but retains its layout of rooms for accommodation. Architraves to doors and skirting boards are intact, as is the moulded plaster and pressed metal ceilings in the halls. Not all rooms were inspected, but those viewed were generally modified, as were the bathrooms.</p>					
Physical condition and Archaeological potential	<p>The Carlisle Castle Hotel is in good condition and well maintained for its continued operation as a hotel. Minor issues such as damp walls and peeling paint were observed.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year C.1885	1877	Finish year C.1886	1877	Circa	<input type="checkbox"/>
Modifications and dates	1913—Hotel is extensively renovated by Reschs on the interior and exterior. An early building to the east was demolished and the hotel and balcony extended. Interior renovations included the installation of a marble bar and modifications to the internal layout.					

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	<p>c1920s—The timber posted balcony is removed.</p> <p>c1938—Exterior tiling is redone by Tooth & Co. Reschs tiles are replaced with the light tan tiles and banding in typical Tooth & Co style. The corner window is infilled during these works.</p> <p>1953-55—The roof is renewed and alterations and additions are made. Works included roofing part of the beer garden, the construction of a servery and new bathrooms. The ball finials were removed at this time and the lettering CARLISLE CASTLE HOTEL on the splayed corner painted over.</p>
Further comments	

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p>

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	<p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations. In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles. Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms. After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Carlisle Castle Hotel</p> <p>The Carlisle Castle Hotel was constructed in 1877. Its first publican was John Joseph Tee Hymer, who was fined 20 shillings for trading on a Sunday that same year. In 1880–1881 the pub was run by C. Fredericks, a tenor, and his wife. Over the next decades the Carlisle Castle was frequented by labour organisers and activists. In 1898 it was the venue for the launch of Edward Riley's election campaign. Riley was a founding member of the NSW Labour Party and later a member of the House of Representative for South Sydney from 1910 to 1931. Reschs owned the hotel by at least 1908. Ownership was later transferred to Tooth & Co when it purchased Reschs in 1929. In 1913 the hotel underwent extensive renovations, designed by architect Ernest Lindsay Thompson. Thompson was a prolific pub architect who was regularly commissioned by Tooheys and Reschs breweries. From 1900 to 1927 Thompson was an alderman for City of Sydney Council and was responsible for the construction of several new pub buildings owned by the council in the city, such as the Frisco Hotel in Woolloomooloo. Thompson's renovations to the Carlisle Castle include an addition on its east which accommodated three new parlour rooms and a separate hall, with bedrooms and a sitting room on the floor above. This was built over a smaller existing addition. The interior of the hotel was also radically altered to a new layout with a larger footprint at the rear. This included the expansion of the public bar and the construction of a new bar counter, which is possibly the existing marble bar. New doors were added to match the new interior layout. Thompson's plans show that the hotel had a wraparound timber-posted balcony, which was extended in the works to cover the new upstairs bedrooms on the east. This was removed prior to 1930, but the exact year is unknown. In c1938 the exterior tiling was redone. The dark patterned tiles of the Reschs-era fitout were removed and replaced with light tan tiles with banding, reflecting the typical design of Tooth & Co hotels in the early twentieth century. Another round of works were completed between 1953 and 1955. This included construction of a</p>
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	<p>servery, new bathrooms and a roof over a section of the beer garden. The roof was also renewed, which probably included the removal of the ball finials and painting over the hotel's name on the first floor played corner.</p> <p>In March 1976 Tooth & Co sold the hotel to private owners under the company 'Carlisle Castle Hotel Pty Ltd'</p> <p>In 2014 there were reports that the hotel was haunted.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>The Carlisle Castle Hotel is of historical significance to the Inner West as a long-running corner hotel in a suburban setting. Constructed in 1877, the Carlisle Castle Hotel is associated with the residential development of the North Kingston Estate in Newtown. The hotel is reflective of the design and scale of hotels built in the late nineteenth century to service densely populated working neighbourhoods in the Inner West.</p> <p>The hotel was extensively renovated in 1913 by Ernest Lindsay Thompson for Reschs, reflecting how breweries adapted and updated existing hotels to improve the image of their venues. The hotel is one of the few in the Inner West to retain its early twentieth century front bar, which includes the marble bar reputedly imported from Italy and other associated fabric within the room. The Carlisle Castle has significance as evidence of the commercial strategy of the large breweries and the evolution in hotel designs to meet the changing tastes of new clientele in the early twentieth century.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The Carlisle Castle Hotel is associated with hotel architect and former City of Sydney Council Alderman, Ernest Lindsay Thompson. Thompson was a prominent hotel architect who undertook regular commissions for Tooheys, Reschs and, later, City of Sydney Council, designing hotels such as the Frisco Hotel (c1921) in Woolloomooloo and the Sir John Young Hotel (1919) in Sydney.</p> <p>Thompson designed the extensive 1913 renovations to the hotel for Reschs, which included the present layout and openings of the front bar and its marble bar.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The Carlisle Castle Hotel is a fine example of a modest Victorian era hotel built in a quiet residential area of the Inner West. Constructed 1877 and renovated several times in the twentieth century, the two-storey hotel occupies a prominent corner site and makes a strong contribution to the streetscape of the Albermarle St and Probert St intersection. Significant Victorian era elements include its ashlar render, panelled parapet, double hung timber sash windows, rendered string courses, cornices and plaster hood moulds. The suspended awning and c1938 Tooth & Co tiles below are later fabric, but make a positive contribution to the design of the hotel and reflect the typical adaptations made by large breweries.</p> <p>The interiors of the building have a high degree of aesthetic significance for their quality and intactness. The interiors are very intact for a hotel of its age with many original and early twentieth century fittings and finishes retained. Original and early fabric is highly decorative, especially in the front bar which contains an ornate marble bar from the early twentieth century. Plaster ceilings, cornices, skirting boards, windows, doors, marble thresholds, and picture rails are original in this location and in rooms closest to the street. Evidence of the former layout of rooms is also retained in ceilings nibs. At the rear of the hotel is the c1953-1954 and later extensions and the beer garden, which are mostly modern fabric except for some cornices, doors and the mens urinals.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p>

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APPLICATION OF CRITERIA	
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Carlisle Castle Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Carlisle Castle Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Carlisle Castle is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Carlisle Castle Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered up. Further investigation of the Carlisle Castle Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>The Carlisle Castle Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Carlisle Castle Hotel is one of many historic hotels from the nineteenth and twentieth centuries in continuous use in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Carlisle Castle Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Carlisle Castle Hotel is a fine example of a Victorian era hotel constructed in a suburban setting in the Inner West. The Carlisle Castle is one of the few hotels in the Inner West to retain its early twentieth century layout of the front bar, which includes its 1913 form, and fabric such as the marble bar. It is of considerable significance to the understanding of the form and function of historic hotels in the Inner West, as very few early bar arrangements continue to exist in the area.</p> <p>The Carlisle Castle is also able to demonstrate the historical form and layout of Victorian era hotels which were upgraded by breweries in the early twentieth century, in this case Reschs and Tooth & Co. Evidence includes the c 1930s wall tiles, timber doors and windows, the marble bar, and evidence of original wall layout (ground floor) in the ceiling.</p> <p>The Carlisle Castle meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Carlisle Castle Hotel is mostly intact externally, having undergone relatively limited modifications. Above the awning most of the hotel's Victorian-era fabric is intact, except for some later windows installed on Probert Street and the loss of the ball finials on the parapet. Below the awning the hotel retains most of its c 1938 form, including the Tooth & Co. tiling. Replacement tiles on Probert Street the rendered façade of the gaming room are notable alterations.</p> <p>At the rear of the hotel is an addition from c 1953-1954, which contains limited early fabric but contributes to an understanding of its evolution. This has been extended with a modern beer garden and bistro.</p> <p>The interior of the hotel has been modified several times but contains a good amount of original and early fittings and finishes. The interiors are most intact in rooms nearest to the street, which correspond to the hotel's original or 1913 footprint. Plaster ceilings, cornices, skirting boards, timber doors and windows, picture rails and the marble bar are original on the ground and first floor. The first floor also retains its division of accommodation rooms.</p>

HERITAGE LISTINGS

Heritage Data Form

Heritage listings/s	C11 North Kingston Estate Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 14550	1906	NSW Land Registry Services
Title	Registrar General	CT Vol 1779 Fol 149	1907	NSW Land Registry Services
Archival Record	Tooth & Co	Carlisle Castle Hotel, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	C Meader, R Cashmann & A Cardan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • While this property is included in the North Kingston Estate Heritage Conservation Area (C11), it is recommended that the Carlisle Castle Hotel, including interiors at 17 Albermarle Street, Newtown, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Carlisle Castle Hotel including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the its ashlar rendered facade, panelled parapet, double hung timber sash windows (both floors), rendered string courses, cornices, plaster hood moulds, suspended awning, timber doors and fanlights, marble thresholds, and interwar wall tiles to the ground floor exterior. - No new openings or enlargement of openings should be made on the street facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the kegchute and painted stone walls. On ground level it is 1913 marble bar, timber windows and doors (including gold lettering to the glass) in the front bar and bottleshop, original/early moulded plaster ceilings and cornices, timber skirting boards and picture rails, wall nubs in the ceiling, and porcelain mens urinals. On the first floor this includes the original hotel room layout, plaster and pressed metal ceilings and cornices, and early timber, architrave and skirtings (and other similar fabric that may be found throughout the floor). - Future rear or additions should be located at the rear of the hotel nearer to Fitzroy Lane, be of a lower scale, not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. - Retention of the full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony and finials. All reconstruction and repair
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	<p>work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice.</p> <ul style="list-style-type: none"> - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	16		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Carlisle Castle Hotel viewed from the intersection of Probert Street and Albermarle Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the Carlisle Castle Hotel from Probert Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The marble front bar of the Carlisle Castle Hotel, installed in 1913 (the counter has been replaced).				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Carlisle Castle Hotel, 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Tooth & Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Carlisle Castle Hotel, c1985.				
Image year	c1985	Image by	Unknown	Image copyright holder	Inner West Library

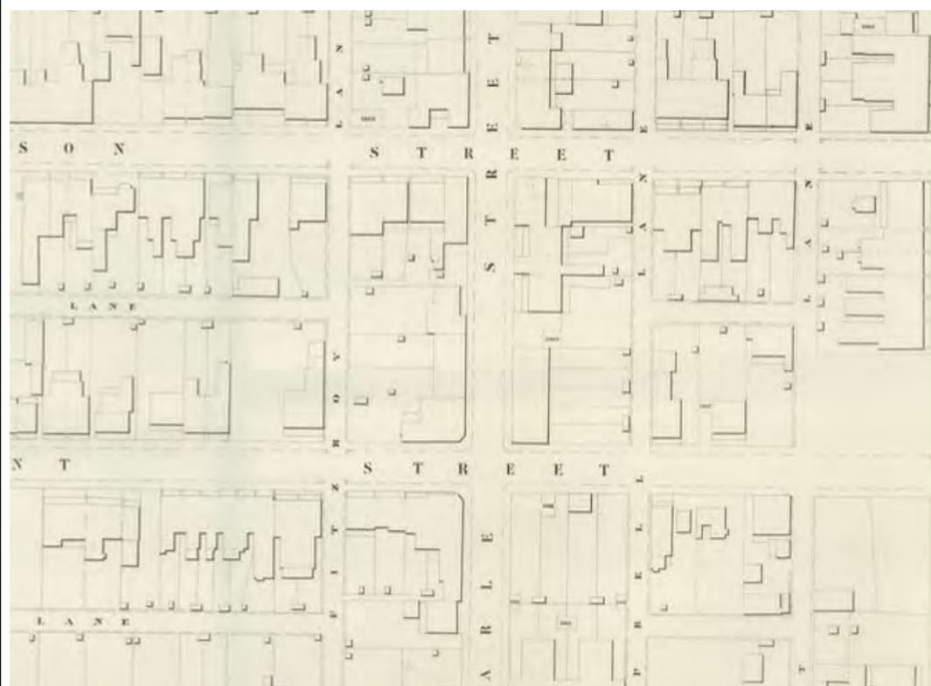


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 10, Newtown, showing the footprint of the Carlisle Castle Hotel.				
Image year	1891	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW

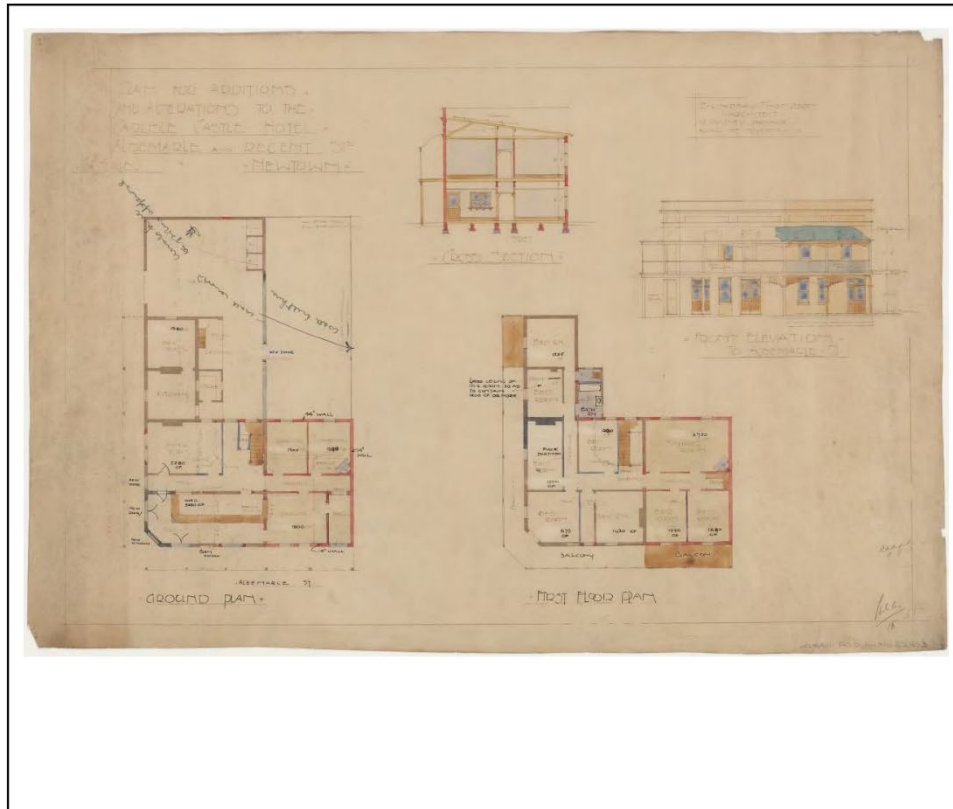


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Carlisle Castle Hotel ground floor plan, first floor plan, and sections showing additions and alterations.				
Image year	1913	Image by	E. Lindsay-Thompson	Image copyright holder	NSW State Archives & Records



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ITEM DETAILS					
Name of Item	Livingstone Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	116				
Street name	New Canterbury Road				
Suburb/town	Petersham			Postcode	2049
Local Government Area/s	Inner West				
Property description	111/838108				
Location - Lat/long	Latitude	-33.896839999999997		Longitude	151.15257099999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Livingstone Hotel has significance for historic, aesthetic and representative values to the Inner West at a local level as a hotel in continuous use in Petersham since 1899. Built in 1898-99 for Tooth & Co, hoteliers-brewers, and upgraded by them in c1913-1919, the hotel was constructed during a period of decline for the hotel trade in the Inner West reflecting the changing social attitudes and morals stemming from the influence of the Temperance movement. The hotel evidences the historic development of Petersham and is one of the few hotels built in the area at the turn of the nineteenth century. It is linked to the demand for hotels during a period of economic growth and development in Sydney. The hotel has landmark qualities, as it is prominently situated at the corner of Livingstone Road and New Canterbury Road. It has aesthetic and representative significance as a large Federation era hotel in the Regency style. The hotel demonstrates the evolution of hotels under the ownership of large Sydney breweries and the company's investment in local hotel design and refurbishment to promote their brand and identity among a new clientele. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Livingstone Hotel, built c1898 and remodelled in c1913-1919 (including additions), is a three-storey Federation period Regency style hotel building which commands a prominent corner site at the intersection of New Canterbury Road and Livingstone Road, Petersham. The corner is formed by three other buildings of various periods and architectural styles. The hotel occupies a large and usually shaped block, with a carpark at the rear of the hotel site. Its primary façade is along Livingstone Road to its east, with a splayed corner facing the intersection of both streets. At the street frontage, the building steps down to two storeys and then on to a small later addition at the southeast. A large modern outdoor balcony has been added to the rear of the building, overlooking the carpark. The building is constructed of brick, which is rendered and painted facing the street and just painted at the side and rear. A parapet conceals the roof and has a moulded cornice with rectangular plaster panels above. Below the cornice is a rectangular banded frieze with vertically fluted decoration. Fenestration of the upper floors is regularly spaced. Windows of the upper floors are mostly 12-pane double-hung timber-framed sash windows with moulded architraves and projecting sills. On the first floor two of these windows are missing the mullions and now have single-pane sash windows. The second floor has two bracketed Juliet balconies with metal balustrades overlooking Livingstone Road. These are accessed via pairs of french doors, which have fanlights over. The suspended awning wraps the façade, and although not original fabric, it appears to be in the original location as indicated by original awning stays. The ground floor has undergone some alterations but retains ashlar render and moulded detailing (render on the timber architraves) around the windows and doors. Single entry doors on the splayed corner façade are timber-framed, full-height glazed with glazed fanlights above. On the Livingstone Road façade there are three single half-glazed timber-framed doors with glazed fanlights above. Three double doors with the same configuration provide access on this façade also. Some doors have original/ early push plates. The keg chute, accessed from the footpath on the splayed corner, indicates a basement cellar. The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Livingstone Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel. The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1898	Finish year C.1886	1899	Circa	<input type="checkbox"/>
Modifications and dates	<p>1913—Alterations to the first floor interior and construction of the single storey addition to the east elevation. c1913-1919—The original balcony is removed, and doors remodelled into windows the match the originals. Small Juliet balconies are added to the second floor. 1947—Internal renovations. 1952—Public bar is renovated, and external bathrooms moved to the interior with the structures demolished. 1963-64—Joinery of the first and second floor is repaired. A kitchen and dining room is created on the first floor. 1965—The carpark at the rear of the hotel is created. 1967—The public bar is remodelled. Mid 1990s—The hotel was renovated and the raised beer garden addition made to the rear of the hotel. 2006—Interiors refurbished. 2013—Upper-level accommodation changed to ancillary space for the ground level hotel. 2020—extensive interior renovations.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that</p>

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	<p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Livingstone Hotel</p> <p>The Livingstone Hotel was constructed in 1898-99 by Tooth & Co on land they had purchased that year. A Metropolitan detail map from 1894 (Marrickville Sheet No. 2) shows an earlier row of four buildings, possibly shops, which were demolished to make way for the hotel.</p> <p>On construction the Livingstone Hotel was a large and well-appointed hotel, with a timber posted awning over the ground floor and a truncated balcony to the first floor. The interior layout of the hotel was rigidly separated, with multiple private bar partitions to the public bar. Two shopfronts on New Canterbury Road were also constructed as part of the development in the same design, though they operated separately to the hotel. These were demolished and rebuilt prior to 1985.</p> <p>The first operators of the Livingstone Hotel were Henry Forster and his wife L. Forster, who leased it from Tooth & Co in 1899. Tooth & Co's ownership made the hotel a 'tied-house', with the publicans obligated to sell only their beer as part of the leasing arrangement. The hotel was the most damaged building in a heavy thunderstorm in July 1908, with hail breaking through the roof of the rooms and causing chaos to patrons and furniture.</p> <p>The hotel was originally emblazoned 'LIVINGSTONE HOTEL FORSTERS' and had ornate decoration and a balcony running the full length of the upper levels. In 1913 there were minor alterations made to the first floor interior by Spain and Cosh Architects. A small public urinal addition was added to the east façade during these works, and a fire-escape built to the rear. Plans for the works show the balcony and awning was still in place. It is likely this was removed between 1913-1919, with Tooth & Co recording £7,825 worth of works made to the building prior to 1919. Small Juliet balconies were added to the second floor of the building with the works, resulting in the present design.</p> <p>Internal renovations took place in 1947. Robert Allan was the licensee until his death in 1947, when his sons took over. His obituary states that he was licensee for over 20 years; however, the Hotel Card records him taking over in 1937.</p> <p>In 1952 the public bar was again renovated. The bathrooms were also moved during these works, probably resulting in the demolition of outbuildings used for this purpose which can be seen in the original plans for the hotel.</p> <p>In 1963-64 works were undertaken on the first floor, including repairing joinery and creating a kitchen and dining room on the first floor. In 1965 the carpark at the rear of the hotel was formed, with alterations allowing deliveries to the rear of the hotel. The public bar was again remodelled in 1967. By 1975 Tooth & Co had purchased much of the surrounding land, including a lot facing to Maria Street. These additional parcels of land were leased separately by Tooth & Co, like the two original shopfronts facing New Canterbury Road.</p> <p>Plans of the hotel from 1989 by Tooth & Co show that the layout of the ground floor and first floor had been altered over the course of the past 90 years, with the layout evolving to open up the bar interiors and provide more room for accommodation on the first floor. The second floor is shown to have experience less modification, with the basic pattern of rooms remaining mostly intact.</p> <p>The hotel was renovated in the mid 1990s, with the addition of the rear beer garden above the carpark. The hotel was again refurbished in 2006. In 2013 more substantial works were made to</p>
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	change the use of the first and second floor from accommodation to ancillary space for the hotel. Most recently extensive interior renovations were made in 2020.
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THEMES

<i>National historical theme</i>	Building settlements, towns and cities Developing Australia's cultural life
<i>State historical theme</i>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Livingstone Hotel has historical significance to the Inner West as a continuously operating hotel situated at a prominent intersection in Petersham. It reflects the historical growth of Petersham and of its high street in response to broader shaping forces. Constructed in 1898-99 for brewers-hoteliers, Tooth & Co, the Livingstone Hotel was built at the very end of the nineteenth century during a period of decline in the hotel trade. The hotel ran counter to the trend of hotel closures at the turn of the century, opening to service to the growing population of the Petersham area despite the increasing influence of the Temperance movement. The Livingstone hotel evidences the historical evolution the brewing industry and the commercial investment in local hotels and architectural design in the early twentieth century. In c1913-1919 the hotel was remodelled by Tooth & Co, removing the balcony, and modifying the façade, modernising the existing building to promote their brand and products to a new clientele.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Livingstone Hotel is associated with the prominent Australian company, Tooth & Co, brewers and hoteliers, who owned and built the hotel from 1898, later remodelling it in c1913-1919. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Livingstone Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Livingstone Hotel is a good example of a three storey Federation-period hotel building designed in the Regency style. Reflecting its local importance, the hotel is a landmark building on Petersham's high-street. Its high-profile corner site at the intersection of Livingstone Road and New Canterbury Road contributes to its aesthetic merit, as does its scale and relationship to the historic patterning of the neighbourhood. Built in 1898-99 and remodelled in c1913-1919, the hotel has a refined façade composed of simple forms and sparse classical details. This includes the visually restrained panelled parapet, moulded entablature, smooth rendered finish, 12-pane timber sash windows and architraves, and the subtle quoins. Below the awning, later Interwar embellishments associated with the remodelling contribute to the aesthetic quality of the building, which is enhanced by characteristic commercial hotel elements such as the metal awning, doorways with early push-pads, and fanlights. The interior of the Livingstone Hotel is considered likely to retain original features in some areas.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Livingstone Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Livingstone Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Livingstone Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>

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Technical/Research significance SHR criteria (e)	<p>The Livingstone Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Livingstone Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be gauged in order to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Livingstone Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Livingstone Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Livingstone Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Livingstone Hotel is a good, representative example of a Federation era hotel constructed on a main street in the Inner West. Built in 1898-99 for Tooth & Co, the hotel demonstrates elements of the Regency style, which was maintained through the remodelling of the hotel in c1913-1919. The Livingstone Hotel is demonstrative of the type of hotel built by large Sydney breweries such as Tooth & Co in the late nineteenth century. The hotel also shows how these breweries continually upgraded their hotels to promote their brand and products which is representative of the brewing industry's commercial investment strategy.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Livingstone Hotel is mostly intact in its c1913-1919 form externally, having undergone relatively limited modifications since that time. Above the awning all detailing on the street façade reflects the c1913-1919 remodel, excluding two windows on the first floor which have been changed from the original 12-pane type. Many of these windows were formed from earlier doorways which led to the original balcony, with the French doors of the second floor being converted from original windows. The awning is in its original location, though has been modified.</p> <p>Below the awning the hotel retains many original detailing associated with the c1913-1919 remodel despite modifications. This includes the ashlar render, moulded detailing, fanlights over the timber doorways. Some doors also have early push-plates, indicating they are original themselves.</p> <p>At the rear of the hotel is a contemporary concrete beer garden raised over the carpark. The carpark itself is wholly new fabric.</p> <p>Internally the hotel has undergone successive changes which may conceal some original fabric. The interior of the hotel is likely to retain original and early fabric and floor layouts, especially on the upper floors.</p>

HERITAGE LISTINGS

Heritage listings/s	C25 Petersham Commercial Precinct Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 14929	1908	NSW Land Registry Services
Title	Registrar General	CT Vol 1872 Fol 35	1908	NSW Land Registry Services
Title	Registrar General	CT Vol 12727 Fol 214	1975	NSW Land Registry Services

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Archival Record	Tooth & Co	Livingstone Hotel, cnr. Livingstone and New Canterbury Roads, Marrickville—Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Architectural Plans	Various	Livingstone Hotel, Petersham—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels.
Architectural Plans	Various	Livingstone Hotel—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court]	Various	NSW State Archives & Records
Book	C Meader, R Cashmann & A Cardan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • While this property is included in the Petersham Commercial Precinct Heritage Conservation Area (C25), it is recommended that the Livingstone Hotel, including interiors at 116 New Canterbury Road, Petersham be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Livingstone Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through a more detailed heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The three storey scale, form, character and details of the building should be retained and conserved, particularly the panelled parapet, moulded entablature, smooth rendered finish, 12-pane timber sash windows and architraves, quoins, timber french doors and juliet balconies, suspended awning, timber doors with early push-pads and fanlights, ashlar render and moulded detailing to the ground floor, and keg chute. - No new openings or enlargement of openings should be made on the street facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context, including when viewed from the south along Livingstone Road. Vertical additions should be avoided particularly over the main original built form and clarity of the original structure should be maintained. - Retention of full property boundary is encouraged (including areas currently used for parking) to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported and is consistent with its history. The need for suitable periodic upgrading and adaptation to meet contemporary
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Heritage Data Form

	hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	17		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Livingstone Hotel viewed from the intersection of Livingstone Road and New Canterbury Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of Livingstone Hotel from Livingstone Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Livingstone Hotel, 1920.				
Image year	1930	Image by	Unknown	Image copyright holder	Tooth & Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Livingstone Hotel, 1985.				
Image year	1985	Image by	Unknown	Image copyright holder	Inner West Library



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 2, Marrickville, showing the footprint of the Livingstone Hotel.				
Image year	1894	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Livingstone Hotel floor plans, 1909.				
Image year	1909	Image by	Unknown	Image copyright holder	NSW State Records



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Livingstone Hotel floor plans, 1989.				
Image year	1989	Image by	Corporate Architect's Office Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences



Heritage Data Form

ITEM DETAILS					
Name of Item	Bridge Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	119				
Street name	Victoria Road				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	25/C/119, 1/1090922, 2/1090922				
Location - Lat/long	Latitude	-33.862838000000004		Longitude	151.16889499999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Bridge Hotel has significance for historic, associative, aesthetic, and representative values at a local level as an early hotel in Annandale and the Inner West in continuing historic use. The Bridge Hotel was originally constructed in 1879 but was rebuilt in 1941 in response to the widening of Victoria Road (formerly Weston Road). Set within an historic urban context, the new hotel building was built adjacent to the original site and constructed for the Tooth & Co brewing empire by architects RM Joy & Pollitt during a period of widespread hotel renewal initiated by the large Sydney breweries. The hotel is a landmark designed in a distinctive Interwar Functionalist style which makes an important contribution to the streetscape of Victoria Road in Rozelle. Despite modifications, the Bridge Hotel is intact externally and is a good aesthetic and representative example of the style and of RM Joy & Pollitt's work, and is significant for its association with a prominent architectural practice and hotel designers of the period. It is also representative of the commercial interests and investment by large breweries in local hotels during the early twentieth century and is likely to have social significance to the local community as a popular live music venue and for its continuing contribution to social suburban life.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	RM Joy & Pollitt					
Builder/maker	William Hughes & Co Pty Ltd					
Physical Description	<p>The Bridge Hotel, built in 1941, is a two-storey interwar period Functionalist style hotel building. It is a landmark building situated on a prominent corner at the intersection of Victoria Road and Wellington Street. The building has an asymmetrical presentation with horizontal massing to Wellington Street extending to the curved corner wall, where it meets the vertical massing feature at Victoria Road. The building is constructed of brick and consists of a corrugated metal hipped roof concealed behind a series of parapet walls. The parapet is unadorned apart from a banded coping and is stepped along both façades.</p> <p>Along Wellington Street, the face brick external walls of the first floor feature a row of evenly spaced timber-framed double-hung eight-pane sash windows, sitting between two rendered (or architectural tiled) string courses, except for one 'bay' where a window has a tall fluted spandrel panel over. The string courses continue around the curved corner, accentuating its horizontality at the corner and framing the five pairs of steel-framed casement windows which form a corner bay window. The wall above the string courses is likely to have five rendered circular motifs, but this area of the façade is covered by a large billboard. Original individual lettering fixed to the brickwork on the curved corner wall above the windows reads 'BRIDGE HOTEL'. Lettering of the same design and size is also fixed to the east side of building and visible when approaching from the east along Victoria Street. The façade along Victoria Road features a taller parapeted massing, designed with rendered (or architectural tiled) vertical fins decorating three simple brick 'pilasters'. Four double-hung timber windows, with tall fluted spandrel panels over, flank the vertical fins. All windows are multi-pane timber sash type and original, save for the aluminium framed window grouping on the Wellington Street façade which infill an original recessed balcony. Architectural detailing appears to be a cream colour originally, but has been painted over in a blue colour. A variety of wall-mounted signage and other accretions such as external air-conditioning units clutter the façades. The suspended awning wraps around the corner, extending along both street frontages; it appears to be original and is unlined. The awning accentuates the horizontality of the building.</p> <p>The external walls of the ground floor have ashlar rendering, also painted blue, which has replaced the original two-toned tiled walls below the awning. The original pattern of openings remains, and much of the original timber-framed windows and doors, the multipaned highlight windows and their hardware survive. At some doorways there are some stylised interwar gates and security grilles.</p> <p>At the rear of the building is a single-storey extension and beer garden, which is concealed from the street.</p> <p>The keg chute, accessed from the footpath on Wellington Street near the curved corner, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Bridge Hotel has been altered and the interior refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1941	Finish year C.1886	1941	Circa	<input type="checkbox"/>
Modifications and dates	<p>1941—The original Bridge hotel is demolished for the widening of Victoria Road and the current hotel building constructed, designed by RM Joy & Pollitt</p> <p>1950s-60s—Minor repairs and modifications to the refrigeration and beer equipment</p> <p>1967—The public bar counter is modified to create a bottle department, including a cool room.</p> <p>1988—Proposed removal of the bottle department counter and cool room and reduction of the public bar counter.</p> <p>c1990s—Billboard added to the Wellington Street elevation on the first floor.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p>

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	<p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Bridge Hotel</p> <p>The first Bridge Hotel was constructed in 1879. It was named after the original Iron Cove Bridge, the construction of which commenced the year before. The Bridge Hotel was a favoured venue for workers from the Elliot Brothers pharmaceutical factory and the Balmain Power Station.</p> <p>In the 1930s and early 1940s the Department of Main Roads began a series of programs to widen Victoria Road to six lanes. This required the demolition of many buildings in Gladesville and Rozelle, which encroached into the road reserve. This included the Bridge Hotel, which had been purchased by Tooth & Co in 1926.</p> <p>In 1941 the original hotel was demolished and replaced by the current one. The hotel was designed by Architects RM Joy & Pollitt in the Interwar Functionalist style and constructed by William Hughes & Co Pty Ltd. The design of the new hotel reflected the streamlined, modernist style of hotels which had developed in the previous decade. It was one of the last suburban hotels built before wartime restrictions came into effect, preventing most construction around Sydney. The hotel cost £17996 to build, excluding the architects fees and refrigeration.</p> <p>Over the next few decades Tooth & Co made minor modifications to the hotel, usually to the beer supply and refrigeration equipment. In 1967 the public bar counter was altered to create a bottle department.</p> <p>In the 1980s Tooth & Co sold the hotel, which gained a reputation over the next few years as a live music venue. A plan made by Tooth & Co in 1986 prior to sale shows the floor layout was much the same as it was originally, save for the creation of a bottle department in the public bar and the conversion of one of the lounges to a bistro. The original bar counters of the public bar and saloon bar had been removed in the decades prior. Plans for removal of the bottle department cool room and reducing the size of the public bar counter were drawn in 1988.</p> <p>The Bridge Hotel has been a well-known pub rock and blues venue since that time, hosting performances by from many well-known Australian acts like Midnight Oil, Jimmy Barnes, Men at Work and Dragon. The hotel continues to be a popular live music venue and a well-known landmark along Victoria Road.</p>
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THEMES

<i>National historical theme</i>	Building settlements, towns and cities
	Developing Australia's cultural life

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<i>State historical theme</i>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation
	Leisure—activities associated with recreation and relaxation

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Bridge Hotel has significance to the Inner West as a long-standing hotel on the main road of Rozelle. The Bridge Hotel is associated with the widening of Victoria Road in Rozelle in the 1940s, which required the demolition of the original hotel built in 1879. The present hotel building was built in 1941 on the adjacent site to the north, beyond the new boundaries of the road reserve. The widening of Victoria Road was a substantial infrastructure project had a considerable impact to the urban character of Rozelle, resulting in many buildings being demolished or exposed to the main road. The Bridge Hotel was one of the first building constructed to respond to the new extent of Victoria Road, having significance as evidence of the substantial change to Rozelle.</p> <p>The present building, constructed in 1941 to an Interwar Functionalist design by RM Joy & Pollitt for Tooth & Co, demonstrates the evolution of hotels in the twentieth century. The hotel has significance for its ability to demonstrate how large breweries like Tooth & Co rebuilt earlier hotels using contemporary architectural designs to improve the image of their venues and adapt to changing trading conditions. The hotel is largely intact and clear demonstrates this historical phase of hotel development, which largely ceased following its construction due to wartime restrictions.</p> <p>The Bridge Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Bridge Hotel is associated with prominent and experienced hotel architects, RM Joy & Pollitt, who designed the hotel in a modern, Interwar Functionalist style for Tooth & Co in 1941. Joy & Pollitt were among the small pool of architects used by large Sydney breweries such as Tooth & Co in the early twentieth century. The firm designed several notable hotels in the Interwar Functionalist style in the late 1930s to 1941, including the Golden Barley in Enmore (1938-39) and the Unicorn Hotel in Paddington (1940-41). The Bridge Hotel is significant as a fine and intact example of their use of the style in hotel architecture.</p> <p>The Bridge Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Bridge Hotel, designed by architects RM Joy & Pollitt and constructed 1941, is a fine example of an Interwar Functionalist hotel building in the Inner West. The Bridge Hotel is a landmark building in Rozelle and makes a distinctive contribution to the streetscape of Victoria Road, especially for travellers approaching from the Iron Cove bridge, and is distinctive in its Interwar Functionalist style design, form and detail.</p> <p>Significant elements of the Bridge Hotel's Functionalist design are intact above and below the awning on the hotel's exterior, including the awning itself. Above the awning is especially intact, save for intrusive accretions like the infilled balcony, advertising billboard, non-original signage, and air-conditioning units. All other elements are original and make a strong contribution to the aesthetic design and appeal of the building. Below the awning significant elements include the original doors, windows, highlight windows and associated joinery, as well as the original stylised Interwar gates and security grilles.</p> <p>The interior of the Bridge Hotel is considered likely to retain original features in some areas.</p> <p>The Bridge Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Bridge Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Bridge Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>The Bridge Hotel very likely has social significance to the Inner West as a well-known pub rock venue. The Bridge Hotel is one of the premier live music venues in the Inner West, forging a reputation for pub rock and blues from the 1980s onwards. The hotel is associated with acts such as include Midnight Oil, Jimmy Barnes, Men at Work and Dragon, among others. Current and former patrons,</p>

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	<p>musicians and associates likely place special value on the hotel as a live music venue and consider it to contribute to their sense of place. However, this can only be determined through a formal assessment.</p> <p>The Bridge Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Bridge Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Bridge Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Bridge Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Bridge Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Bridge Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Bridge Hotel is a fine example of an Interwar Functionalist hotel building in the Inner West that was designed by prominent and experienced hotel architects, RM Joy & Pollitt, during the early twentieth century. The Bridge Hotel is a good example of the type of hotel constructed in years just prior to the Second World War by large Sydney breweries and how contemporary architectural design was used to promote the brand and identity and commercial interests of hotelier-breweries such as Tooth & Co. The Bridge Hotel is demonstrative of Tooth & Co's (and architects RM Joy & Pollitt) influence on the design of hotels in Sydney during the early twentieth century. The hotel is intact externally and modifications have not compromised its ability to demonstrate the Interwar Functionalist style.</p> <p>The Bridge Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Bridge Hotel is intact externally and reflects its original form. Above the awning the hotel has undergone little modification, except for the inclusion of an intrusive advertising billboard and the aluminium framed windows which infill the original recessed balcony to the Wellington Street façade. The first-floor façade also has some intrusive accretions such as air-conditioning units and signage. All detailing is original above the awning apart from these elements. The awning itself is original but unlined.</p> <p>Below the awning the original two-toned tiling has been removed and replaced with ashlar rendering. Much of the original timber-framed windows, doors, and their multipaned highlight windows survive. Most stairs and thresholds have contemporary modern tiles. Several openings on the ground floor also have original stylised Interwar gates and security grilles, which contribute to the intactness of the hotel's design.</p> <p>The rear of the hotel has undergone little modification since construction, with the single storey addition being part of the original design.</p> <p>Internally the hotel has undergone successive changes from the 1960s which may conceal some original fabric. The interior of the hotel is likely to retain original fabric and floor layouts on all floors of the building.</p>

HERITAGE LISTINGS

Heritage listings/s	C7 The Valley Heritage Conservation Area

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 3041 Fol 104	1920	NSW Land Registry Services
Title	Registrar General	CT Vol 5330 Fol 96	1942	NSW Land Registry Services
Archival Record	Tooth & Co	Bridge Hotel, cnr. Victoria Road and Wellington Street, Rozelle, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Architectural Plans	Various	Bridge Hotel, Rozelle—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels.
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> While this property is included in The Valley Conservation Area (C7), it is recommended that the Bridge Hotel, including interiors at 119 Victoria Road, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. Significant heritage attributes and elements of the Bridge Hotel including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two storey scale, form, character and details of the building should be retained and conserved, particularly the asymmetrical massing, face-brick façades, curved corner wall, stepped parapets, banded coping, rendered/tiled string courses, fluted spandrels, original timber framed eight-pane sash or steel casement windows, rendered circular motifs, 'BRIDGE HOTEL' lettering, brick pilasters, suspended awning vertical fins, original timber doors, windows and highlight windows and associated joinery of the ground floor, stylised Interwar gates and security grilles, and keg chute. No new openings or enlargement of openings should be made on the street facade of the hotel building. Significant interior fabric and layouts should be retained and conserved. Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form and should maintain legibility of the original building form. Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. Reconstruction of missing elements could be considered when supported by documentary evidence, such as the recessed balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the billboard and infill to the balcony on the Wellington Street façade, and air-conditioning units and signage. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel should be supported by local and state

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	<p>governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.</p> <ul style="list-style-type: none"> • Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	18		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bridge Hotel viewed from across Victoria Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bridge Hotel viewed from further south along Parramatta Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bridge Hotel in 1941, soon after completion.				
Image year	1941	Image by	Tooth & Co Ltd	Image copyright holder	Noel Butlin Archives Centre, ANU



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bridge Hotel in c1941-1953.				
Image year	c1941-1953	Image by	Sam Hood	Image copyright holder	State Library of NSW



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The original Bridge Hotel with the replacement hotel behind, prior to its demolition.				
Image year	1940	Image by	RM Joy & Pollitt for Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



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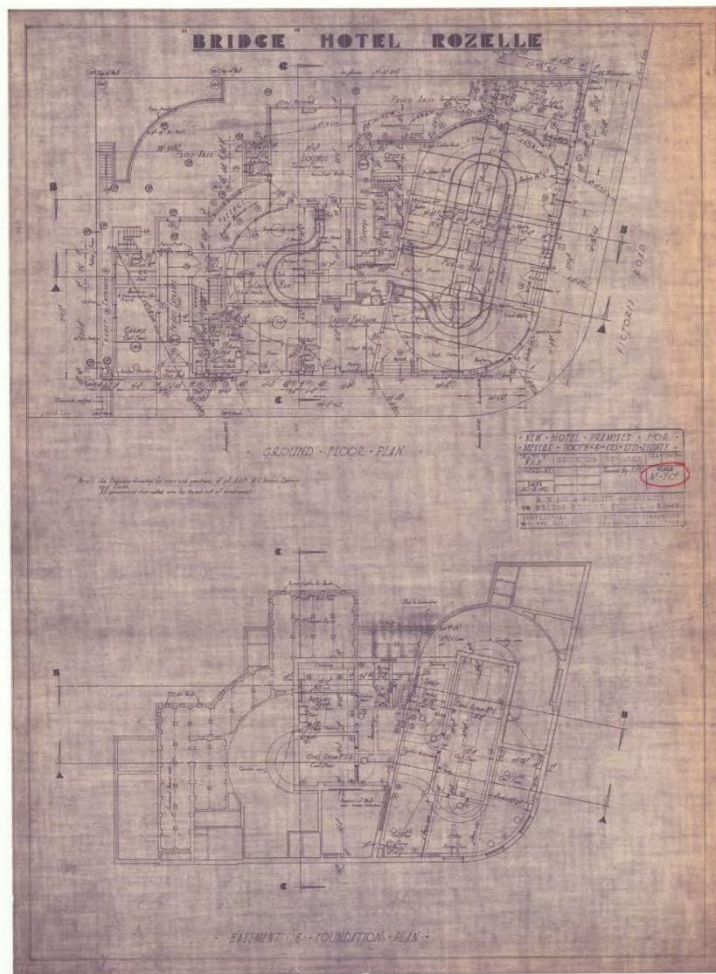
Please supply images of each elevation, the interior and the setting.

Image caption	The interior of the Public Bar soon after construction in 1941.				
Image year	1941	Image by	RM Joy & Pollitt for Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



IMAGES - 1 per page

Image caption	The Bridge Hotel ground floor and basement plans, 1940.				
Image year	1940	Image by	RM Joy & Pollitt	Image copyright holder	Museum of Applied Arts and Sciences

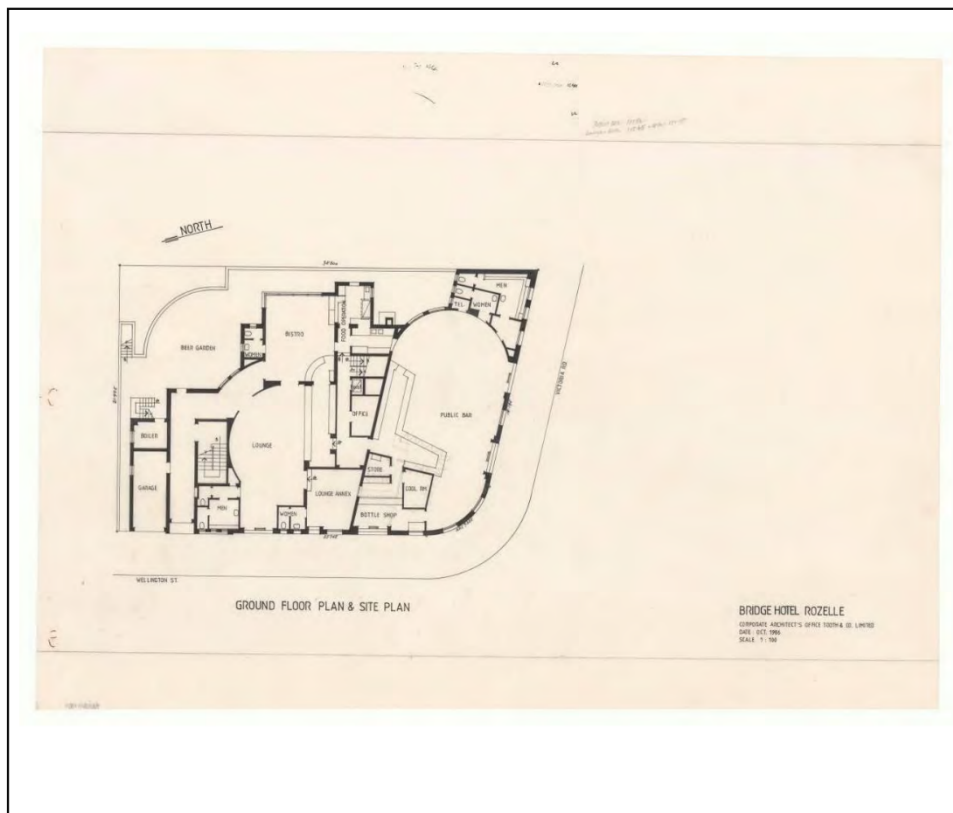


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bridge Hotel ground floor plan, 1986.				
Image year	1986	Image by	Corporate Architect's Office Tooth & Co Limited	Image copyright holder	Museum of Applied Arts and Sciences

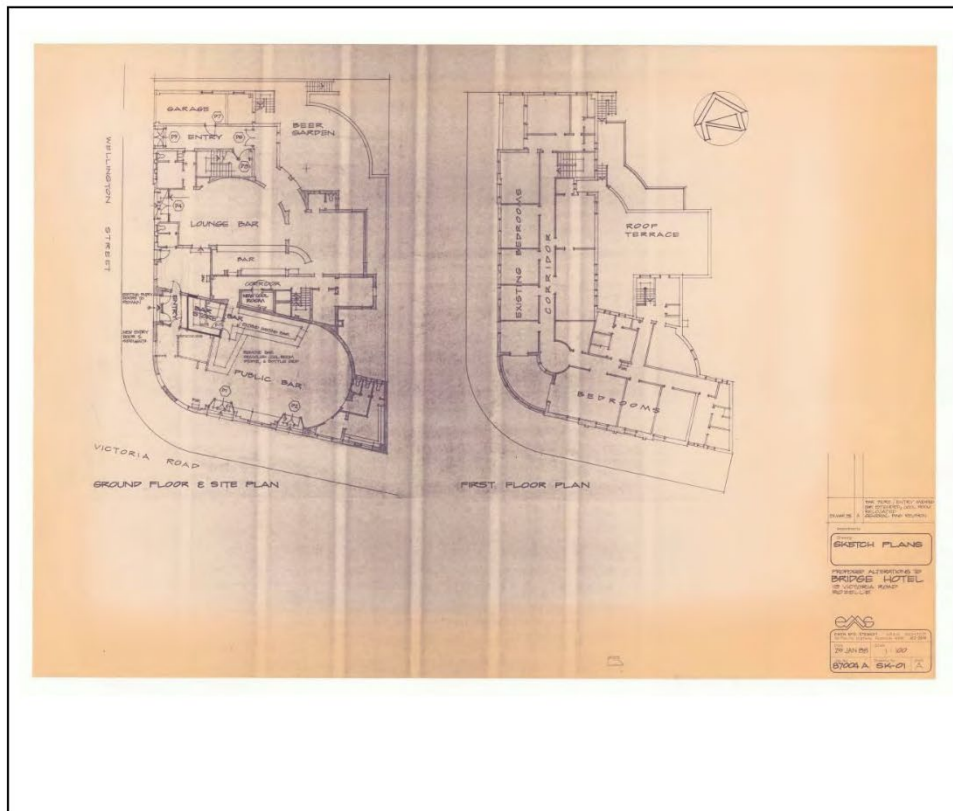


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Proposed modifications to the Bridge Hotel public bar, 1988.				
Image year	1988	Image by	Ewen McD Stewart architect	Image copyright holder	Museum of Applied Arts and Sciences



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ITEM DETAILS					
Name of Item	The Welcome Hotel				
Other Name/s Former Name/s	<i>Rhenischs Hotel, Rhenischs Welcome Hotel</i>				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	91				
Street name	Evans Street				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	1/165451, 1/1018272, 2/1018272				
Location - Lat/long	Latitude	-33.862651		Longitude	151.173351
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Hotel				
Former Use					
Statement of significance	<p>The Welcome Hotel has significance for historic, aesthetic and representative values at a local level to the Inner West as an early suburban hotel in Rozelle. The Welcome Hotel was constructed in 1877 for Ernest Rhenisch on land purchased in the Merton Estate sale and was initially known as Rhenischs Hotel (also Rhenischs Welcome Hotel). The hotel is significant for its association with the development of Rozelle in the 1870s and 1880s during the economic boom and is reflective of the design and scale of suburban hotels built in new inner-city working-class suburbs of the time. Remodelled in c1920 by Tooth & Co, the Welcome Hotel is a good example of an earlier Victorian Hotel remodelled in an Interwar design in the early twentieth century in response to changing socio-economic conditions and the business strategies and promotional activities of large brewers. The hotel has aesthetic and representative significance as a well composed and detailed local suburban hotel which makes a strong contribution to the otherwise residential streetscape on a corner site. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

DESCRIPTION	
Designer	
Builder/maker	
Physical Description	<p>The Welcome Hotel, built in 1877 and remodelled 1920, is a rendered masonry two-storey Victorian period building with modest interwar period detailing at the parapet. The hotel is located on a corner site on a secondary thoroughfare street through a residential area of Balmain and Rozelle. It is located</p>

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	<p>at the intersection of Evans Street (facing north) and Nelson Street (facing east) and has a splayed corner.</p> <p>The hotel is constructed of rendered and painted brick. It has two hipped roofs clad in corrugated iron, which are concealed behind a simple parapet with subtle articulation by raised corner parapets flanking a low simple pediment to each street. The parapet is separated from the first floor by a rendered string course with wide dentil detailing on the corner and the ends of the building. The splayed corner features the building date '1877', in reference to the original date of construction, though it previously read '1919'. The pediments feature the building name 'WELCOME HOTEL'. The first-floor windows are early 12-pane timber-framed double-hung sash windows, which may have been modified from original doors c1920s. There is some evidence in the fabric to suggest there may have been a balcony on the upper level.</p> <p>The suspended awning wraps around the building extending the full extent of Evans Street. The awning has a modern soffit lining and has been modified to create a faceted corner edge.</p> <p>The ground floor of the hotel has rendered and painted walls which were previously tiled. The pattern of openings is original, with regularly spaced timber-framed double doors with fanlights. These doors are original or early and appear in photographs from the 1930s, along with the gold lettering to the glass. The timber-framed windows at the ends of each façade are not original.</p> <p>There is a single-storey addition to the rear of the hotel, as well as a single-storey infill structure facing Evans Street. A beer garden is located to the rear of the hotel beyond the addition, which is behind an early brick wall.</p> <p>The keg chute, located on the splayed corner, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>						
Physical condition and Archaeological potential	<p>The Welcome Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel.</p> <p>The archaeological potential of the site is unknown.</p>						
Construction years	<table border="1"> <tr> <td>Start year C.1885</td> <td>1877</td> <td>Finish year C.1886</td> <td>1877</td> <td>Circa</td> <td><input type="checkbox"/></td> </tr> </table>	Start year C.1885	1877	Finish year C.1886	1877	Circa	<input type="checkbox"/>
Start year C.1885	1877	Finish year C.1886	1877	Circa	<input type="checkbox"/>		
Modifications and dates	<p>c1920—The hotel is remodelled by Tooth & Co. The parapet is altered to its present design, 12-pane timber sash windows are installed to the first floor, a suspending awning is added (possibly replacing an earlier balcony), and tiling added to the ground floor exterior.</p> <p>1937—Tiling is replaced on the ground floor and extended to the awning line</p> <p>1954—The interior of the hotel is altered, details of which are unknown.</p> <p>1961—The public bar is reconstructed in a new design</p> <p>1970s—Repainting and repairs</p> <p>1978—The roof is renewed due to water damage</p> <p>1980s—The hotel is renovated and the date of the parapet is changed to '1877'</p> <p>2002—Modifications to the interior and exterior of the hotel, including revision of openings to the north and west elevations</p> <p>2004—An awning is constructed over the side (southern) courtyard</p> <p>2014—Interior works to modified the first floor of the hotel for offices, a kitchen and a private function room.</p>						
Further comments							

HISTORY

Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock</p>
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	<p>teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Welcome Hotel</p> <p>The Welcome Hotel was constructed in 1877 by Ernest Rhenisch on land he had purchased from the Merton Estate subdivision sale the previous year. The hotel was originally known as Rhenischs Hotel (alternatively Rhenischs Welcome Hotel).</p> <p>In 1892 Rhenisch transferred the licence to Solomon Harris, and from then on the hotel was known as the Welcome Hotel. Rhenisch began leasing the hotel to Tooth & Co in 1899, though this lapsed in 1908 when George Kelly began running the hotel.</p> <p>In 1920 the widow of Ernest Rhenisch sold the hotel to Tooth & Co. The brewery undertook £3,574 worth of alterations to the hotel in 1920. Works included remodelling the parapet in an Interwar design, installing tiling to the exterior, and adding the suspended awning. It is possible that these were partly completed prior to 1920, as the parapet of the hotel read '1919' before being changed to '1877' in the 1980s. Photographs from the 1930s show the doors to the hotel were dark stained timber with the distinctive curved BAR letter on the glass.</p> <p>In 1937 the exterior tiling was modified to covering the ground floor facade to the awning.</p> <p>In 1943 the adjacent 2 story brick building on the south elevation was purchased by Tooth & Co and rented as a residence.</p> <p>In 1954 a further £9559 was spent on alterations to the hotel, which were limited to the interior. The public bar was reconstructed in 1961.</p> <p>The hotel was painted multiple times in the 1970s and the roof renewed in 1978 due to water damage.</p> <p>In July 1982 Tooth & Co sold the Welcome Hotel to EB Golding and TL Atkins for \$330,000, having</p>
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	<p>undertaken interior painting and repairs in the previous years.</p> <p>In the 1980s the hotel was renovated and the parapet modified to read '1877', acknowledging the original construction date of the hotel.</p> <p>In 2002 an application to modify the interior and exterior of the hotel was made, including opening up the ground floor and first floor interiors and revisions to openings on the north and west elevations.</p> <p>In 2004 the awning was constructed over the side (southern courtyard).</p> <p>Further works were made in 2014 to the first floor of the hotel to modify the rooms to offices, a kitchen and a private function room.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Welcome Hotel has historical significance to Rozelle and the Inner West as a long running corner hotel in a suburban residential setting. Constructed in 1877 by Ernest Rhenisch, who had purchased the land from the Merton Estate subdivision sale, the hotel was first known as Rhenischs Hotel or Rhenischs Welcome Hotel. The hotel is significant in the historical course and pattern of Rozelle's residential development during the economic boom of the 1870s and 1880s. It historically reflects the Victorian subdivision pattern and the importance of local hotels in the nineteenth century in densely populated residential neighbourhoods of the Inner West as the industrial labour force grew in Sydney. The Welcome Hotel also has significance as evidence of the historical evolution of hotel designs under the ownership of large breweries in the early twentieth century. In c1920 the hotel was remodelled by Tooth & Co in an Interwar style, modifying the parapet, adding the suspending awning, and tiling to the ground floor exterior. In the early twentieth century, large Sydney breweries like Tooth & Co remodelled earlier Victorian hotels using contemporary architectural design to promote their brand and identity in response to change socio-economic conditions. The Welcome Hotel's remodelling is a characteristic example of this historical process, which had a substantial impact on the design of hotels throughout Sydney.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Welcome Hotel is associated with publican Ernest Rhenisch, who built the hotel in 1877, and Tooth & Co, who owned the hotel from 1920. While Rhenisch and Tooth & Co's association with the hotel is strong, its importance to the local area is questionable and does not meet the threshold of significance.</p> <p>The Welcome Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Welcome Hotel is a good example of a two-storey suburban Interwar style hotel building built on a quiet residential corner of the Inner West. Constructed in 1877 and remodelled in c1920 by Tooth & Co, the hotel makes a strong contribution to the streetscape at the intersection of Evans Street and Nelson Street. The hotel has a simple but well detailed Interwar-era exterior and played corner to address both street frontages. Significant early features above the awning include its subtly articulated parapet with low pediment, string course, and dentil detailing, as well as the 12 pane timber sash windows, and rendered façade. The suspended awning and pattern of openings on the ground floor are typical of hotel design and made a positive contribution to its design. Timber doors, architraves and fanlights of the ground floor add to its aesthetic quality, with the gold lettering enhancing the hotel's historical appeal. The hotel is characteristic of the scale of a hotel built to match its suburban surroundings and is of aesthetic significance, having undergone limited modification since c1920. The interior of the Welcome Hotel is considered likely to retain original features in some areas.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Welcome Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly</p>

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	<p>valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Welcome Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Welcome Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Welcome Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Potential further investigation of the Lewisham Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Welcome Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Welcome Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Welcome Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Welcome Hotel is a good representative example of a suburban Victorian era hotel which was remodelled by Tooth & Co in c1920 in a contemporary Interwar design. The hotel has undergone limited external modification since is characteristics of the size and subtle detailing of such a hotel. The hotel reflects the historical form and evolution of Victorian era hotels in the Inner West and is demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Welcome Hotel is mostly intact and reflects in c1920 Interwar form externally, having undergone limited external modification since then. Accretions above the awning include planter boxes and modern signage, as well as services and a small balcony overlooking the beer garden. Windows and the parapet date from the 1920s. It is possible that a balcony originally existed on this floor, though further research is required.</p> <p>The awning is in its original location, using the original stays, but has been modified with modern cladding and soffit linings.</p> <p>Below the awning the hotel has been modified to remove the Interwar tiling to the façade. The pattern of openings is original. The doors with fanlights are early and reflect the hotel's c1920 Interwar form. Windows on the ends of the street facades are modern replacements.</p> <p>The single storey addition at the rear of the hotel is contemporary, as is the single storey infill on the southern elevation of the hotel along Evans Street.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 19th century, c1920s and later in some areas.</p>

HERITAGE LISTINGS

Heritage listing/s	C7 The Valley Heritage Conservation Area

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 271 Fd 119	1876	NSW Land Registry Services
Title	Registrar General	CT Vol 3031 Fol 142	1920	NSW Land Registry Services
Archival Record	Tooth & Co	Welcome Hotel, cnr. Evans and Nelson Streets, Rozelle, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that the Welcome Hotel, including interiors at 91 Evans Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Welcome Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, rendered façade, parapet with low pediment, string courses and dentil detailing, 12 pane timber sash windows, suspended awning, brick wall to the beer garden, and original timber doors, architraves, and fanlights (including gold glass lettering) to the ground floor. - No new openings or enlargement of openings should be made on the street facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form and should maintain the legibility of the hotel's original form, especially from Nelson Street. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as ground floor exterior tiling. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the planter boxes, services and signage on the first floor exterior. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.

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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	19		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Welcome Hotel viewed from the Intersection of Evans Street and Nelson Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The east elevation of the Welcome Hotel, viewed from across Evans Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear of the Welcome Hotel viewed from Nelson Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Welcome Hotel in 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Welcome Hotel in 1970.				
Image year	1970	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU

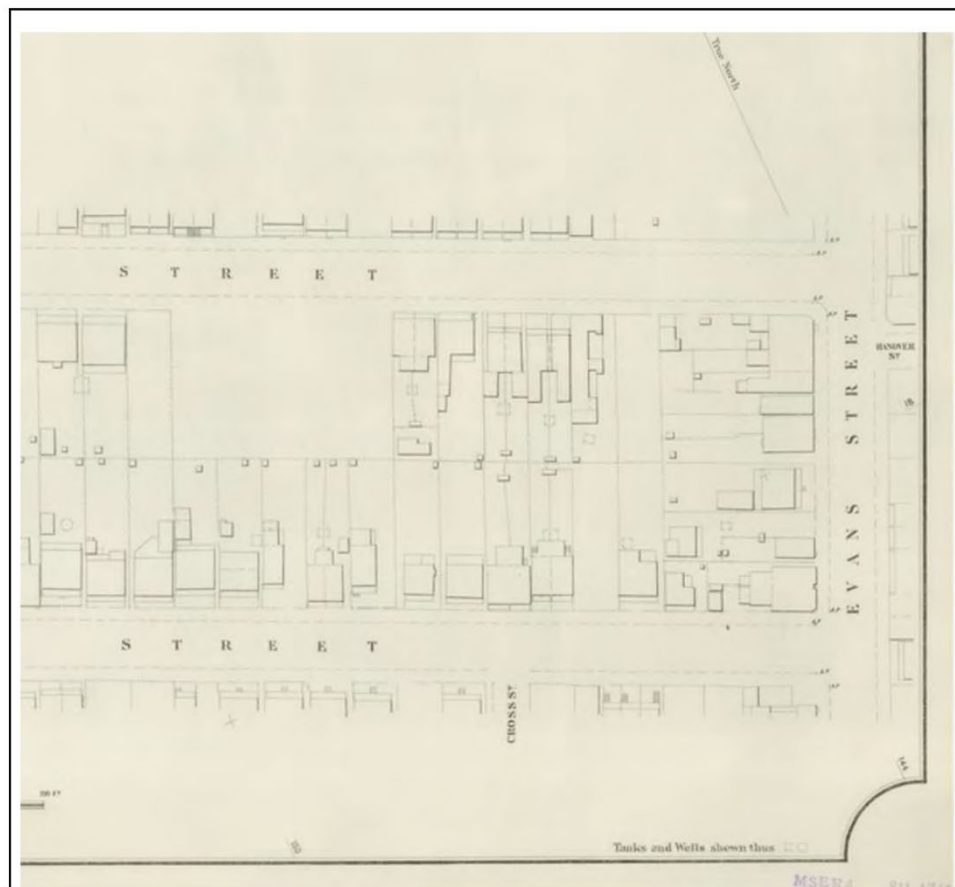


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 56, Balmain, showing the lot of the Welcome Hotel.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	3 Weeds Hotel, including interiors				
Other Name/s Former Name/s	Red Lion Hotel, Rose Shamrock and Thistle Hotel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	193				
Street name	Evans Street				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	1/1259168, 4/1259168, 70/1272268				
Location - Lat/long	Latitude	-33.866306000000002		Longitude	151.17036100000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Hotel				
Former Use					
Statement of significance	<p>The 3 Weeds Hotel at the corner of Evans Street and Belmore Street has significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Rozelle and the Inner West. The 3 Weeds was opened as the Red Lion in 1881, changed name to the Rose Shamrock and Thistle Hotel and was demolished and rebuilt in 1926. Unusually this pub has remained a freehouse for most of its history, with only brief associations with Tooheys, one of Australia's most successful breweries around the time of its rebuilding. While of modest architectural design, the hotel is an important corner character element with local landmark value in its residential setting. Despite later modifications and additions, it retains the form and layout of an early twentieth century hotel, with some significant interiors on the ground and first floor. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/ maker	J. Baker (1926 rebuild)					
Physical Description	<p>The 3 Weeds Hotel, originally built in 1881, and rebuilt in 1926, is a two-storey interwar period painted brick building with restrained architectural design and detailing. The hotel is situated on a corner site at the intersection of Evans Street (a secondary thoroughfare through Rozelle) and Belmore Street, in a quiet residential area. The building occupies a square-shaped site comprising three lots with a splayed corner at the intersection. The original built form, longer along Belmore Street, has a c1950s addition along the Evans Street frontage, with a modern garage of the same era adjacent. Another modern garage structure bookends the Belmore Street frontage.</p> <p>The building, originally face brick, and featuring a simple corbelled brick string course, conceals a corrugated metal skillion roof behind. Lettering on the splayed corner reads '1881' in reference to the hotel's original construction date, though this was added in c2006. The parapet steps down as it transitions to the c1950s addition along Evans Street. There are four modern flagpoles located at the corner parapet.</p> <p>While the property has undergone significant additions and redevelopment over time, it retains the clarity and coherence of the original built form, with additions being added to the sides or the rear. The first floor consists of regularly spaced eight-pane timber-framed double-hung sash windows with flat arched lintels and brick sills.</p> <p>The wraparound suspended awning is splayed at the corner and has a modern pressed metal soffit lining, of traditional design.</p> <p>The walls below the awning are painted and rendered, no longer retaining evidence of either of the earlier wall tiling designs. The pattern of openings has been significantly modified and while no original doors or windows appear to remain, the corner pair of doors and three steps could be remnants of the original below awning features. The entrance to the c1950s addition on Evans Street has curved walls to the door. Along Belmore Street there is a pair of modern recessed windows.</p> <p>The keg chute, accessed from the footpath on Evans Street, indicates a basement cellar.</p> <p>The interior of the hotel has undergone several phases of modification since it was rebuilt in 1926. It retains some early fabric associated with its 1926 form, as well as c1950s fabric associated with its extension along Evans Street. The hotel has the original 1926 cellar beneath the front bar and a separate cellar built as part of the c1950s extension. In the 1926 cellar the keg chute is in its original location and still in use. Joists of the timber floor of the front bar are exposed in this area, which otherwise contains modern hotel equipment. The c1950s cellar contains its original dry store with timber door. Floors of both cellars are concrete.</p> <p>The ground floor has been highly modified but retains some limited evidence of 1926 and c1950s layouts and fabric. This includes picture rails, timber floors and timber architraves in the front bar. The stairway with external access to Belmore Street has its original stairs and balustrade, with early cream tiles on the walls. Early tiling, intact timber floors and doors are also evident on the Evans Street entrance in the c1950s extension. The rest of the ground floor is highly modified and contains little original fabric.</p> <p>The first floor is largely intact and retains its layout of accommodation rooms. Sheet and battened ceilings, windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards are early or original. Part of the first floor has been renovated for a new kitchen, with new parquet floors and fittings. Bathroom fittings are modern, except for the tiled floor.</p>					
Physical condition and Archaeological potential	<p>The 3 Weeds Hotel is in good condition and well maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1881	Finish year C.1886	1881	Circa	<input type="checkbox"/>
Modifications and dates	<p>1881 – originally pub built on the corner lot (Lot 70 DP 1272268) this site as the Red Lion Hotel, the renamed Rose Shamrock and Thistle in 1882</p> <p>1926 – original building demolished and existing building constructed</p> <p>1950s – 1960s – two additional lots were acquired on the Evans Street frontage, and a new curved entry added (the south-western most lot was built on)</p> <p>2000s – pub refurbished</p> <p>2021 – pub refurbished</p>					

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Further comments	
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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p>

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	<p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The 3 Weeds Hotel</p> <p>The 3 Weeds Hotel was opened as the Red Lion Hotel in 1881 by publican Thomas Brown. Brown had received the transfer of the Bellevue (Sackville) Hotel's liquor licence to his new hotel, resulting in the controversial closure of the Bellevue Hotel until 1888.</p> <p>Brown renamed the hotel the Rose, Shamrock and Thistle Hotel in 1882.</p> <p>The hotel remained a freehouse into the 1920s, when Reschs, Tooheys and Tooth & Co courted the owner for the leasehold. The hotel lease was subsequently given to Tooheys.</p> <p>The original 1881 hotel building was demolished and rebuilt in early 1926 by builder J. Baker for Arthur William Illingworth, who had taken over the licence the previous year. Much of the material of the original demolished hotel was sold at auction.</p> <p>A photo from the 1930s shows the new hotel building had an unpainted face brick exterior, with light tiling to the bottom half of the ground-floor façade.</p> <p>In 1958 the hotel was purchased by Millers Brewery from its owner N Taylor. Millers was a brewery established by Robert William Miller in 1935 when he purchased Britton's Brewery and began acquiring hotels. Under the management of his son Sir Roderick Miller, the company expanded to own 50 hotels. In 1967 Millers sold its brewing operation in Taveners Hill to Tooheys and divested from hotel ownership the following year. By 1973 the hotel was owned by Jacob Holdings Pty Ltd, which was then sold to JM & L Ryan Investments Pty Ltd in 1980.</p> <p>Between 1950 and 1960 the hotel acquired several lots to its southwest along Evans Street. These were integrated into an expanded hotel, which received modifications to its façade. Several windows were infilled, the awning was upgraded and tiles were applied to its exterior. The new extension features a curved stair entry.</p> <p>The pub closed for a time in the early 2000s before being purchased by private operators, who refurbished the hotel and renamed it the '3 Weeds' in 2006. The date '1881' was added to the parapet during these works.</p> <p>In 2019 the hotel was purchased by Merivale and the ground floor refurbished in 2021-2022.</p>
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THEMES	
<i>National historical theme</i>	Building settlements, towns and cities
	Developing Australia's cultural life

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State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The 3 Weeds Hotel has historical significance to Rozelle and the Inner West as an early hotel site in operation since 1881. Originally known as the Red Lion Hotel and the Rose, Shamrock and Thistle Hotel from 1882, the 3 Weeds is one of the Victorian-era hotels sites created with the residential development of Rozelle in the 1870s and 1880s.</p> <p>The present hotel building was constructed in 1926 to an Interwar style and demonstrates the evolution of hotels through the twentieth century. Unusually the hotel was rebuilt by its private owner instead of a large brewery, who were revamping many hotels throughout Sydney at the time. The modest design and scale of the hotel can be attributed to this fact, a reflection of the difficulties smaller operators had competing with the larger, more elaborate designs of big brewery hotels of this era..</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The 3 Weeds Hotel is associated with Millers Brewery, a smaller competitor to the two dominant breweries in Sydney during the twentieth century, Tooth & Co and Tooheys Limited. While interestingly connected to the Taverner's Hill brewery site on Parramatta Road in Petersham, which produced Millers Beer until its sale in 1967 to Tooheys, the 3 Weeds connection is only slight.</p> <p>The 3 Weeds Hotel does not meet the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The 3 Weeds Hotel, constructed in 1926, is a modest example of an Interwar style hotel building built in a quiet residential area of the Inner West. Constructed in 1926 and added to and renovated several times, the two-storey hotel which occupies corner site, makes a strong contribution to the streetscape of Evans Street at the intersection with Belmore Street. It has landmark value as a corner building in the historic suburban context. Significant Interwar era elements include its parapet walls and string courses, double hung timber sash windows, face brick walls (albeit painted) and stepped awning with pressed metal lining. Below few architectural features of significance remain, and include the corner entry and steps. The simple c1950s addition with its stepped awning and curved entry, although later, still make a positive contribution to the design of the hotel. The south-western most addition, also from the c1950s – 1960s has little architectural value.</p> <p>The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with rendered walls replacing earlier tiled designs and altered openings.</p> <p>The interior of the 3 Weeds Hotel retains limited fabric of significance from 1926 and c1950s on the ground floor. Significant features include some joinery and the three street entries; the curved entry to Evans Street with tiled lobby, the corner entry and the tiled entry with timber stair from Belmore Street providing access to the upper level.</p> <p>The first floor is largely intact and retains its layout of accommodation rooms. Sheet and battened ceilings, windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards are early or original and contribute to the aesthetic significance of the hotel.</p> <p>The basement, although upgraded for modern use, retains its original 1926 footprint, and c1950s addition, and early keg chute on the Evans Street footpath which are significant.</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the 3 Weeds Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the 3 Weeds Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group pa beyond the local area.</p>

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	The 3 Weeds Hotel is considered likely to meet the threshold of significance at a local level under this criterion.
Technical/Research significance SHR criteria (e)	<p>The 3 Weeds Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Further investigation of the 3 Weeds Hotel is required to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since 1857, it should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the 3 Weeds Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The 3 Weeds Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual otherwise.</p> <p>The 3 Weeds Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The 3 Weeds Hotel is a modest example of an Interwar hotel building constructed in a suburban setting in the Inner West also on the site of an earlier hotel. The 3 Weeds Hotel shows how hotels were (are) continually upgraded to meet changing licensing requirements and patron expectations.</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The 3 Weeds Hotel is mostly intact externally, having undergone relatively limited modifications. Above the awning most of the hotel's Inter-war-era fabric remains, except the face brickwork which has been painted. Below the awning the hotel retains most of its c1950s and 60s form, but not the earlier tiling schemes. No evidence was observed from the first pub building on the site dating from 1881.</p> <p>Along Evans Street, the addition from c1950s – 60s contains limited early fabric but contributes to an understanding of the site's evolution. This has been extended with a modern beer garden and bistro. The interior of the hotel has been modified several times and contains little of its original fabric, or fabric from the c1950s., except the three entries to Evans Street, the corner and Belmore Street, which contain early joinery and finishes. The interiors are most intact in rooms which correspond to the hotel's 1926 footprint, notably on the first floor retains its division of accommodation rooms and the basement layouts.</p>

HERITAGE LISTINGS

Heritage listing/s	The Valley Heritage Conservation Area (C7)

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 37185	1952	NSW Land Registry Services
Title	Registrar General	CT Vd 6594 Fd 173	1952	NSW Land Registry Services
Archival Record	Tooth & Co	Rose, Shamrock & Thistle Hotel, cnr. Evans and Belmont Street, Rozelle, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association

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Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Biography	John Atchison	'Miller, Sir Roderick William (1911-1971)	2000	Australian Dictionary of Biography, National Centre of Biography, ANU.

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> Even though this property is included in The Valley Conservation Area (C7), it is recommended that the 3 Weeds Hotel, including interiors at 193 Evans Street, Rozelle be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 (inclusion of interiors would be subject to clarification of their significance). Significant heritage attributes and elements of the 3 Weeds Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more a detailed investigation in a heritage management document. High level guidance includes: <ul style="list-style-type: none"> The two storey scale, form, character and details of the building should be retained and conserved, particularly the parapet walls, string courses, double hung timber sash windows, face-brick wall construction (albeit painted), stepped awning with pressed metal lining, keg chute, and curved entry to the 1950s addition. No new openings or enlargement of openings should be made on the street facade of the hotel building, except to restore those that are infilled. Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute, concrete floors, footprint of the 1926 building cellar, and the 1950s dry store. On ground level it is the joinery and timber doors to the three street entries and the tiled lobby to the 1950s addition and the tiled private entrance on Belmore Street, including the timber staircase. On the first floor this includes the original/early hotel room layout, sheet and battened ceilings, timber windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards. Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided particularly over the main original built form from 1926. Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. Consider removal of the paint from the brickwork to achieve a more authentic streetscape presentation. Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION

Name of study or report	Inner West Targeted Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	20		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		

Heritage Data Form

NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel from the intersection of Evans Street and Belmore Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel in its setting along Belmore Street, looking towards Evans Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel in its setting from Evans Street, towards the intersection with Belmore Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel Interior – ground floor bar area.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel Interior – ground floor bar area.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

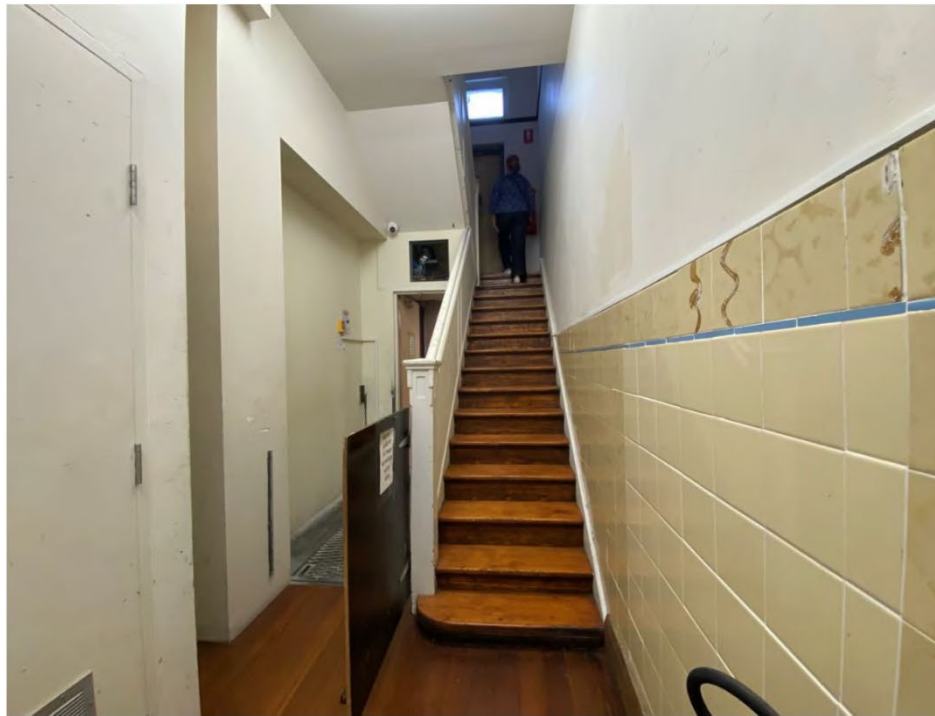


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel Interior – ground floor stair and entry from Belmore Street.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel Interior – first floor passage and doorways.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel (former Rose, Shamrock & Thistle Hotel).				
Image year	1949	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	3 Weeds Hotel (former Rose, Shamrock & Thistle Hotel).				
Image year	1960	Image by	-	Image copyright holder	Noel Butlin Archives Centre, ANU

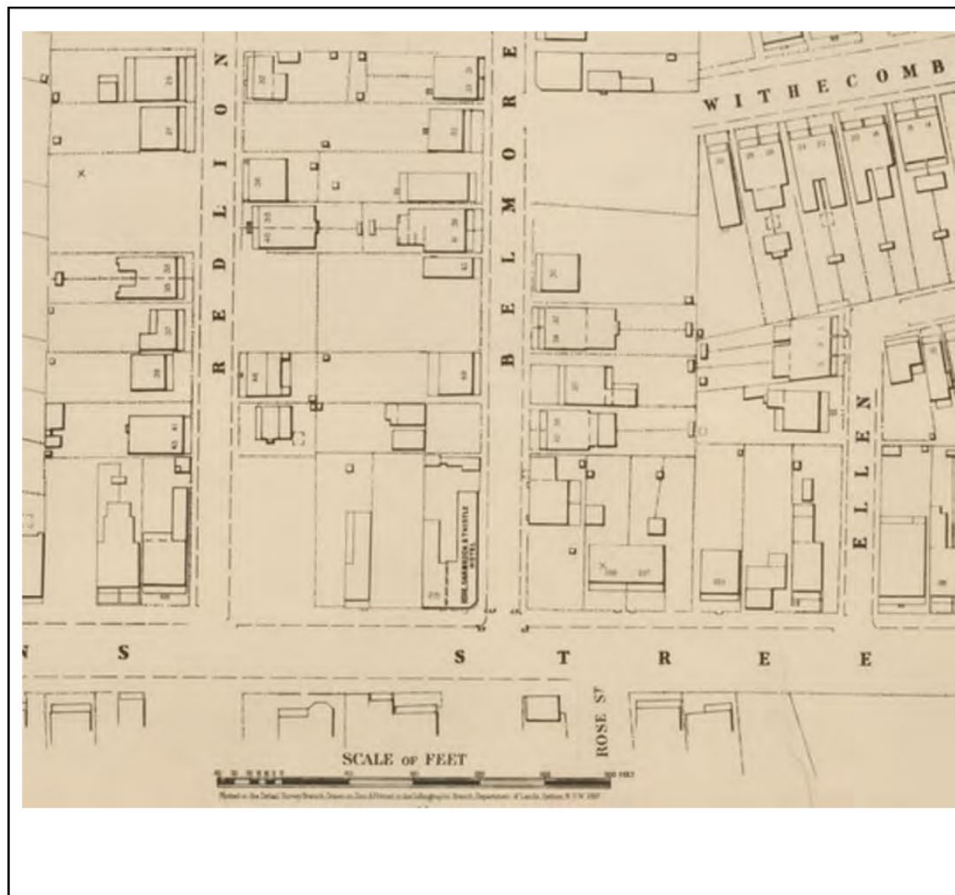


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 65 and 66, Balmain, showing the lot of the original Rose Shamrock and Thistle Hotel before it was demolished and replaced by the new hotel building in the 1920s.				
Image year	1897	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

ITEM DETAILS					
Name of Item	Sackville Hotel, including interiors				
Other Name/s Former Name/s	Bellevue Hotel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	599				
Street name	Darling Street				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	1/124984 1/795779 1/795780 1/921944				
Location - Lat/long	Latitude	-33.86083		Longitude	151.17149000000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Sackville Hotel at the corner of Darling Street and Wise Street, Rozelle has significance for historic, associative, aesthetic, technical and representative values at a local level as an early hotel in Rozelle and the Inner West. Initially known as the Bellevue Hotel, the Sackville Hotel was constructed privately in 1876. In 1881 it controversially lost its license, which was regained in 1888 following a community campaign and a substantial refurbishment of the hotel designed by Balmain Mayor EH Buchanan. The hotel has significance for its association with Buchanan and as evidence of the importance of hotels to the local community in the late nineteenth century. The hotel is a distinctive corner building making an important contribution to the commercial streetscape of Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsular. The building's Victorian Regency style and three storey corner design has landmark qualities. Despite later modifications, it has aesthetic qualities and is a representative example of its style and of the evolution of hotel design. It demonstrates the form and layout of a Victorian hotel with significant interiors remaining, particularly on the first and second floors. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION							
Designer	Mayor EH Buchanan (1888 refurbishment)						
Builder/ maker	Messrs. Hill and Higgins (1888 refurbishment)						
Physical Description	<p>The Sackville Hotel, built in 1876 and extensively renovated in 1888, is a three-storey Victorian period masonry hotel building. Imposing in scale, the hotel is prominent local landmark situated on the corner of Darling Street and Wise Street, Rozelle. The property comprises four lots. The corner is splayed. There are single-storey additions attached to each street frontage, both of modern design and relatively recent. A separate drive-through bottle shop was added in 1968 to the south of the hotel building along Darling Street, which is accessed from the carpark at the rear of the site. The hotel is constructed of rendered and painted brick. The building has a corrugated metal hipped roof, splayed at the corner, with narrow overhanging eaves. No original chimneys remain. The upper levels of the building have a rendered string course between the two floors. Immediately below the string course is evidence of the corner balcony; the rendered string course suggests the extent of the balcony was an equal distance along both elevations. The string course continues as a modern painted feature extending along Wise Street and to the building return on Darling Street. The building has regularly spaced windows, which feature projecting sills and moulded architraves. The splayed corner on these levels is marked by blind arched windows with projecting sills. On the first level the blind window has a traditional Victorian hood mould. The painted sign 'HOTEL SACKVILLE' on the wall adjacent to the upper-level blind window (Wise Street), seen in the 1930 photos, has been painted over. Windows are modern but have traditionally eight-pane detailed timber-framed double-hung sash windows.</p> <p>The suspended wraparound awning does not extend the full length of the building along Wise Street and has a modern soffit lining.</p> <p>The ground-floor wall has undergone substantial modification. The pattern of openings has been modified and large modern metal-framed and timber-framed glazed windows and doors replace original features. The building retains a corner entry, with additional modern doorways at other locations.</p> <p>The former keg chute was not located, but may be located behind planter boxes on Wise Street near the corner, where a pavement vent/grill suggests a basement below.</p> <p>Internally the pub retains evidence of its original layout and architectural features in the basement, ground floor and first floor.</p> <p>The small basement cellar, accessed by a floor hatch (and ladder) in the main bar, is limited to approximately 10m², possibly excavated into sandstone at the corner of Darling and Wise streets. It is not in current use in association with the bar.</p> <p>The ground floor of the original part of the building, although extensively modified to a large open layout with a modern fitout, retains some evidence of the original structure and pub layout (column and beam locations). Original ceiling detail, if remaining, would be concealed within modern suspended ceilings. The main bar, while traditionally detailed, is not original.</p> <p>The first and second floors retain the original hotel room layout with rooms facing both street frontages accessed from a wide central hallway featuring simple archways. Hotel rooms retain early basins. Shared bathrooms have modern fitouts. Most original architectural features on the upper levels remain intact including original timber floorboards (large areas patched with sheeting), double-hung windows, panelled doors, architraves and skirtings. Original lath and plaster ceilings and cornices are missing.</p>						
Physical condition and Archaeological potential	<p>The Sackville Hotel is in good condition and well maintained for its continued operation as a hotel, however, some fabric of the first and second floors is missing, or in need of repair, such as damaged floors and missing ceilings.</p> <p>The archaeological potential of the site is unknown.</p>						
Construction years	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Start year C.1885</td> <td style="text-align: center;">1876</td> <td style="text-align: center;">Finish year C.1886</td> <td style="text-align: center;">1876</td> <td style="text-align: center;">Circa</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Start year C.1885	1876	Finish year C.1886	1876	Circa	<input type="checkbox"/>
Start year C.1885	1876	Finish year C.1886	1876	Circa	<input type="checkbox"/>		
Modifications and dates	<p>1878 – hotel completed, and opened as the Bellevue Hotel on the present corner lot (Lot 1 DP 795779)</p> <p>C1888 – hotel refurbished to meet licencing requirements and a balcony was added</p> <p>1900 – hotel renamed the Sackville Hotel</p> <p>C1920s – balcony removed</p> <p>By 1968 – an adjacent shop building was demolished, and a bottle shop built (not the current building)</p> <p>C1960 – 70 – Hotel renovation, corner entry infilled, and doors modified</p> <p>Recent – rear extension added to the building and new bottleshop built.</p>						

Heritage Data Form

Further comments	
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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. 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The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p>

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	<p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Sackville Hotel</p> <p>The Sackville Hotel was opened in 1876 as the Bellevue Hotel by publican Edward Higgins. It operated only for a short time before Higgins controversially lost his licence by transfer to the 3 Weeds Hotel, resulting in the Bellevue's closure from 1881 to 1888.</p> <p>In 1888 Edward's son Thomas Higgins was able to reopen the hotel with help from the local community and the 'optionists', who withheld their opposition. A major refurbishment of the building was required to meet the licensing requirements for new hotels, which required 30 or more rooms. A balcony was added to the refurbished building and reportedly had good views to the city and Parramatta River, indicating it might have reached the second floor. This refurbishment was completed in 10 weeks by builders Messrs. Hill and Higgins and was designed by Mayor EH Buchanan, who had also recently designed the Balmain Town Hall. The reopening of the hotel was attended by Mayor Buchanan and other notable locals.</p> <p>In 1900 the hotel was renamed the Sackville after the licensee's birthplace in Scotland.</p> <p>The hotel was owned by Tooheys by at least the 1920s, possibly earlier. The balcony was removed that same decade, possibly in keeping with a Balmain Council ordinance or possibly a result of modernisation by Tooheys.</p> <p>An image from 1930 shows the hotel had a painted exterior. A two-storey shop building was located to its south, where the present drive-through bottle shop is located. By 1968 this had been demolished and the bottle shop opened (which had since been rebuilt).</p> <p>A chimney at the rear of the hotel was removed in the 1950s. Checkerboard tiles were added to the exterior in the same decade.</p> <p>Between 1960 and 1970 the hotel underwent renovation. The corner entrance was infilled and the number of doors reduced. The awning was also modified to have a splayed corner like the building.</p> <p>In recent decades a rear extension was added to the hotel, including a beer garden. The interior has also been significantly modified. Between 1960 and 1970 the hotel underwent renovation. The corner entrance was infilled and the number of doors reduced. The awning was also modified to have a splayed corner like the building.</p> <p>In recent decades a rear extension was added to the hotel, including a beer garden. The interior has also been significantly modified.</p>
THEMES	
<i>National historical theme</i>	Building settlements, towns and cities Developing Australia's cultural life

Heritage Data Form

State historical theme	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Sackville Hotel has historical significance to the Inner West as a long-running Victorian-era hotel in Rozelle which has been in continuous operation since 1888. The Sackville Hotel was first built in 1876 as the Bellevue Hotel and controversially lost its license by transfer in 1881 to the 3 Weeds Hotel. This was regained in 1888 following a community campaign and its substantial refurbishment designed by prominent local, Balmain Mayor EH Buchanan. The community driven campaign demonstrates the hotel was important to residents in the late nineteenth century.</p> <p>The Sackville Hotel also demonstrates the historical evolution of pubs in the Inner West. The hotel retains layers of original and early fabric associated with its initial construction and subsequent modifications by Tooheys, a major Australian brewery. The Victorian-era Sackville Hotel has the ability to demonstrate the commercial business strategies of a large brewer in response to varying socio-economic conditions through ownership and investment in a local hotel.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Sackville Hotel is associated with Balmain Mayor EH Buchanan, who designed the substantial refurbishment of the hotel in 1888 to meet the restrictive licensing requirements of the era. EH Buchanan was an architect who is best known for his design of the Balmain Town Hall (1887-1888) and is of significance to the character of the local area. The Sackville Hotel, while modified, is strongly associated with Buchanan, and reflects his overall Victorian-Regency design for the hotel, which is a landmark building to the local area.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Sackville Hotel, constructed in 1876, is a modified mid-Victorian pub that demonstrates elements of the Victorian-Regency style. This distinctive freestanding corner building occupies a prominent street corner on Darling Street, and its form, height and massing make it one of the more substantial buildings in the area, giving it a high degree of visual status. The splayed corner of the building is typical of mid-Victorian corner blocks and shows a well composed response to the streetscape.</p> <p>Historical documentation suggests that it was once richly decorated—with a cantilevered corner balcony, and evidence in the façade indicates its approximate location. The openings of the ground floor are highly modified, and the wall is smooth-rendered retaining little to no ornamentation. However, the upper floor features typical Victorian-Regency elements, such as the use of sparse classical detailing of the moulded architraves. First and second floor interiors retain original hotel accommodation layout and most original architectural features.</p> <p>Although additions, modifications and losses of original fabric have detracted from its integrity, the building is still considered to meet the threshold for significance in the Inner West area in regard to its landmark value and aesthetic qualities.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting-places, hotels like the Sackville have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Sackville is part of a network of historic hotels in the Inner West from the nineteenth and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community and their loss is strongly felt when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particularly community or cultural group beyond the local area.</p> <p>The Sackville Hotel has not been assessed under this criterion, however, is considered likely to meet the threshold of significance at a local level.</p>

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Technical/Research significance SHR criteria (e)	<p>The Sackville Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and changing socio-economic conditions. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered. Further investigation of the Sackville Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>The Sackville Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Sackville Hotel is one of many notable historical hotels in the Inner West and along Darling Street. While important to the Inner West and the Balmain peninsular and a corner pub building on a corner and with three storeys, it is not considered particularly rare or unusual.</p> <p>The Sackville Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Sackville Hotel is a good example of a prominent hotel building on a high street constructed in the Inner West, and on the Balmain Peninsular in particular. While highly modified, it continues to demonstrate the key characteristics of a large Victorian corner hotel retaining most of the characteristics of its original Regency design. Through its size, and range of functions (albeit through additions and adaptation), and longevity of use, it is indicative of the popularity of pubs in the Inner West.</p> <p>The Sackville Hotel has cultural significance at a local level under this criterion.</p>
Integrity	<p>The Sackville Hotel has a moderate degree of intactness, having undergone several phases of additions and alterations. The original design included a typical and substantial Victorian wraparound balcony. This balcony was removed by the 1930s and the hotel has continued to undergo substantial modifications since this time. Extant external original decorative elements are now restricted to the upper floors, where the window architraves, the string course and evidence of the extent of the balcony remains. The ground floor street wall has been highly modified, with enlarged openings within rendered walls.</p> <p>The bottle shop and drive through buildings are later additions and has no significance. Internally, on the ground floor, the hotel has been refurbished several times, which may conceal some original fabric such as ceilings on the ground floor. However, except for removed original lath and plaster ceilings, the majority of first and second floor interiors are original.</p> <p>Evidence remains of the early corner balcony (now removed) remains in the facade, and combined with the documentary evidence provides a record of the original design and is of significance to the local area.</p>

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HERITAGE LISTINGS	
Heritage listing/s	C7 The Valley Heritage Conservation Area

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Archival Record	Tooth & Co	Sackville Hotel, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Newspaper article	<i>Balmain Observer and Western Suburbs Advertiser</i>	'Bellevue Hotel'	17 Nov 1888, p. 5	Trove

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that the Sackville Hotel, including interiors, at 599 Darling Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Sackville Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The three storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner form with blind arch windows, painted rendered façade, hipped corrugated metal roof with narrow overhanging eaves, string courses, pattern of fenestration to the first and second floors, moulded architraves, projecting window sills, and suspended awning. - No new openings or enlargement of openings should be made on the street facade of the hotel building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the sandstone walls and keg chute. On the first and second floors this includes the original hotel room layout, wide central hallways with archways, early basins to the rooms, and original/early timber floorboards, double hung windows, panelled doors, architraves and skirtings. No significant interior fabric exists on the ground floor. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. The prominent freestanding quality of the hotel should be maintained on Wise Street. A structure of similar height on Darling Street may be permitted in line with historical precedent if detached from the Hotel building. Vertical additions should be avoided particularly over the main original built form.

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	<ul style="list-style-type: none"> - Retention of full property boundary is encouraged ie lots currently used for the bottle shop and parking should remain associated with the property to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes signage and services on the front façade. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential - Pubs)	Year of study or report	2021
Item number in study or report	21		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel from the intersection of Darling Street and Wise Street				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel looking north along Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel looking east along Wise Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel interior view, ground floor main bar area.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel interior view, basement cellar.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel interior view, second floor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel interior view, first floor.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel, 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Sackville Hotel, post 1930.				
Image year	n.d.	Image by	-	Image copyright holder	Tooth and Co. ANU Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 57, Balmain, showing the lot of the Sackville Hotel.				
Image year	1889	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Garry Owen Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	778				
Street name	Darling Street				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	1/65624				
Location - Lat/long	Latitude	-33.865974000000001		Longitude	151.167002
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Garry Owen Hotel has heritage significance for historical and representative values at a local level to the Inner West. Built in 1881, the hotel coincides with an early phase of residential development of the suburb of Rozelle. Purchased by Tooth & Co in 1900 and remodelled in 1920-1921, the hotel has historical significance for its ability to evidence the commercial development and promotion of major breweries like Tooth & Co in the early twentieth century. The hotel is a representative example of an uncommon typology of hotel which addresses only one street despite being built on a corner lot, running counter to the conventional design of corner hotels in the Inner West. The Garry Owen is a good example of such a building, which is of significance to the local area as a variation of Victorian-era hotel design. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Garry Owen Hotel, built in 1881, is a two-storey Victorian period brick hotel building. The hotel is located on a corner site at the intersection of Darling Street and Matilda Street, at the position where Darling Street becomes Balmain Road. Although on a corner site, the building has been designed with limited secondary access along Matilda Street and Regent Street at the rear.</p> <p>The hotel is constructed of rendered painted brick. It has a corrugated metal skillion roof concealed behind a parapet. Along Darling Street the building features a decorative parapet with a central shallow, simple pediment with a distinctive rendered cornice running the length of the building and large 'pilasters' at each end of the building. Lettering in the pediment features reads '1920', with 'GARRY OWEN HOTEL' in the frieze below the cornice, flanked by a simple four-square motif. The secondary elevation along Matilda Street is unadorned.</p> <p>A traditionally influenced two-level verandah at the front of the building below the frieze panel is a recent addition. The verandah is accessed from the first floor by modern timber french doors with fanlights. Along Matilda Street at this level there are four fixed-pane timber-framed windows.</p> <p>The ground-floor façade retains the majority of the original openings, with some modifications including a doorway which has been infilled for modern windows. The wall is clad in modern painted tiles, with no evidence of the original wall tiles. Around the corner are additional entrances and windows. Doors and windows are of modern timber and glass construction, with fanlights over the doors.</p> <p>Along Matilda Street the side entrance remains in its original overall form, but the timber framing has been altered. Two of three original windows remain further along this façade.</p> <p>At the rear of the building is a single-storey contemporary rear extension.</p> <p>The keg chute, accessed from the footpath on Matilda Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Garry Owen Hotel has been altered and the interiors refurbished. Despite modifications, the hotel has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1881	Finish year C.1886	1881	Circa	<input type="checkbox"/>
Modifications and dates	<p>1920-1921—Remodelling by Tooth & Co. Original cantilevered balcony is removed and replaced by a suspended awning. The parapet is remodelled in the Interwar style and the ball finials removed. Dark tiling and banding is applied to the ground floor exterior.</p> <p>1954—The basement cellar was deepened and expanded. Minor alterations to the public bar, dining room and kitchen. New entrances were made into the building and fanlights above the entrances were replaced with louvres.</p> <p>2000—Alterations and additions to the managers accommodation at the rear of the hotel.</p> <p>2002/3—The suspended awning is replaced with the current timber balcony. Tiling to the hotel was possibly removed during these works, though this might have occurred earlier.</p> <p>2016—Hotel is refurbished. Modifications to the bathrooms, gaming room and kitchen on the ground floor. On the first floor a new bar was built and part of the manager's residence converted to bar use.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that</p>

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	<p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pod of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Garry Owen Hotel</p> <p>The Garry Owen Hotel was constructed in 1881 on land owned by Robert Symonds, who purchased many corner lots in the area which later became hotel sites. The hotel was named after the Garry Owen Estate, owned by John Brenan, which later became the Callan Park Asylum.</p> <p>In 1900 the hotel was purchased by Tooth & Co. In 1920–1921 Tooth & Co spent over £3,000 on alterations to the hotel. Works likely included the removal of the original cantilevered balcony for replacement with a suspended awning. The parapet was also modified to reflect the Interwar style. The earlier finials and rendered cornices were removed and replaced with the current parapet and the date '1920', indicating the year in which the works were completed. Dark tiling with light banding was applied to the front of the building.</p> <p>In 1937 an report recommended women be allowed into the hotel, which was rebuffed by the licensee at the time, Henry Pickard. According to him he did not want women's parlour or saloon trade and wanted women out of hotels altogether.</p> <p>In 1954 the basement cellar was deepened and enlarged. Minor alterations were also made to the public bar, dining room and kitchen and new entrances made into the building. Fanlights were also removed from entries and replaced with louvres. Further remodelling occurred in 1956, though no details of the works has been found.</p> <p>In 1968 Tooth & Co were advised the hotel was earmarked for acquisition by the Department of Main Roads for a proposed expressway in the mid 1970s, though it never went forward.</p> <p>In 1982 Tooth & Co sold the freehold to the Chioatto family for \$500,000</p> <p>Alterations to the managers accommodation at the rear of the hotel were made in 2000.</p> <p>In 2002/3 the suspended awning was removed and replaced with the current timber balcony. The tiling to the hotel were possibly removed during these works, though may have been removed earlier..</p> <p>In 2016 the hotel was refurbished, with modifications to the bathrooms, gaming area and kitchen. A new bar was formed on the first floor, with part of the manager's residence converted to bar use.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Garry Owen Hotel has historical significance to Rozelle and the Inner West as long running hotel in continuous operation since 1881. The Garry Owen Hotel was constructed during the early suburban development of Rozelle and is reflective of the type and scale of hotels built to serve the new working-class neighbourhood, having significance as a remnant of the area's initial residential development. The hotel was purchased by the major Australian brewer, Tooth & Co in 1900 and remodelled in 1920-1921 during a period of widespread acquisition and promotion of the brand through hotel ownership and renewal. The hotel evidences the historic evolution in hotel design under the ownership of one of Australia's largest breweries in the early twentieth century and the company's response to the changing socio-economic circumstances.</p> <p>The Garry Owen Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Garry Owen Hotel is associated with leading Australian brewer, Tooth & Co, who owned the hotel from 1900 and remodelled it. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Garry Owen is a two storey Victorian-era brick hotel building built 1881 which was remodelled in 1920-1921 in an Interwar design. The building has an uncommon design for a hotel building on a corner site, addressing only Darling Street with minimal access on Matilda Street. Despite its unusual design, the hotel is modified and does not exemplify a particular style which would allow it to reach the threshold of significance, with elements such as the timber posted balcony detracting from the design of the building.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Garry Owen Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Garry Owen Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Garry Owen Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Garry Owen Hotel has potential to demonstrate the different phases of hotel development corresponding to broader changes in socio-economic circumstances. Potential further investigation of the Garry Owen Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Garry Owen Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Garry Owen Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p>
	The Garry Owen Hotel is a good example of a Victorian era hotel with Interwar modifications that

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Representativeness SHR criteria (g)	<p>represents an uncommon type of hotel building in the Inner West. Constructed in 1881 and modified by Tooth & Co in 1920-1921, the Garry Owen hotel addresses only one street despite being constructed on a corner lot, running counter to the conventional use of both street fronts in hotel designs from the era. The hotel has significance for its ability to demonstrate the form, style and massing of this uncommon variation to hotel design in the Inner West.</p> <p>The hotel also has representative value for its ability to demonstrate how hotels were renewed by large breweries like Tooth & Co in the early twentieth century to improve the image of the hotel trade. The Garry Owen demonstrates the class of Victorian-era hotel which received less substantial modifications by the brewery, resulting in an eclectic mix of elements.</p> <p>The interior of the Garry Owen Hotel is considered likely to retain original features in some areas.</p> <p>The Garry Owen Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Garry Owen Hotel is moderately intact externally, having undergone several phases of modification. The overall form of the building is intact and generally reflects its 1920-1921 form, such as its Interwar parapet and primary fronting to Darling Street, but is overlaid by contemporary fabric such as the timber posted balcony. The patterns of openings are mostly as they were in 1920-1921, though some windows on the first floor have been converted to French doors. A doorway has been converted to a window on the ground floor. Windows and doors are mostly contemporary, except for one remaining timber sash window on Matilda Street.</p> <p>The form of the building on Matilda Street is generally more intact, though it has been modified with a replacement rear wing. Generally, newer additions match the scale of the earlier wing. Intrusive privacy boards have been installed along this elevation, which covers some of the services from the street. At the rear of the hotel is a modern infill addition which covers a former yard.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric from 1881 to the 1950s in some areas.</p>

HERITAGE LISTINGS

Heritage listing/s	N/A

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 15624	1909	NSW Land Registry Services
Title	Registrar General	CT Vol 2001 Fol 40	1909	NSW Land Registry Services
Archival Record	Tooth & Co	Garryowen Hotel, Darling Street Rozelle Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> It is recommended that the Garry Owen Hotel, including interiors at 778 Darling Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a
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	<ul style="list-style-type: none"> • number of criteria. • Significant heritage attributes and elements of the Garry Owen Hotel including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the primary frontage to Darling Street, limited access from Matilda Street, interwar pedimented parapet (including lettering and date), rendered cornice, pilasters, four-square motif, rendered façade, limited adornment to Matilda Street, fanlights to openings, keg chute, and original sash windows on the Matilda Street facade. - No new openings or enlargement of openings should be made on the street facade of the hotel building, except to restore the doorway converted to a window. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the suspended awning or cantilevered balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes the timber posted balcony, which conceals much of the façade, and signage. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential - Pubs)	Year of study or report	2022
Item number in study or report	23		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	February 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Garry Owen Hotel from across Darling Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The west elevation of the Garry Owen Hotel viewed from Regent Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Garry Owen Hotel's parapet.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Garry Owen Hotel, 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 73, Balmain, showing the footprint of the Garry Owen Hotel.				
Image year	1890	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Native Rose Hotel, including interiors				
Other Name/s Former Name/s	Tattersalls Hotel, Ruby L'otel				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	68				
Street name	Victoria Road				
Suburb/town	Rozelle			Postcode	2039
Local Government Area/s	Inner West				
Property description	161/1277145				
Location - Lat/long	Latitude	-33.865921		Longitude	151.17242400000001
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private (commercial)				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Native Rose Hotel has heritage significance for its historical and representative values at a local level to the Inner West and Rozelle as an early hotel in continuous operation for over 140 years. Built in c1877, the hotel is part of the growth and development of the inner-city suburbs during the economic boom of the 1870s and 1880s following the gold rushes. The hotel evidences the area's working-class origins and the broader growth in industrial enterprise and labour. It demonstrates the demand for licensed venues for workers following residential subdivision and development of the area. The hotel is important for it has the ability to demonstrate the successive phases of commercial hotel development from the Victorian period to the twentieth century, having been remodelled by Tooheys in 1937 in a simplified inter-war Art-Deco style. The hotel is overall externally intact in its 1937 form and a good representative example of how breweries used contemporary architecture to promote and modernise their brand as they adapted to changing socio-economic conditions. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Native Rose Hotel is a two-storey Victorian brick hotel building constructed in c1877, extended prior to the 1930s, and remodelled in the Art-Deco style in 1937. The hotel is located on Victoria Road beside O'Connor Reserve (a former tram siding). Although not on a corner, the hotel has a splayed corner design to the reserve. The hotel has a one-storey contemporary addition to the south beside the reserve, which is joined by an enclosed courtyard to the hotel building. The one-storey addition is a contemporary glass design.</p> <p>The building is constructed of paint and rendered brick. It has a corrugated metal skillion roof concealed behind a 1937 Art Deco parapet. This parapet has a stepped profile and consists of face brick walls framed between rendered pediments with rendered vertical fins and face brick inserts. On Victoria Road the face-brick wall has been covered by a modern metal sign that reads 'NATIVE ROSE'. Some original rendered brick chimneys are intact.</p> <p>The first floor has regularly spaced double-hung timber-framed windows. On the splayed corner the windows have early rendered sills which are not found elsewhere on the building. A moulded cornice separates the first floor from the parapet. The building has a wraparound awning with a contemporary soffit lining.</p> <p>The ground floor street façade has undergone only minor alteration since the c1937 renovations. Its walls are covered with banded interwar tiles with diamond tile motifs facing Victoria Road, but it is rendered otherwise. Windows are timber-framed and are either fixed or double-hung sash type. Doors are double timber doors with glass panel inserts above which are Art Deco leadlight fanlights except on the door to the reserve.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Native Rose Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1877	Finish year C.1886	1937	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Pre-1930—The hotel was extended on the north elevation to create a corner fronting to the tramway land (now a reserve)</p> <p>1936-37—The hotel was remodelled in an Art-Deco inspired design by Tooheys</p> <p>2006-08—The hotel closed for internal and external renovations. A deck was constructed at the rear of the site.</p> <p>2010—A roof and bi-fold glass doors are constructed over the rear beer garden and an acoustic wall installed. The interior layout of the bar and gaming room was modified.</p> <p>2015-2017—Major renovations to the interior, including modifications to the layout and relocation of the rear bar.</p>					
Further comments						

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p>

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	<p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Native Rose Hotel</p> <p>The Native Rose Hotel opened in c1877 for publican John Moran on land originally purchased from a subdivision sale of lot 2, section 15 of the Balmain Estate. It was renamed the Tattersalls Hotel by publican James Gough in 1886.</p> <p>A metropolitan detail map from 1891 (Balmain Sheets 67 & 68) shows the original Native Rose Hotel structure occupied the southern portion of the lot and addressed Victoria Road only.</p> <p>In 1924 Ellen Moran, the widow of John Moran took out a mortgage with Tooheys Limited. From this period onwards the hotel was 'tied' to Tooheys by a lease given to the company by Ellen and her descendants. This required the publican to sell only Tooheys beers at the hotel. Tooheys retained the lease of the Native Rose Hotel until 1975, when the freehold title of the land fell to them.</p> <p>An image on a Tooth & Co yellow card for the hotel from 1930 shows that the Native Rose Hotel had been extended into the northern side of the lot to take advantage over the corner of Victoria road and the tramway land adjacent (now the park). The outline of an earlier ogee profile balcony is visible on the Victoria Road façade, indicating this was a feature of the original hotel. It is unknown when these works occurred.</p> <p>In 1936 the inheritors of Ellen Moran's estate, Ellen Mary Garrett and Ethel May Swain, signed a 35 year lease agreement for the hotel on the condition that Toohey's rebuild the hotel. By 1937 these works had been completed, which involved remodelling the hotel to its present Interwar Art-Deco inspired façade. The original Victorian parapet was removed in the works and tiling to the exterior was upgraded to reflect a typical Tooheys Interwar scheme. The arrangement of entrances was slightly modified, and extensions along the rear of the building added.</p> <p>As the Tattersalls Hotel it enjoyed patronage from people waiting at the tram stop outside.</p>
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	<p>The hotel remained generally unchanged throughout the rest of the twentieth century. In 2006 the hotel closed for major renovations, including internal and external alterations the construction of a deck to the rear of the site. Works were completed in 2008/09 and the hotel reopened as Ruby L'otel.</p> <p>In 2010 the hotel was again modified, with modifications to the layout of the bar and gaming rooms. A roof and bi-fold doors were constructed over the rear beer garden during the works and an acoustic wall installed.</p> <p>Between 2015-2017 the hotel underwent major renovations to the interior, including modifications to the layout and relocation of the rear bar.</p> <p>In 2017 its name returned to the Native Rose Hotel.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Native Rose is of historical significance to Rozelle and the Inner West as an early hotel site in operation since c1877. The Native Rose was constructed during the early suburban development of Rozelle in the 1870 and 1880s and is reflective of the growth of the area's population. The hotel is a tangible connection between the working-class origins of the suburb, whose population would frequent hotels like the Native Rose for socialisation and relaxation, having significance for its continued use over nearly 150 years but generations of Rozelle residents.</p> <p>The Native Rose Hotel also demonstrates the evolution of Victorian era hotels in the twentieth century, having been extended prior to the 1930s and remodelled in the Art-Deco style by Tooheys in 1937. It reflects how breweries such as Tooheys renovated and rebuilt existing hotels using contemporary architecture in the early 20th century to promote their brand and adapt to changing socio-economic circumstances.</p> <p>The Native Rose Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Native Rose Hotel is associated with Tooheys brewery, who leased the hotel from 1925 and owned it from 1937 onwards after renovating it. While this is a strong historic association with a major brewer, it is of questionable significance to the local area.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Native Rose Hotel is a modest two-storey Victorian-era brick hotel building which was remodelled in the Interwar Art Deco style in 1937. The building retains elements of its earlier design, with Art Deco decorative elements limited to the parapet and tiling, leadlight fanlights, doors and windows below the awning. While of some visual interest the hotel is simplified in its form, reflecting a more utilitarian example of the Art Deco style which is not of sufficient quality to meet the threshold of significance.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Native Rose Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Native Rose Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they</p>

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	<p>cease to function as hotels, indicative of their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Native Rose Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Native Rose Hotel has potential to demonstrate successive phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Potential further investigation of the Native Rose Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Native Rose Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Native Rose Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Native Rose Hotel is a representative example of a Victorian-era hotel building that was remodelled in an Interwar Art Deco style design by a major Australian brewery in the early 20th century. The hotel demonstrates how breweries used contemporary architectural styles to promote their brand and adapt to changing socio-economic conditions. The Native Rose Hotel demonstrates the scale, style and features of a Victorian-era hotel and the 'economy' of the inter-war period through the modest and utilitarian Art-Deco upgrade by Tooheys in 1937. These features are demonstrated in the legibility of its overall design, form and fabric, including the parapet, suspended awning, interwar tiling, timber doors, terrazzo thresholds, leadlight fanlights and timber framed windows.</p> <p>The interior of the Native Rose Hotel is considered likely to retain original features in some areas which may contribute to its ability to demonstrate this process.</p> <p>The Native Rose Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Native Rose Hotel is mostly intact in its 1937 form, when the Art Deco façade and Tooheys tiles were installed. Accretions to the Victoria Road façade are limited to signage on the parapet and first floor and security grilles to the windows. Doors, tiling, thresholds, leadlight fanlights and timber framed windows on this façade are original or early and contribute to the design of the hotel. The awning, while clad in modern fabric, uses the original cable stays.</p> <p>The north elevation facing to the reserve is also mostly intact in its 1937 form, except for modifications to the single storey addition. This has been partially demolished from its original extent and doorways modified. Stairs have also been installed to the first floor of the hotel.</p> <p>The one storey glass addition at the rear of the site is modern and separated from the main hotel by an enclosed glass courtyard. A single storey wing joins the two structures together, but the legibility of the original hotel structure is preserved.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric in some areas.</p>

HERITAGE LISTINGS

Heritage listing/s	

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 51613	1975	NSW Land Registry Services
Deed	Registrar General	Bk 1777 No 912	1937	NSW Land Registry Services
Archival Record	Tooth & Co	Tattersalls Hotel, Victoria Road, Rozell, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Book	Bonnie Davidson, Kath Hamey, Debby Nicholls	<i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i>	1991	The Balmain Association
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • It is recommended that the Native Rose Hotel, including interiors at 68 Victoria Road, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Native Rose Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the overall 1937 form, stepped parapet with rendered and face-brick design, rendered chimneys, timber double hung windows, early rendered sills, moulded cornice, suspended wraparound awning, interwar tiling to ground floor, timber doors, terrazzo thresholds, leadlight fanlights and timber framed windows. - No new openings or enlargement of openings should be made on the Victoria Road and reserve facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Additions should maintain the legibility of the main original built form from the reserve. - Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes signage to the parapet and first floor façade and security grilles to windows. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	25		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The northeast elevation of the Native Rose Hotel, viewed from the intersection of Victoria Road and Mackenzie Street				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Native Rose Hotel viewed from across Victoria Road				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear of the Native Rose Hotel, showing the contemporary glass enclosure around the beer garden				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Native Rose Hotel in 1930, prior to its remodelling by Tooheys in 1937				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Native Rose Hotel in 1960				
Image year	1960	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 67 and 68, Balmain, showing the lot and footprint of the original Native Rose Hotel before it was extended prior to the 1930s.				
Image year	1891	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Note: Lewisham Hotel

The Lewisham Hotel at 794 Parramatta Road, Lewisham, is being considered separately under the Planning Proposal for Parramatta Road Corridor (Stage 1).

For this reason, the Heritage Inventory Sheet for Lewisham Hotel is not included in this Study.

Heritage Data Form

ITEM DETAILS					
Name of Item	Warren View Hotel, including interiors				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	2				
Street name	Stanmore Road				
Suburb/town	Enmore			Postcode	2042
Local Government Area/s	Inner West				
Property description	12/960694				
Location - Lat/long	Latitude	-33.899605999999999		Longitude	151.17060499999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private (commercial)				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Warren View has historical, associative, aesthetic and representative heritage values to the Inner West at a local level. Built in 1870 by Irish immigrant Patrick Boland on the prominent intersection of Enmore Road and Stanmore Road, the Warren View Hotel has operated continuously for over 150 years. The hotel reflects Enmore's historic pattern of development in the context of the growth and development of Sydney. The hotel initially provided travelers rest as they moved on foot and horseback, and evolved into a popular inner city suburban hotel in the late nineteenth century and early twentieth century as Sydney's population boomed. The hotel is associated historically with the Boland family, a significant local family in the Catholic community. From the 1880s to the mid twentieth century the intersection of the roads was known as 'Boland's Corner' due to their association with the Warren View Hotel. The Boland's also maintained a long-term relationship with Tooth & Co which is of significance to the Inner West, selling their beer and leasing the hotel to them from the hotel's opening until 1983. This business partnership resulted in Tooth & Co modifying the hotel in 1928/29 and the 1930s and celebrating the relationship in 1970 with a plaque. The Warren View is externally intact in its form made in these modifications, demonstrating the historical evolution of hotels modified by large breweries in the early twentieth century and making it a representative example of a brewery-modified Victorian-era hotel. The Warren View Hotel has aesthetic significance as a distinct, landmark Victorian Hotel owing to its siting on a local ridge which overlooks the Enmore Road commercial centre. The building's simple symmetry and Victorian Georgian style inspired design, combined with consistent Tooth & Co modifications contribute to its character and presence in the streetscape. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Architects Office, Tooth & Co (1928/29 modifications)					
Builder/ maker						
Physical Description	<p>The Warren View Hotel, built in 1870 and expanded in 1908, is a two-storey Victorian period Georgian Revival style masonry hotel building. The hotel is located on the southwestern corner of the major intersection of Enmore Road, Stanmore Road and Edgeware Road. Situated in a commanding corner position, terminating the southwest view approached along Enmore Road. Three other distinctive historic buildings define the corner, including the former Enmore Post Office.</p> <p>Constructed of paint and rendered brick and sandstone, it has a hipped roof clad in terracotta tiles, splayed at the corner, with timber lined overhanging eaves. Historic photos suggest that this is not the original roof, which was clad in corrugated metal and possibly of steep pitch. Two rendered chimneys with brick cowls remain.</p> <p>Simply decorated, the building has a splayed corner. On the south side fronting Enmore Road is a two-storey extension dating from 1908, which provided additional accommodation. The site falls to the south along this elevation. Along the Stanmore Road frontage there is a single-storey addition from 1965-68.</p> <p>The original part of the building at the first floor has regularly spaced 12-pane timber-framed double-hung sash windows, with no window to the splayed corner. The 1908 addition has four-pane timber-framed double-hung sash windows. The original painted sign in this location, 'WARREN VIEW HOTEL', has been painted over.</p> <p>The hotel has a suspended wraparound metal awning with modern profiled metal soffit lining.</p> <p>The ground-floor walls are tiled with 1930s tiles to around the mid-point of the doors. The rendered finish above has a moulded architrave/border which follows the articulation of the doorways. The pattern of openings is not original but has not been modified since renovations in 1928. Doors are a mix of single and double timber half-glazed construction with fanlights, likely to be modified doors from the 1930s. On the Enmore Road façade there are three arch headed windows, the northernmost of which is the only remaining original opening from the 1870 hotel. A small flight of stairs recessed within the doorway leads to the entrance to the hotel's accommodation in this addition dating from 1908, via a half-glazed timber door with sidelight.</p> <p>The 1965-68 single-storey addition on Stanmore Road has large modern fixed, glazed windows and an automated double door.</p> <p>The keg chute, accessed from the footpath on Enmore Road near the corner, indicates a basement cellar.</p> <p>The interior of the hotel has been modified but it retains some early fittings and finishes and evidence of earlier layouts. The cellar matches its 1928 footprint and retains its keg chute with a timber slide and what is possibly an early hoist. The cellar otherwise contains modern hotel equipment.</p> <p>The ground floor has been highly modified but retains evidence of former layouts in the ceilings, including moulded plaster and pressed metal ceilings and nibs of former walls over the front bar and in the bathrooms. The front bar contains early timber doors, some with original fittings and architraves.</p> <p>Windows along the Enmore Road elevation are generally original. The ground floor is otherwise modern fabric, including the front bar and the 1968 addition. Between ground and first floor is an early timber staircase with pressed metal linings.</p> <p>At the time of inspection, the first floor interior was in the process of demolition. This included internal walls and original fixtures and fittings. Fabric that was to be retained was limited to windows.</p>					
Physical condition and Archaeological potential	The Warren View Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.					
Construction years	Start year C.1885	1870	Finish year C.1886	1870	Circa	<input type="checkbox"/>
Modifications and dates	<p>Pre 1908—A wraparound timber posted balcony is installed on the corner of the hotel.</p> <p>1908—An addition is built on the south of the hotel along Enmore Road, which contained a new dining room, kitchen and accommodation rooms above. The cellar was expanded in the works and the ground floor layout modified.</p> <p>1928/29—Tooth & Co renovate the hotel on behalf of the Bolands to gain the lease. Works included replacing the balcony with the suspended awning, construction of the rear brick garage, expansion of the cellar and reflooring in concrete, relocating the keg chute, and construction of two small extensions</p>					

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	<p>to the south and west elevations of the building. External bathrooms were also constructed.</p> <p>C1930-1939—The ground floor exterior is retiled with cream and black-banded tiles.</p> <p>1965-68—The shopfront to the west is demolished and new single-storey addition built by the Boland family, which contains a lounge bar and bottle department separated from the rest of the building by a wall. The hotel expands to cover the full boundary of the lot, which had previously been divided for the shop.</p> <p>1970—the suspended awning is cutback from the street.</p> <p>2009—The beer garden is modified and canopies constructed. The original garage is converted for bar space.</p> <p>2014—Accessibility upgrades to provide a ramp are made to the hotel on Stanmore Road</p> <p>2018—The layout of the ground floor is reconfigured. The bathrooms are moved from their original location to behind the front bar and hallways modified. The kitchen is also relocated and expanded in the southern rooms of the hotel. Further alterations were made to the beer garden.</p> <p>2022—Fittings and internal walls of the first floor are removed to convert the level to bar use.</p>
Further comments	Demolition works to the first floor were in progress during interior inspection in 2022. The interior should be reinspected following completion of the works to confirm the extent of works and what original/early fabric remains.

HISTORY

Historical notes	<p>The Warren View Hotel was built by Patrick Boland and opened on 14 May 1870. Boland named it after the Warren Mansion (demolished in 1922), part of a large estate owned by pastoralist and NSW politician Thomas Holt, which could be seen from the hotel.</p> <p>Patrick Boland was an Irish migrant from County Clare and arrived in Australia prior to 1860. He spent some time in the Araluen goldfields before opening his hotel. The land of the hotel was purchased in 1869 for £253/2/6.</p> <p>Early images of the hotel show the Warren View was a restrained structure occupying the corner of the site. In 1908 the pub underwent significant renovations, including a new addition on its south and substantial reworking of the ground floor. Plans from the works show that a new dining room and kitchen were constructed at the rear of the hotel in the new addition, with additional bedrooms above. The cellar was also expanded during these works.</p> <p>The Warren View Hotel initially did not have a balcony, reflecting an earlier style of hotel construction. Plans from the 1908 extension to the hotel show that a balcony had been constructed on the building by that time.</p> <p>After Patrick Boland's death in 1882 his wife Ellen ran the hotel for many years, before the family began leasing the hotel to publicans, which became popular with the drovers who frequented Enmore and Stanmore Roads. The intersection of the two roads became known as 'Boland's Corner' in the 1880s for its association with the Boland family and the Warren View Hotel. This later fell out of use in the second half of the twentieth century.</p> <p>The Warren View Hotel remained in the Boland family's hands for three generations from 1870 to at least 1998 when Patrick Boland's grandson, Fr Patrick Treacy Boland, died. The Boland family were prominent members of the Catholic community in the Inner West. Fr Patrick served as the parish priest of Balmain for 27 years, and his parents were prominent members of the Catholic community in Lewisham, being involved in the St Vincent de Paul society. Fr Patrick also served as a chaplain in World War II and was awarded an OBE for his service.</p> <p>In 1928/29 Boland gave the lease of the hotel to Tooth & Co for five years on the condition the brewery made alterations to the hotel. This tied to the hotel to Tooth & Co, further cementing their hold over the trade at the pub which had been selling their beer since its opening. Plans for the works, which were carried out that year, designed by Tooth & Co's internal architect office show the replacement the balcony with the suspended awning, construction of the rear garage, expansion the cellar and replacing its floor with concrete and relocation the keg chute. Two small extensions were also added to the south and west elevations of the building, and external bathrooms built.</p> <p>Between 1930 and 1939 the exterior of the hotel was retiled to halfway up the ground floor exterior with Tooth & Co cream tiles, with black tiled bands and skirting. Standard advertising signs were also installed on the hotel in the works.</p> <p>Between 1965-68 the Bolands constructed an addition to the west of the hotel in response to increased demand, charging the cost of the works to Tooth & Co as additional rent on the head lease. Works included replacing the adjacent shopfront with a the present single storey addition which contained a lounge bar and bottle department. The addition was separated from the front bar by a wall. Construction of the addition expanded the boundaries of the hotel to the west, incorporating the whole lot which was previously divided by fencing.</p>
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	<p>In 1970 the suspended awning was cut back.</p> <p>Though the hotel was never owned by a brewery the Bolands maintained a close business relationship with Tooth & Co and sold their beer from the opening of the hotel. In the 20th century the head lease on the hotel was given to Tooth & Co, who subsequently leased it to publicans. In 1970 Tooth & Co presented the hotel with a metal plaque celebrating 100 years of business between the brewery and the hotel.</p> <p>In 1983 Tooth & Co allowed their lease on the hotel to expire in keeping with their moves to divest from hotel ownership and management, removing the tie on the hotel.</p> <p>Ownership of the Warren View passed from the Boland family to Icon Hospitality in the early 2000s. In 2009 the beer garden was modified to its present format and the canopies constructed. This included relocating the kitchen to its present location and refurbishment of the servery.</p> <p>In 2014 upgrades to improve the accessibility of the hotel from Stanmore Road were made.</p> <p>In 2018 the ground floor was reconfigured to its present layout, which included moving the bathrooms from their original locations, and changes to the kitchen and hallway. Alterations to the beer garden were also made the following year.</p> <p>In 2022 the first floor was modified for conversion to additional bar space. All original fittings were removed and walls in the process of removal.</p>
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THEMES	
<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Warren View Hotel has historical significance to the Inner West as an early hotel located on a prominent corner site at the intersection of two significant roads, Enmore Road and Stanmore Road. At the time of its construction in 1870 the Warren View Hotel was on the periphery of suburbs which were forming in Newtown and Enmore, providing a much-needed rest spot for travelers using the two roads in the late 19th century. Later framing the eastern end of Enmore Road's commercial zone, the hotel has operated for over 150 years, transitioning from an early resting place for drovers and carriers to a popular suburban local hotel.</p> <p>The hotel also demonstrates the historical evolution of pubs in the Inner West. The Warren View Hotel retains layers of original and early fabric associated with its original construction and later modification by Tooth & Co in the 1920s and 30s. This includes evidence of original layouts and fabric retained in the ceiling and later fabric like the suspended awning and 1930s exterior tiles. Together these evidence how Victorian-era hotels in the Inner West were refurbished by large breweries in the early twentieth century to respond to trading conditions, in this case to secure the hotel lease. These layers of fabric now form a significant part of the historic value of such hotels in the Inner West.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Warren View Hotel is associated with the Boland family and Tooth & Co, who operated the hotel in partnership from its opening in 1870 to the 1983. The Warren View was built by Patrick Boland in 1870 and was owned by three successive generations of the Boland family until the 2000s. The Bolands were a notable local family and prominent members of the local Catholic community, with Father Patrick Treacy Boland, the grandson of Patrick Boland, serving as the parish priest of Balmain for 27 years. From the 1880s to the mid 20th century the intersection of Enmore Road and Stanmore Road was known as 'Boland's Corner', a reflection of the family's contribution to the local area and the importance the Warren View Hotel had to residents and travelers. The Boland's connection to the Warren View Hotel is strong, as represented by the original 1870 building, the 1965-68 addition (though the fabric of this is of little significance), and over 100 years of ownership of the hotel.</p> <p>The Boland family and Tooth & Co also shared a strong business relationship which is of significance for its longevity. Tooth & Co beer was sold at the Warren View Hotel from its construction, a fact which was celebrated by the brewery when they installed a plaque in the hotel (now missing) in 1970 to</p>

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	<p>celebrate 100 years of partnership between the Boland and the company. The association between the two and the Warren View is significant to the Inner West for its longevity, lasting until 1983 when the company relinquished the lease on the hotel, especially in the fact that the hotel was never owned by the brewery.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Warren View Hotel has aesthetic significance as a distinctive two storey Victorian-era hotel on a prominent local intersection in Enmore. Built in 1870, the hotel occupies a broad corner site on a local ridge at the eastern edge of the Enmore Road commercial centre, terminating the southwest views along the road. As one of the most recognizable elements of Enmore Road, that uses the natural topography to full advantage, the hotel's elevated position is a local landmark. The Warren View Hotel shows elements of the Victorian Georgian style in its restrained symmetrical composition and design, combining simple rectangular shapes with a medium pitched roof, and multi-paned timber sash windows. The addition of characteristic pub elements such as the suspended awning, 1930s exterior tiles, and regular timber doorways adds to the visual appeal of the Warren View Hotel, giving it aesthetic significance. The interiors retain original architectural features and fabric, as well as evidence of original hotel layouts, which reinforce the aesthetic value of the building.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Warren View Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Warren View Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Warren View Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Warren View Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered. Further investigation of the Warren View Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of significant hotels in the area.</p> <p>The Warren View Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p>
Rarity SHR criteria (f)	<p>The Warren View Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Warren View Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Warren View Hotel is a good representative example of a prominent Victorian hotel in the Inner West and in Enmore in particular. The hotel demonstrates Victorian Georgian stylistic features applied to hotel architecture, overlaid with later historical modifications by the Boland family and Tooth & Co in the early 20th century. These modifications to the Warren View Hotel are characteristic of the historical evolution of hotels in the Inner West and the process of hotel renewal and upgrade by large breweries in the early 20th century, whether they owned the hotel or not. Evidence of this is retained in the interior and exterior of the hotel, including its external form and original and early fabric on all floors of</p>

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	<p>the building and evidence of original layouts on the ground floor, which has been lost in many hotels of a similar age in the Inner West.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Warren View Hotel (facing the street) is mostly intact in its 1930s form. This includes the changes made in the 1928/29 modifications made by Tooth & Co to secure the hotel lease, as well as the present tiling installed to the exterior of the hotel between 1930-1939. Fabric associated with these works includes the tiling, suspended awning, pattern of openings to both floors, keg chute, terracotta tiled roof, and timber doors and fanlights (and associated hardware). This is overlaid on the original 1870 or 1908 fabric of the hotel, which includes the original/early 12-pane or 4 pane timber double-hung sash windows, rendered sills, arch header windows and doorways, half-glazed timber door with fanlight to the accommodation entrance, and rendered masonry chimneys. Some doorways have been modified and fixed shut on the ground floor and typical contemporary hotel signage installed.</p> <p>Adjoining the original hotel in the 1965-68 addition, which has been modified internally and externally for the purposes of the hotel. Fabric associated with this extension is of little significance.</p> <p>The beer garden is modified and is of no significance to the hotel except for the 1928/29 brick garage, now used as a pool room. Despite modifications to its openings the garage contributes to an understanding of the evolution of the hotel.</p> <p>Internally the Warren View Hotel has undergone several phases of modification. It retains some original and early fabric, fittings and evidence of layouts associated with its 1870 construction and early modifications in 1908 and 1928/29 which can be found on all floors of the building (but only within the original hotel building). This includes plaster and pressed metal ceilings, the timber staircase, timber windows and doors (including architraves), and wall vents. The ground floor and first floor have been opened up by removal of internal walls, though evidence of their locations is retained in wall ribs in the ceiling. Additionally, the basement cellar reflects the 1928 footprint and keg chute with timber slide, with some associated fabric.</p> <p>The interior of the 1965-68 addition, kitchen and beer gardens are contemporary and do not contain significant fabric.</p>

HERITAGE LISTINGS

Heritage listings	

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Archival Record	Tooth & Co	Warren View Hotel, cnr. Stanmore and Enmore Streets [sic], Enmore, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University.
Architectural Plans	Various	Warren View Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels	Various	Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels.
Architectural Plans	Various	Warren View Hotel—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court]	1908	NSW State Archives & Records
Book	C Meader, R Cashmann & A	<i>Marrickville People and</i>	1994	Inner West Council Library

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	Cardan	Places		
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • It is recommended that the Warren View Hotel, including interiors at 2 Stanmore Road, Enmore be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • The first floor of the hotel should be reinspected to understand what original and early fabric remains after completion of the opening-up works in progress during the preparation of this inventory sheet. • Significant heritage attributes and elements of the Warren View Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the tiling, suspended awning, pattern of openings to both floors, keg chute, medium pitched roof, rendered masonry chimneys, timber doors and fanlights (and associated hardware), 12-pane or 4-pane timber double-hung sash windows, rendered sills, arch header windows and doorways, half-glazed timber door with fanlight to the accommodation entrance, and 1928/29 brick garage building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the 1928 footprint, keg chute with timber slide, and potential early hoist structure. On the ground floor it includes evidence of former layouts in the ceilings (wall nibs), moulded plaster and pressed metal ceilings, early timber doors, (and original fittings and architraves), windows, and early timber staircase with pressed metal linings. Remaining original and early fabric on the first floor will need to be verified once construction works are complete. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Additions should maintain the legibility of the main original built form from the and should not exceed one storey in height on Stanmore Road. Additions at the rear of the hotel should retain open space around the 1928/29 garage building. Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. This includes infill to ground floor doorways and signage. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	27		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Warren View Hotel viewed from the intersection of Enmore Road and Edgeware Road				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The north elevation of the Warren View Hotel viewed from across Stanmore Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The east elevation of the Warren View Hotel viewed from across Enmore Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear (south) elevation of the Warren View Hotel viewed from Enmore Road to the south of the hotel.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Inside the front bar of the Warren View Hotel, looking west towards the 1965 extension				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear of the original Warren View Hotel building from the interior, looking towards the Beer Garden.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

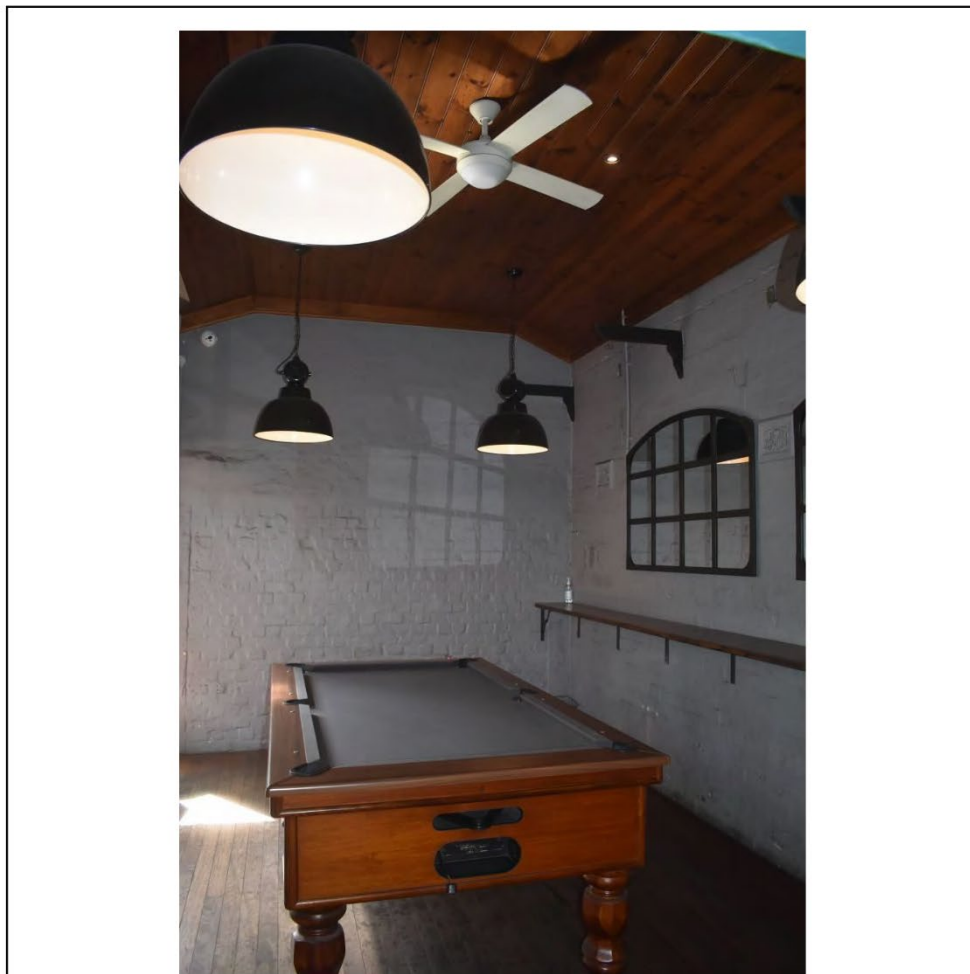


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The interior of the 1928 garage within the beer garden, facing east. The original entrance has been infilled.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Warren View Hotel c1870-1900, in its original form.				
Image year	C1870-1900	Image by		Image copyright holder	Inner West Council Library



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Warren View Hotel after the extension of the hotel in 1908 and before the removal of the balcony by Tooth & Co in 1928.				
Image year	C1909-1928	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Warren View Hotel in 1939.				
Image year	1939	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Warren View Hotel in 1991				
Image year	1991	Image by		Image copyright holder	City of Sydney Council Archives

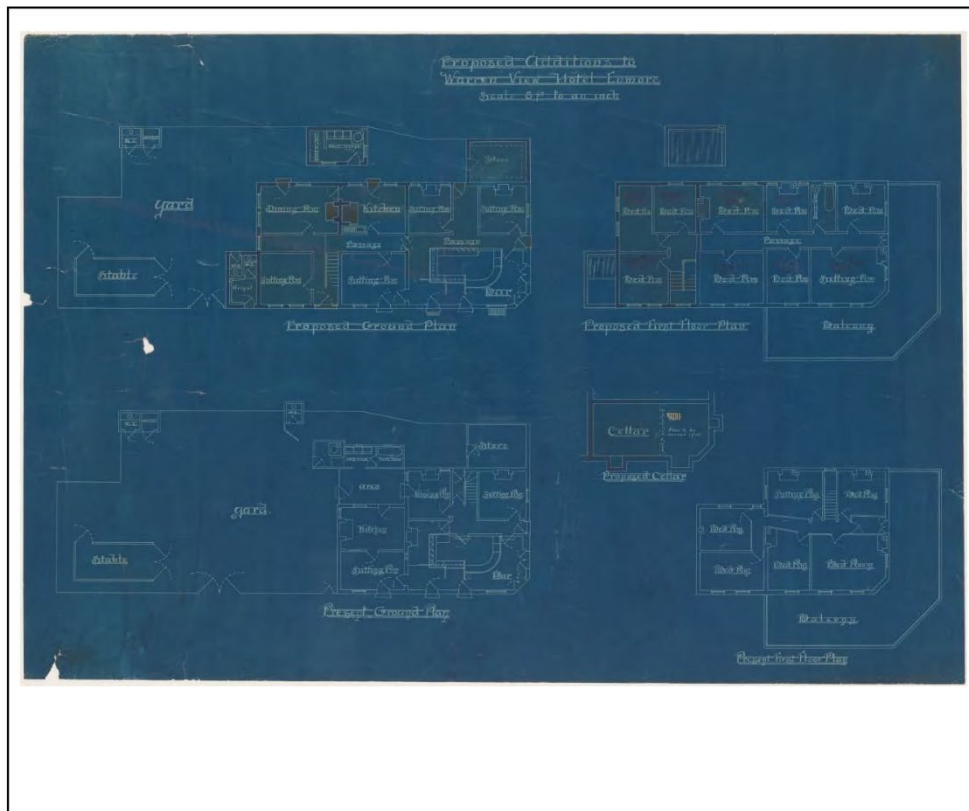


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The blueprint of the 1908 extension to the Warren View Hotel				
Image year	1908	Image by		Image copyright holder	NSW State Archives & Records

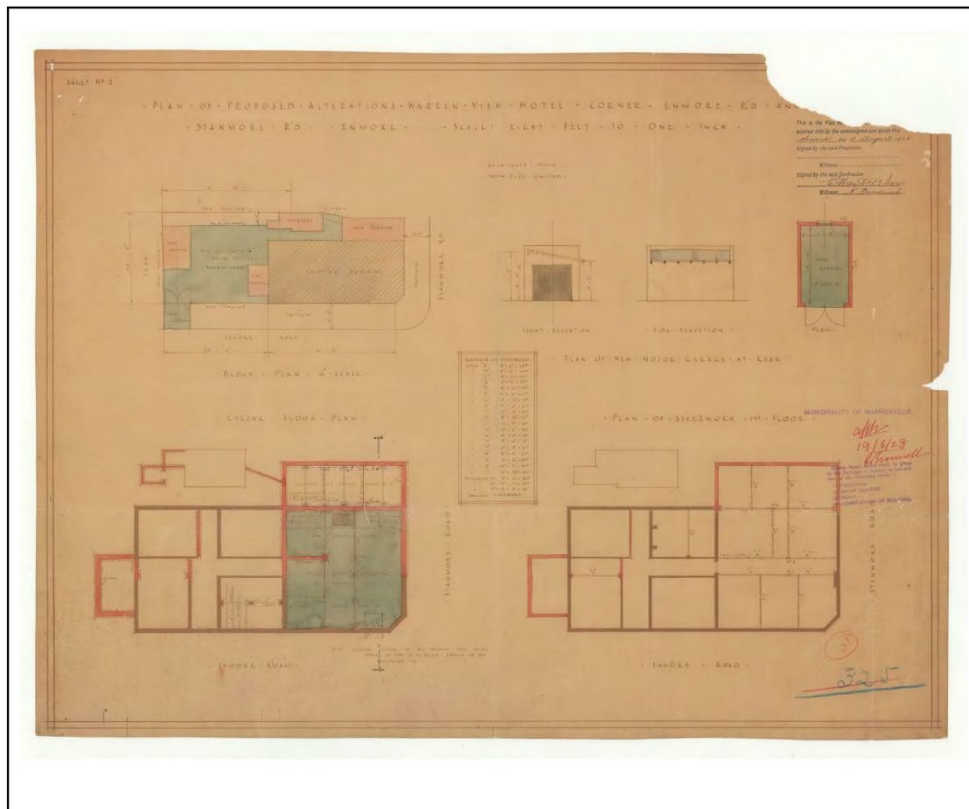


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Plans of the 1929 modifications to the Warren View Hotel by Tooth & Co, when the brick garage was constructed.				
Image year	1928	Image by	Architects Office, Tooth & Co	Image copyright holder	Museum of Applied Arts & Sciences

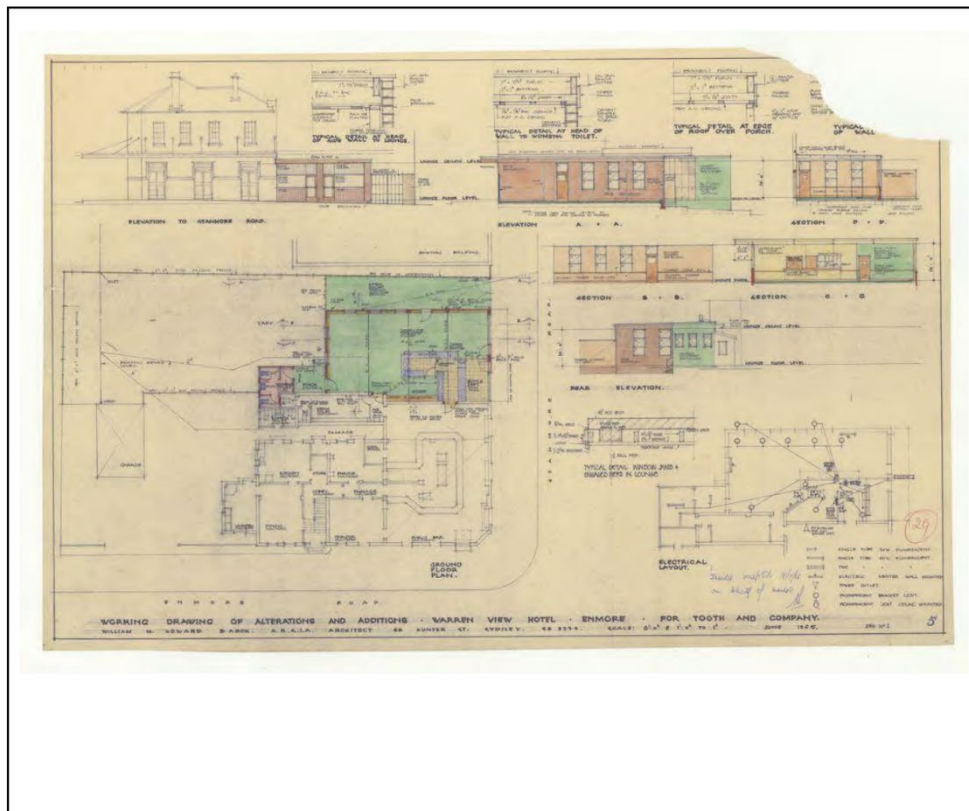


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A plan from 1965 of the west addition to the Warren View Hotel				
Image year	1965	Image by	William M Howard	Image copyright holder	Museum of Applied Arts & Sciences

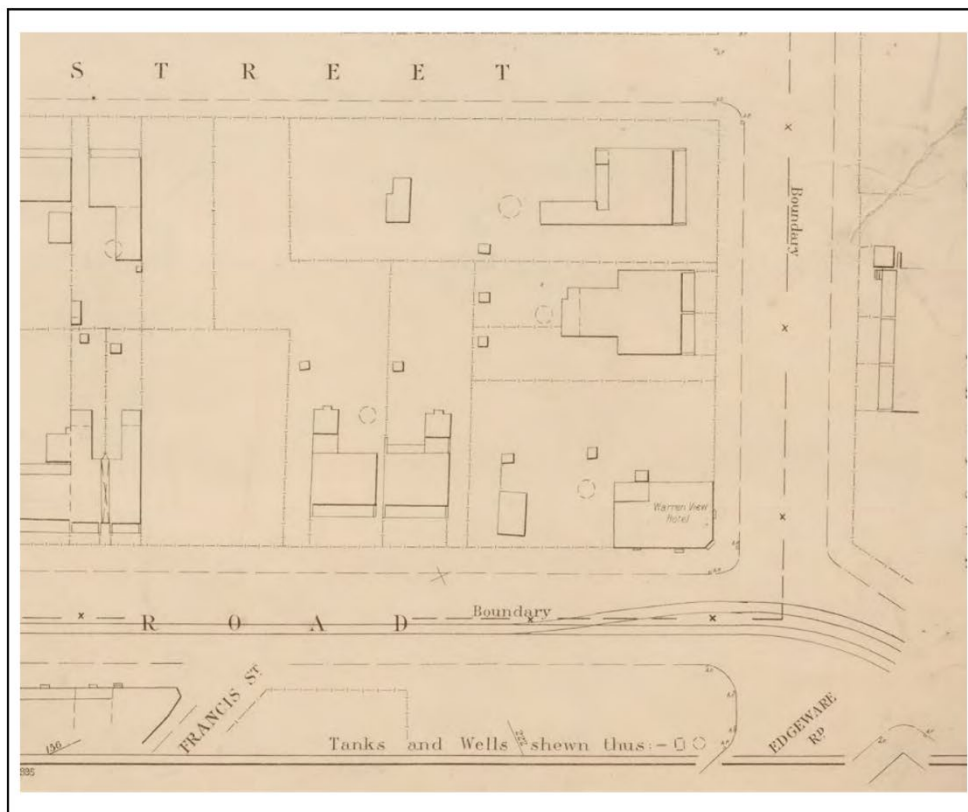


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No 6, Marrickville, showing the lot of the Warren View Hotel, with the original hotel building footprint.				
Image year	1895	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



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ITEM DETAILS					
Name of Item	Duke of Enmore Hotel, including interiors				
Other Name/s Former Name/s	Duke of Edinburgh				
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	148				
Street name	Enmore Road				
Suburb/town	Enmore			Postcode	2042
Local Government Area/s	Inner West				
Property description	A/176822				
Location - Lat/long	Latitude	-33.89913		Longitude	151.17277799999999
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private (commercial)				
Current use	Hotel				
Former Use					
Statement of significance	<p>The Duke of Enmore Hotel has cultural significance for historical and representative values at a local level to the Inner West. Built in 1880, the hotel has significance as it was part of the 1880s land subdivision of Enmore and reflected the increased demand for licensed venues that came with population growth. The hotel, modified by Tooheys in the 1920s, is demonstrative of the historical evolution of hotel buildings in the early twentieth century under large breweries. The Duke of Enmore Hotel also has significance as a representative example of an uncommon hotel typology, in that it only addresses one street despite being built on a corner lot. This is counter to the conventional design of corner hotels in the Inner West. The hotel is a good example of this type of building, retaining its original stables building at the rear which enhances its ability to demonstrate a unique variation to Victorian-era hotel design. This pub is likely to have some social significance to the local community.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer						
Builder/maker						
Physical Description	<p>The Duke of Enmore Hotel is a two-storey Victorian brick hotel building constructed in 1880. The hotel is located on a rectangular lot at the corner of Enmore Road and Simmons Street, with Enmore Lane at the rear. The hotel eschews the typical design of hotels on corner lots by fronting only Enmore Road. The building steps down towards the back of the site, with a skillion-roofed stable building at the rear of the site, joined by a semi-enclosed courtyard.</p> <p>The hotel is constructed of brick on a sandstone base and is rendered and painted. It has a skillion roof clad in corrugated metal which is hidden behind its parapet. This parapet is simply decorated with coping and a moulded cornice on the front façade. At the centre of the parapet is a statue of a lion on a small stepped rectangular pediment. Urn finials are located at the ends of the Enmore Road façade. Along Simmons Street the parapet steps down to the back of the site.</p> <p>The first-floor façade is very simple, with regularly spaced four-pane timber-framed double-hung sash windows. These are irregularly spaced on the Simmons Street façade. Below is the metal awning, which is attached by its original stays. The frame itself is likely original, but the cladding is modern. The ground floor has undergone some modification. It is tiled to the underside of the awning by modern grey tiles with a decorative band. The openings on Enmore Road are in their original position but have been updated with modern timber doors, though the fanlights may be early fabric. On Simmons Street a new window has been formed near the intersection, which is timber-framed with four leadlight panels. Part of the wall on this elevation has been removed and a louvred wall installed for a former outdoor gaming area.</p> <p>The former keg chute was not located.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
Physical condition and Archaeological potential	<p>The Duke of Enmore Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	1880	Finish year C.1886	1880	Circa	<input type="checkbox"/>
Modifications and dates	<p>1912—The public bar is modified to open it to the internal hallways.</p> <p>c1930—Modifications by Tooheys (further research required).</p> <p>Pre-1949—Tiling is removed from the Simmons Street façade.</p> <p>1991—2000—The western entrance on Enmore Road is reduced in size to a double door. A pergola is installed at the rear of the hotel. The awning receives new soffit linings.</p> <p>2012—The earlier pergola is replaced with the present design.</p> <p>2014—The rear kitchen annexe is partially demolished to make way for a gaming room with an outdoor area, and a storeroom. The Simmons Street façade is modified with louvres, and new windows are created near the corner of Enmore Road.</p>					
Further comments						

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p>

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	<p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in the maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Duke of Enmore Hotel</p> <p>The Duke of Enmore Hotel was built by John Henry Smith in 1880 and opened as the Duke of Edinburgh Hotel. It was on land which had been subdivided in 1878 by Joshua Johnson. Smith bought lots 32 and 33 of Johnson's subdivision in 1879. The hotel was built on Lot 32 on the corner, and two shopfronts were constructed on Lot 33.</p> <p>A metropolitan survey plan prepared in 1897 (Newtown sheet 21) shows the Duke of Enmore Hotel was L-shaped, with a small rear kitchen annexe to Simmons Street. A covered verandah or balcony is shown at the rear of the hotel overlooking the yard, with a detached stable building abutting Enmore Lane. The keg chute is shown on the plan, matching its present location.</p> <p>The hotel remained in the Smith family's hands after John Henry Smith's death in 1883. In 1914 joint owners Frank Smith and Jane Smith began leasing the hotel to Tooth & Co. This arrangement lasted just over 10 years.</p> <p>A 1912 survey of the hotel submitted to the Metropolitan District Licensing Court for modifications to the bar shows the floorplan for the ground floor of the hotel at the time. In keeping with Victorian-era hotel design, the ground floor was strictly divided between multiple parlours and dining rooms connected via entrance halls, with the kitchen and scullery annexe to the rear. The public bar is shown occupying a small area of the northeast corner of the building, even with the proposed modifications to provide more space.</p> <p>In 1925 the freehold of the hotel was sold to William Nicholls for £16,000. Nicholls then sold the hotel to Tooheys in the following year, ceasing any involvement of Tooth & Co with the hotel. Tooheys reportedly paid £27,000.</p> <p>Images from the 1930s show the hotel featured tiling on both street frontages, with a curved and</p>
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	<p>stepped suspended awning to Enmore Road and Simmons Street. It is likely that Tooheys modified the hotel after its purchase to update the interior, likely installing the suspending awning in the works too.</p> <p>Tiling to Simmons Street had been removed from the ground floor façade by 1949. From that year until 1970 there was very little modification to the exterior of the hotel.</p> <p>In 1991 the freehold of the hotel was sold following Toohey's divestment from hotel ownership. By this time the exterior of the hotel had new dark tiling installed to the exterior. New soffit linings were added to the awning, though little other work was undertaken.</p> <p>By 2000 the western entrance on Enmore Road had been reduced in size to a double door. The hotel was also painted in yellow.</p> <p>In 2012 the pergola in the courtyard installed in the late twentieth century was removed and replaced with the present one, with a glass wall built to Simmons Street.</p> <p>In 2014 a development application was submitted to demolish part of the hotel's rear kitchen annexe to create a gaming room with an outdoor area and a storeroom. The Simmons Street façade was also modified with louvres for the outdoor gaming room and new windows near Enmore Road. Works were completed in 2018. Modern tiling was applied to both street frontages in the works.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>The Duke of Enmore Hotel has historical significance to the Inner West as an early hotel in Enmore. Built in 1880 as the Duke of Edinburgh Hotel, the hotel was constructed during a period of sustained residential subdivision and development in Enmore, as earlier estates and villas gave way to a densely populated suburb following the post-gold rush boom. The Duke of Enmore Hotel is significant as a remnant of the suburb's densification in this 1880s, reflective of the type and scale of hotels constructed to service the newly arrived population of workers and families in the area. The hotel also has significance as evidence of the evolution of hotel designs under the ownership of the major breweries in the early twentieth century, in this case Tooheys, which purchased the hotel in 1925.</p> <p>The Duke of Enmore Hotel meets the threshold of significance at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The Duke of Enmore Hotel is associated with Tooheys brewery, which owned the hotel from 1925 and likely renovated it. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The Duke of Enmore Hotel is a modest two-storey Victorian-era brick hotel building constructed in 1880. The building has an uncommon design for a hotel on a corner site, primarily addressing Enmore Road with minimal access on Simmons Street. The hotel is largely unmodified from its 1920s form, which overlaid characteristic interwar hotel elements like a suspended awning, multi-pane windows and tiling (since lost) on the Victorian-era building. The design of the building is austere, with decorative embellishments limited to the parapet. While of some visual interest, the hotel does not exemplify a particular style and is modified, and therefore does not meet the threshold of significance.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p>
<p>Social significance SHR criteria (d)</p>	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Duke of Enmore Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p>

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	<p>Although a detailed social values assessment has not been undertaken, the Duke of Enmore Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Duke of Enmore Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Duke of Enmore Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Duke of Enmore Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Duke of Enmore Hotel could meet the threshold of significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The Duke of Enmore Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Duke of Enmore Hotel is a good example of a Victorian-era hotel with interwar modifications that represents an uncommon type of hotel building in the Inner West. Constructed in 1880 and modified by Tooheys in the 1920s, the Duke of Enmore Hotel addresses only one street despite being constructed on a corner lot, running counter to the conventional use of both streetfronts in hotel designs from the era. The hotel has significance for its ability to demonstrate the form, style and massing of this uncommon variation to hotel design in the Inner West. This includes Victorian and interwar era decorative elements.</p> <p>The retained original stable building at the rear of the property is also a characteristic feature of Victorian hotels which has been lost in many hotels of a similar era. This has significance as a representative example of a hotel's stable structure and as evidence of the early function and service provided by hotels of the time.</p> <p>The interior of the Duke of Enmore Hotel is considered likely to retain original features in some areas which may contribute to its ability to demonstrate this process.</p> <p>The Duke of Enmore Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The Duke of Enmore Hotel is intact externally above the awning, reflecting its form established in the 1920s following the sale of the hotel to Tooheys. This includes the suspended awning and four pane timber double-hung sash windows, in addition to the earlier Victorian-era features such as the moulded cornice, stepped parapet, lion statue and urn finials. Below the awning is modified, with modern grey tiling installed. Openings to Enmore Road are in their original location, though the doors themselves are modern, save possibly for the fanlights. On the Simmons Street façade the hotel is more modified, with new windows formed on the wall and part of the rear kitchen annexe wall replaced with a louvred wall. The awning is clad in modern fabric, but the structure is likely original.</p> <p>At the rear of the hotel is a skillion-roofed stable building; this is original and is largely intact on the exterior. It is joined to the hotel building by a semi-enclosed courtyard with a glass wall to Simmons Street.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 1880s and 1930s in some areas.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	C2 King Street and Enmore Road Heritage Conservation Area

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Title	Registrar General	CT Vol 336 Fd 192	1878	NSW Land Registry Services
Title	Registrar General	CT Vol 443 Fd 46	1879	NSW Land Registry Services
Title	Registrar General	CT Vol 3708 Fol 107 & 108	1926	NSW Land Registry Services
Title	Registrar General	CT Vol 3879 Fol 140	1926	NSW Land Registry Services
Archival Record	Tooth & Co	Queens Hotel, Enmore Road, Newtown, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	C Meader, R Cashmann & A Cardan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS	
Recommendations	<ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Duke of Enmore, including interiors, at 148 Enmore Road, Enmore, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Duke of Enmore Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the primary frontage to Enmore Road, limited access from Simmons Street, rendered façade, the moulded cornice, stepped parapet with lion statue and urn finials, timber double-hung sash windows to the first floor, suspended awning, fanlights to the ground floor doorways, skillion-roofed stable building, and sandstone footings. - No new openings should be made, or existing openings enlarged, on the street façade of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the ground floor wall tiles and original pattern of openings. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best conservation practice. - Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing

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	<p>reconstruction to original or early detail or a more sympathetic treatment. This includes the grey wall tiles and leadlight windows to Simmons Street.</p> <ul style="list-style-type: none"> The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. Further assessment is recommended following inspection of the interiors of the hotel.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	28		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Duke of Enmore Hotel, viewed from across Enmore Road, showing its unusual corner design with a single primary façade addressing the street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Duke of Enmore, viewed from across Enmore Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The rear of the Duke of Enmore Hotel as viewed from Simmons Street, showing the stables building.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Duke of Enmore Hotel (then the Duke of Edinburgh) in 1930.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Duke of Enmore Hotel in 1991.				
Image year	1991	Image by	Unknown	Image copyright holder	City of Sydney Council Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Duke of Enmore Hotel in 2000.				
Image year	2000	Image by	Mark Stevens	Image copyright holder	City of Sydney Council Archive

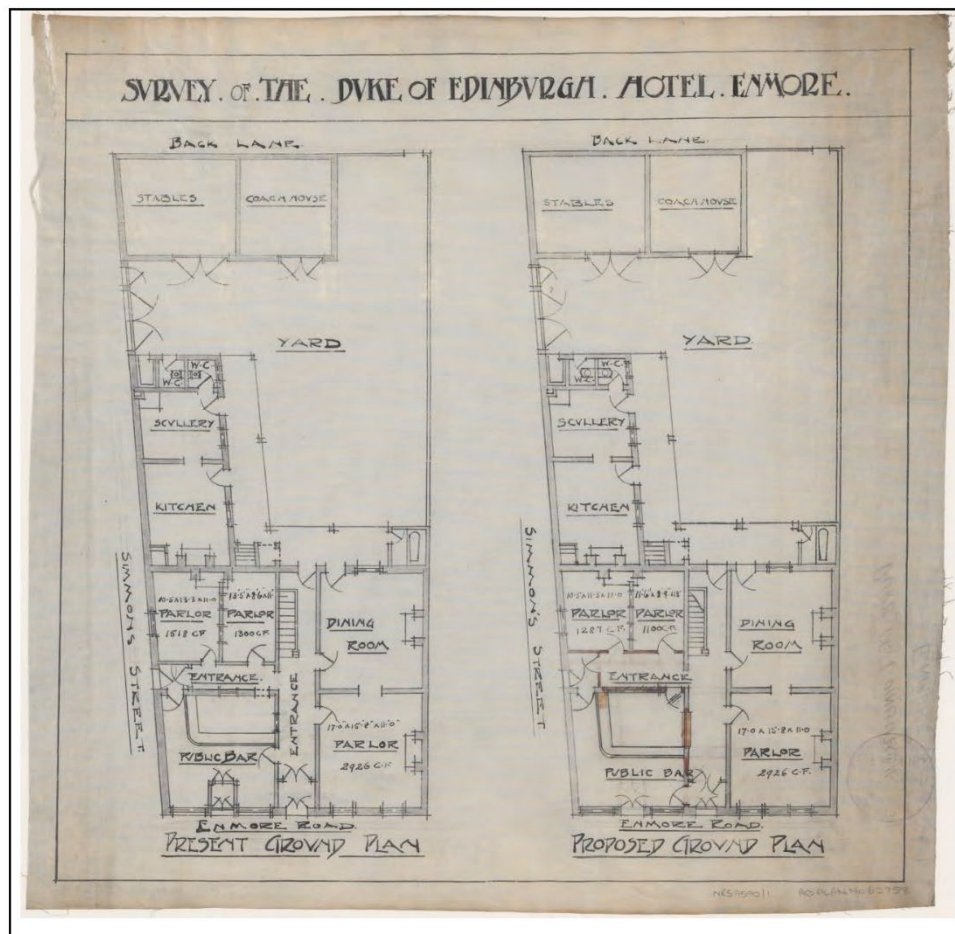


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A survey floorplan of the Duke of Enmore Hotel (then Duke of Edinburgh) in 1912.				
Image year	1912	Image by	Unknown	Image copyright holder	NSW State Records



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail of the Metropolitan Detail Series Map No. 21, Newtown, showing the lot of the Duke of Enmore Hotel, with the original hotel building footprint.				
Image year	1897	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW



Heritage Data Form

ITEM DETAILS						
Name of Item	Queen's Hotel					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Commercial					
Item category (if known)	Hotel					
Area, Group, or Collection Name						
Street number	167					
Street name	Enmore Road					
Suburb/town	Enmore			Postcode	2042	
Local Government Area/s	Inner West					
Property description	Part 10/1120058 (excluding adjacent building to the west)					
Location - Lat/long	Latitude	-33.898744999999998		Longitude	151.17253199999999	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Private (commercial)					
Current use	Hotel					
Former Use						
Statement of significance	<p>The Queens Hotel has cultural significance for historic, aesthetic and representative values at a local level as an early hotel in Enmore that has been in operation for over 100 years. The Queens Hotel, first built in 1880, evidences the demand for new licensed venues that came with the historical development of Enmore and the growth of the working-class population in the late nineteenth century. The hotel's naming demonstrates the social esteem of Queen Victoria's reign. When the hotel was rebuilt in 1905, four years after Victoria's death, the generous scale and ornate design of the parapet included decorative moulded cornices, pilasters and floral motifs which frame the central pediment, featuring a statue of Queen Victoria within a niche. These architectural features are of aesthetic significance, demonstrating Federation Free Classical stylistic elements to the streetscape in an attractive and distinctive manner. The hotel is a good representative example of a Federation hotel building, reflecting the style and design of hotels from the first decade of the twentieth century, despite modifications. This pub is likely to have some social significance to the local community.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/ maker	Martin Danaher (1905 rebuild)					
Physical Description	<p>The Queens Hotel is a two-storey Federation brick hotel building constructed in 1905 to replace an earlier 1880 hotel building. The hotel has a frontage to Enmore Road, with rear access via Belmore Lane. It is part of the 'Queens Buildings' development, which includes the two shopfronts to its east. The shopfront directly to its west is also part of the hotel, having been integrated in 2006. The building is painted and rendered and has a corrugated metal hipped roof. This is hidden behind a large and ornate parapet which features a statue of Queen Victoria within a niche. The parapet has decorative moulded cornices, pilasters and floral motifs which frame the central pediment that contains the statue. Above the statue niche is a moulded arched pediment with the lettering 'Queen's Hotel'. The parapet wraps around the edge of the building and joins with the rest of the Queens Buildings to its east, which have similar detailing.</p> <p>Below the ornate parapet is a simple first-floor façade. This has three 12-pane timber-framed double-hung sash windows with segmented arch lintels, five if including the recently added shopfront to the west. Below is a metal awning, which is likely contemporary, although the awning stays are early. The ground floor façade was modified as part of major recent interior renovations and is contemporary. Half of the façade is tiled, while the other half is rendered. Doorways and windows are modern aluminium or timber framed.</p> <p>The interior of the Queens Hotel is highly modified, with little original fabric remaining. The basement cellar of the hotel is predominantly contemporary fabric, except nearest to Enmore Road. This area contains the original keg chute and the exposed joists of the original timber floor. The cellar is otherwise modern.</p> <p>The ground floor is also highly modified with a contemporary 'period' fitout. Remnant early or original fabric is limited to timber floorboards. At the rear of the hotel is a modern structure which contains a kitchen and forms the courtyard.</p> <p>The first floor of the hotel is also highly modified, with a similar contemporary 'period' fitout, including modern floors, moulded plaster ceilings and ceiling roses. Original fabric is limited to the timber sash windows to Enmore Road in the hotel building (not the former butchery) and an infilled doorway with a fanlight behind the bar area. Remnants of walls and a fireplace may correspond to an earlier layout of the hotel, but have been separated from their context by modifications.</p>					
Physical condition and Archaeological potential	The Queens Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.					
Construction years	Start year C.1885	1905	Finish year C.1886	1905	Circa	<input type="checkbox"/>
Modifications and dates	<p>Late 1930s—The timber and cast iron balcony is removed from the front façade.</p> <p>By 1983—The ground floor façade has been modified, combining the two double doorways into a single entrance at the centre of the façade.</p> <p>By 2000—The pattern of entrances on the ground floor is modified again. The barrel arch lintels of the original doorways are removed and the original west door is converted to a double door.</p> <p>2006—The adjacent shopfront is integrated into the hotel by removing internal walls and creating openings between the two buildings. The first floor façade of the shopfront is modified to reflect the design of the Queens Hotel.</p> <p>2016—The interior of the hotel is extensively renovated. A new basement is constructed, and structural repairs are made. Most original fabric is removed in these works, with limited evidence of earlier fitouts and fabric retained in areas closest to Enmore Road on the first floor and in the basement. The ground floor façade is modified, changing the central entrance to sash windows and retiling the exterior.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs were built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas in the Inner West had a hotel. They were, however, predominantly concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to have a drink before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces such as tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a stable of architects such as Prevost & Ancher, Sidney Warden and Cyril Ruwald. This resulted in a certain design consistency in hotels of the era. New pubs were also built, though this was more unusual. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity amongst people.</p> <p>Queens Hotel</p> <p>The Queens Hotel opened prior to 1880. It was on land of the Ashley Estate which sold before the subdivision sale of the remaining land in the early 1880s.</p> <p>The hotel was known as the Queens Hotel and was already an established pub when it went to auction in 1880. An advertisement for the sale noted the hotel had: '20ft frontage to ENMORE ROAD, with a depth of 120 ft ... built of brick, on stone foundation, with balcony in front and containing bar, 7 rooms, kitchen, and cellar, yard...'</p> <p>The 20ft (c6m) frontage of the hotel in 1880 is substantially smaller than the present hotel building,</p>

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	<p>which was constructed in a development called the 'Queens Buildings' in 1905 by builder Martin Danaher. This comprised the hotel and the neighbouring shopfronts to its east. Danaher was the owner of the hotel, and his estate continue to control the building following his death and was administered by a public trustee.</p> <p>In 1925 Tooheys began leasing the hotel and enforcing the sale of its beer to the licensees who sublet from them as a 'tied-house'. By 1954 Tooheys was no longer leasing the hotel, which reverted to being a free-house. In 1961 the hotel began selling Tooth & Co draught beer in addition to Tooheys. The new Queens Hotel featured an elaborate parapet with a statue of Queen Victoria, which still exists. It also had a wide timber and cast-iron verandah, which was removed in the late 1930s. The brickwork of the upper façade was originally unpainted.</p> <p>In 1974 the hotel was transferred from the Danaher Estate to Walter Lamerton, who later auctioned the hotel in 1976. At this time the hotel still had its upstairs accommodation rooms, comprising six bedrooms and two lounges on the first floor along with bathrooms and kitchens.</p> <p>By 1983 the ground floor façade had been modified to remove the tiling and enlarge the central entrance by removing a wall between two double doors.</p> <p>By 2000 the ground floor entrances had again been modified, changing the doorway on the west to a double door. The barrel arched lintels of the doorways had also been removed by this time.</p> <p>In 2006 the adjacent shopfront, 171 Enmore Road, was purchased and integrated into the hotel. This included the removal of internal walls on the first floor. This shop was previously a butchery, with some tiles retained showing evidence of this previous use. Images from the 2000s show the shopfront had a modern façade, which was updated during the works to match the fenestration and design of the 1905 hotel building.</p> <p>In 2015 the hotel was purchased by Merivale. The following year the interior of the hotel was extensively renovated, which involved construction of a new basement with access from Belmore Lane and structural repairs. Most of the internal layout of the hotel was removed during these works, with limited original fabric retained in the first rooms of the original hotel building to Enmore Road, such as the windows and original keg chute. The ground floor façade was also modified in the works, with the central entrance being converted to sash windows and the façade retiled. Signage above the awning was also removed in the works.</p>
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THEMES

<i>National historical theme</i>	<p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p>

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The Queens Hotel has historical significance to the Inner West as an early hotel site in Enmore which has been in continuous operation since 1880. The Queens Hotel is associated with the development of Enmore Road in the late nineteenth century as a continuation of the shopping high street in Newtown that was established earlier in the century. The Queens Hotel is evidence of this development and the establishment of its working-class population, providing a tangible connection between the Federation era and now. The hotel also memorialises Queen Victoria, for whom the hotel was originally named, following her death in 1901. The prominence of the statue of Queen Victoria built in the 1905 rebuild by Martin Danaher reflects historical attitudes to the queen and the enduring image of her as queen.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Queens Hotel is associated with builder Martin Danaher, who rebuilt the hotel in 1905, and Tooth & Co, which leased and later owned the hotel from 1925 onwards. While these are strong associations, they are of questionable importance to the local area and do not meet the threshold of significance.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p>

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Aesthetic significance SHR criteria (c)	<p>The Queens Hotel has aesthetic significance as a two-storey Federation-era brick hotel building. Built in 1905 as part of the larger 'Queens Building' development, the Queens Hotel demonstrates elements of the Federation Free Classical style in its large, ornate parapet. This contains the bulk of the building's architectural detail, dominating the skyline and imparting a sense of added height to the building. The parapet, which combines moulded cornices, pilasters, floral motifs and a central arched pediment, frames the statue of Queen Victoria in a niche and is an attractive and distinctive element of the building which makes a strong, positive contribution to the streetscape. This is enhanced by the wraparound parapet to the west and the other half of the Queens Building development, which reflects a similar design. The simply decorated first floor façade with its original timber double-hung sash windows contrasts to the top-heavy design of the hotel, ceding focus to the parapet.</p> <p>Although the building is heavily modified below the awning, modifications do not detract from the quality of the hotel's façade, which is of aesthetic significance. The interiors of the hotel are highly modified and contain limited elements of aesthetic interest.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Queens Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Queens Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Queens Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Queens Hotel is of limited value to researchers of the phases of historical hotel development, as evidence of earlier internal layout, fabric and fittings have largely been removed.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed prior to any proposed ground disturbance to determine whether the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p>
Rarity SHR criteria (f)	<p>The Queens Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>The Queens Hotel is a good representative example of a Federation-era hotel designed in the Free Classical style. Above the awning the street façade reflects its original design, apart from the removal of the timber and cast-iron balcony in the 1930s. The hotel is demonstrative of the style of hotels constructed in the early twentieth century, showing the transition from ornate Victorian designs to more muted Federation and interwar styles. Interior modifications to the hotel have mostly removed its ability to demonstrate the layout, fittings and fabric of this era of hotel, though the limited original fabric retained in the basement cellar and on the first floor contribute to the significance of the hotel.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p>
Integrity	<p>The exterior of the Queens Hotel is intact in its original 1905 form above the awning, except for the security grilles to the windows, flagpole and the render over the brickwork. The hotel is joined to the adjacent building on the east, which is part of the Queens Buildings and reflects the original face-brick detailing. Below the awning the hotel is highly modified, with the pattern of openings changed and no original fabric evident. This has modified the street presentation from its original presentation. The awning itself is modernised, but uses the 1930s cable stays.</p> <p>At the rear of the hotel is a modern brick addition which provides access to the new basement and contains the kitchen. The adjacent shopfront to the west is now integrated into the hotel complex and</p>

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	has been modified to reflect the design of the original hotel building, but is entirely modern fabric. Internally the hotel has undergone several phases of modification. This has removed evidence of original layouts, fabric or fittings throughout most of the building, apart from areas closest to Enmore Road on the first floor and basement cellar.
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HERITAGE LISTINGS

Heritage listing/s	C2 King Street and Enmore Road Heritage Conservation Area

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Newspaper Article	<i>Sydney Morning Herald</i>	'Advertising'	7 Dec 1880 (p 9)	Trove
Archival Record	Tooth & Co	Queens Hotel, Enmore Road, Newtown, Tooth & Co Yellow Cards	Various	Noel Butlin Archives Centre, Australian National University
Book	C Meader, R Cashmann & A Cardan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
PhD Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney

RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Queens Hotel at 167 Enmore Road, Enmore, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Further assessment should include its partner building to the east, which forms part of the Queens Buildings development. • Significant heritage attributes and elements of the Queens Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the large, ornate parapet, moulded cornices, pilasters, floral motifs, central arched pediment, statue of Queen Victorian in a niche, wraparound parapet to the west with lettering, original timber double-hung sash windows on the first floor, keg chute to Enmore Road, and suspended awning (except if reconstructing the timber and cast iron balcony). - Significant interior fabric and layouts should be retained and conserved. This is limited to fabric in the rooms closest to Enmore Road in the basement cellar and first floor, including the keg chute, timber floorboard joists, timber windows and architraves. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - The adjacent building to the west, which is part of the hotel complex, is not original. It
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	<p>may be modified provided the wraparound parapet is not obscured.</p> <ul style="list-style-type: none"> - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the timber and cast-iron balcony, and wall tiles and original pattern of openings to the ground floor. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best conservation practice. - Opportunities should be explored for the removal of existing alterations and additions that have impacted on the place's heritage significance and opportunities for removal, allowing for reconstruction to original or early detail or a more sympathetic treatment should be explored. This includes the render to the brick façade. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.
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SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	29		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	June 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel, as viewed from across Enmore Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel, as viewed from the west along Enmore Road.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

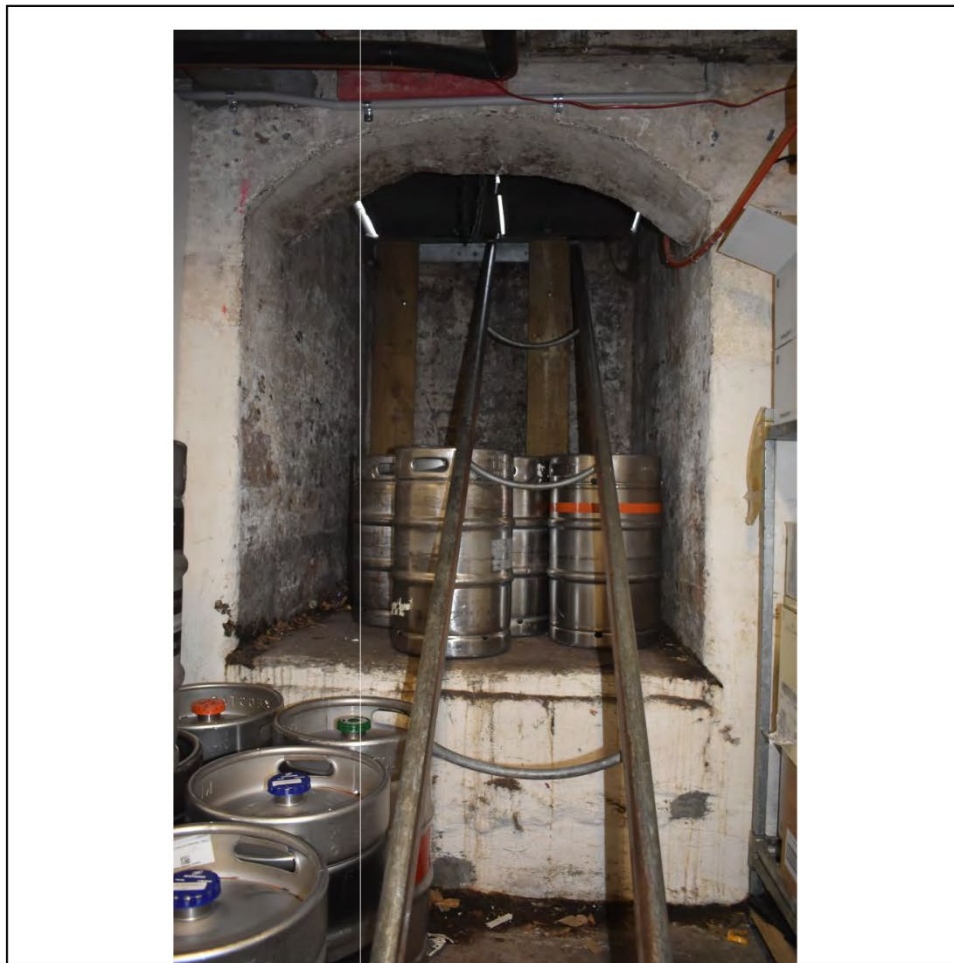


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The original 1905 keg chute below Enmore Road, which is now disused. There is limited original fabric in the interior of the hotel following substantial renovations in 2016.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage

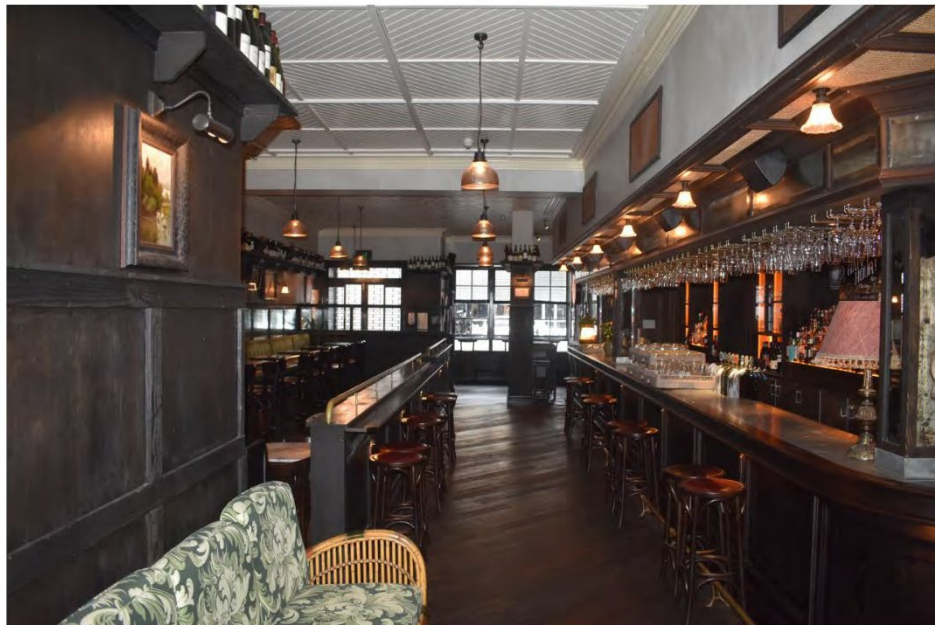


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The ground floor interior of the Queens Hotel, showing the 'period' style refit and early timber floors.				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel in 1930, showing its original balcony that was removed within the following decade.				
Image year	1930	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU

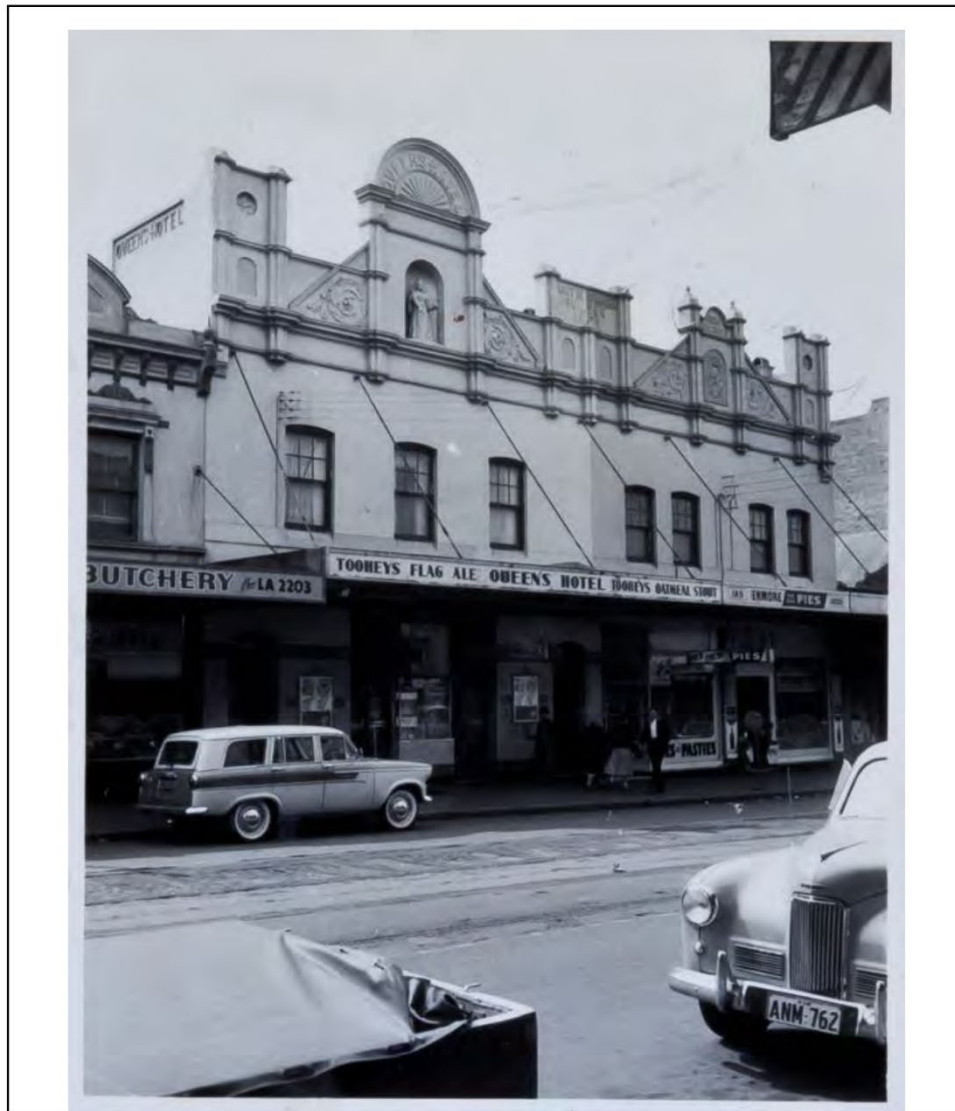


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel in 1960.				
Image year	1960	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives Centre, ANU



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel in 1983.				
Image year	1983	Image by	Unknown	Image copyright holder	City of Sydney Council Archives



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Queens Hotel in 2000, prior to the integration of the adjacent butchery into the hotel complex.				
Image year	2000	Image by	Unknown	Image copyright holder	City of Sydney Council Archives



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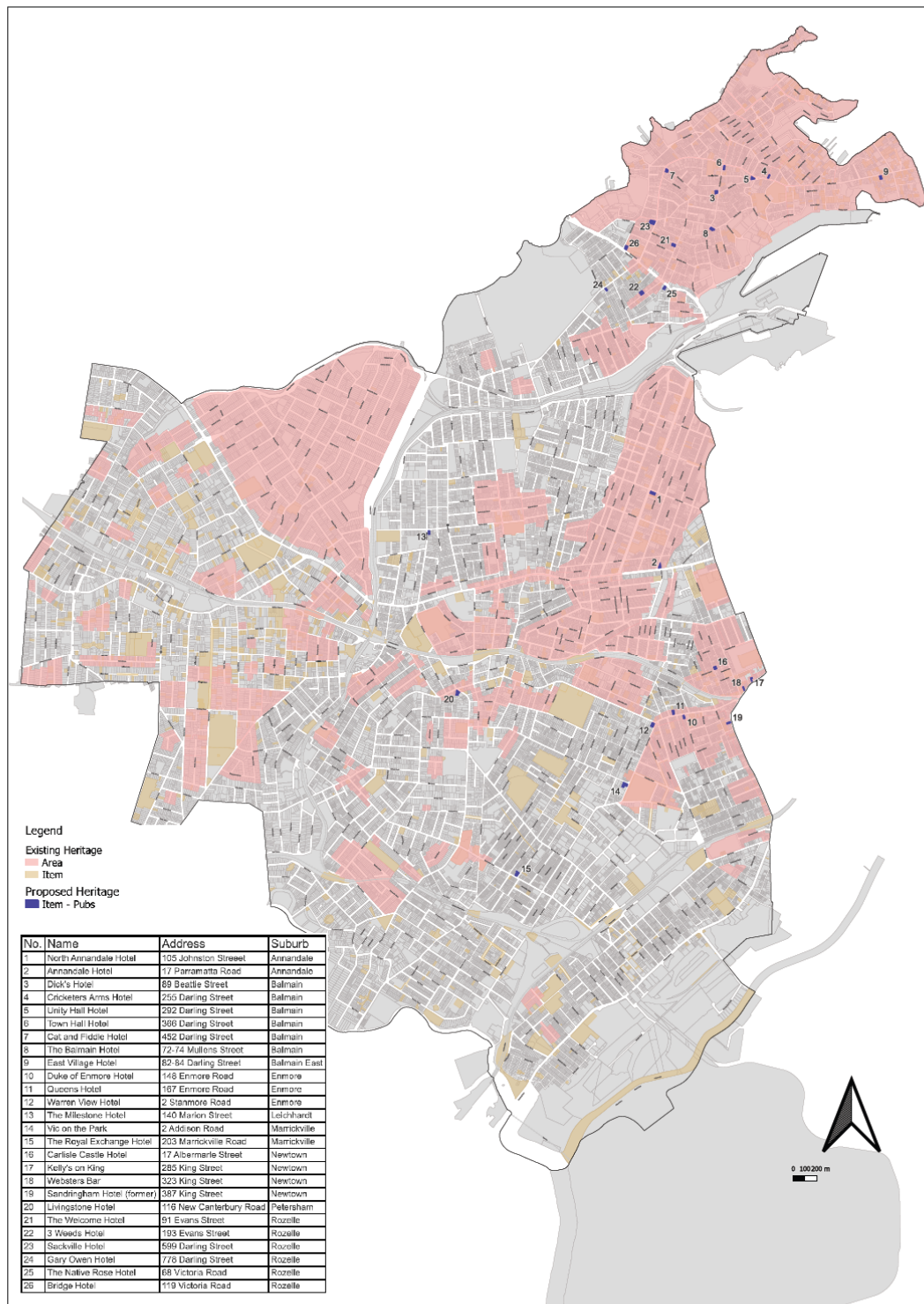
Please supply images of each elevation, the interior and the setting.

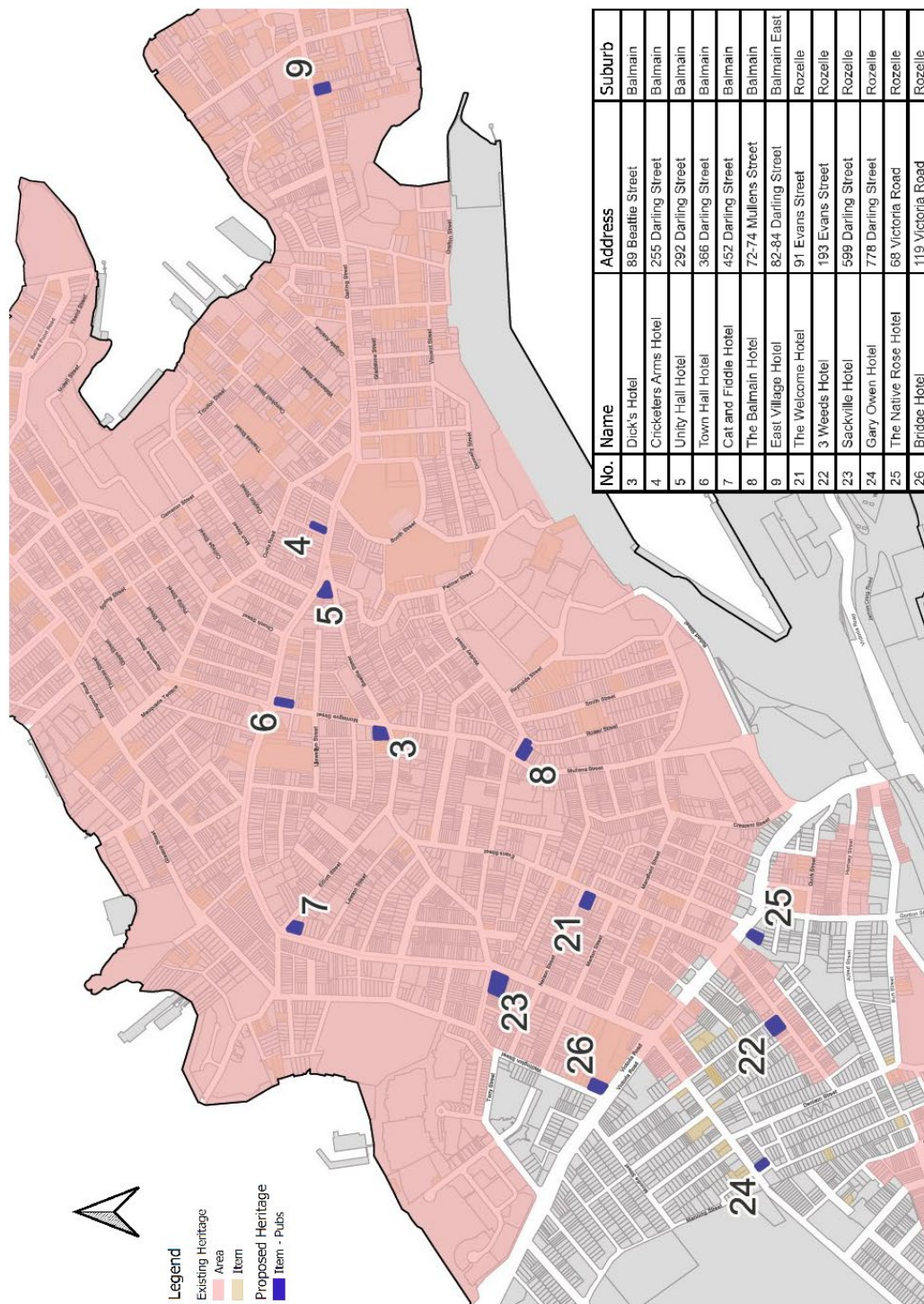
Image caption	Detail of the Metropolitan Detail Series Map No. 18, Newtown, showing the lot of the Queens Hotel, with the original hotel building footprint.				
Image year	1896	Image by	Surveyor General's Office	Image copyright holder	State Library of NSW

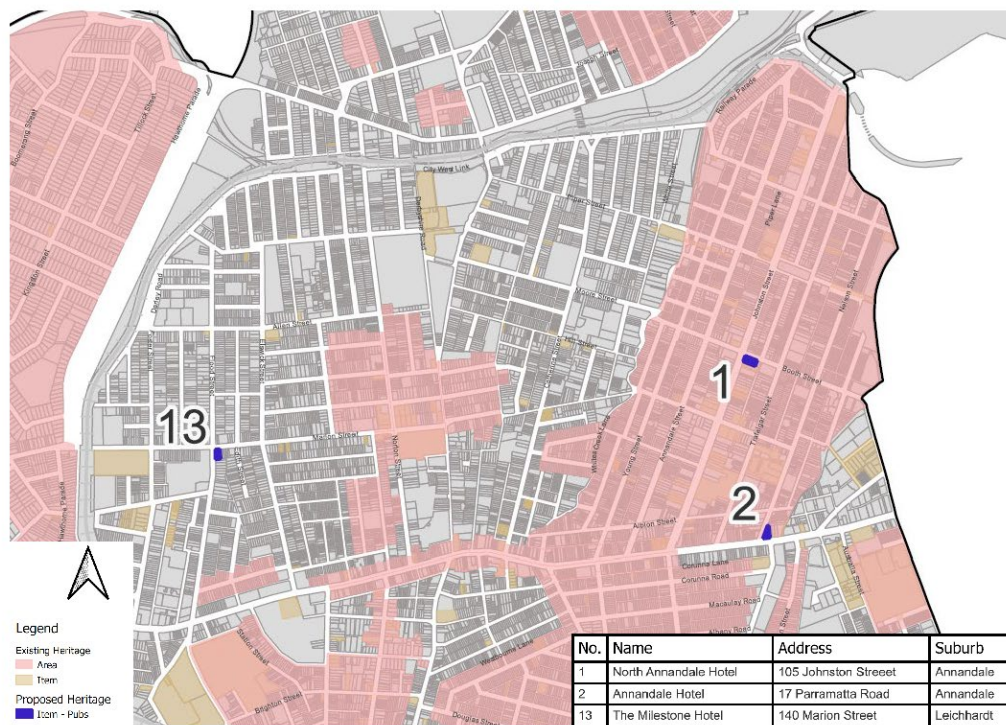


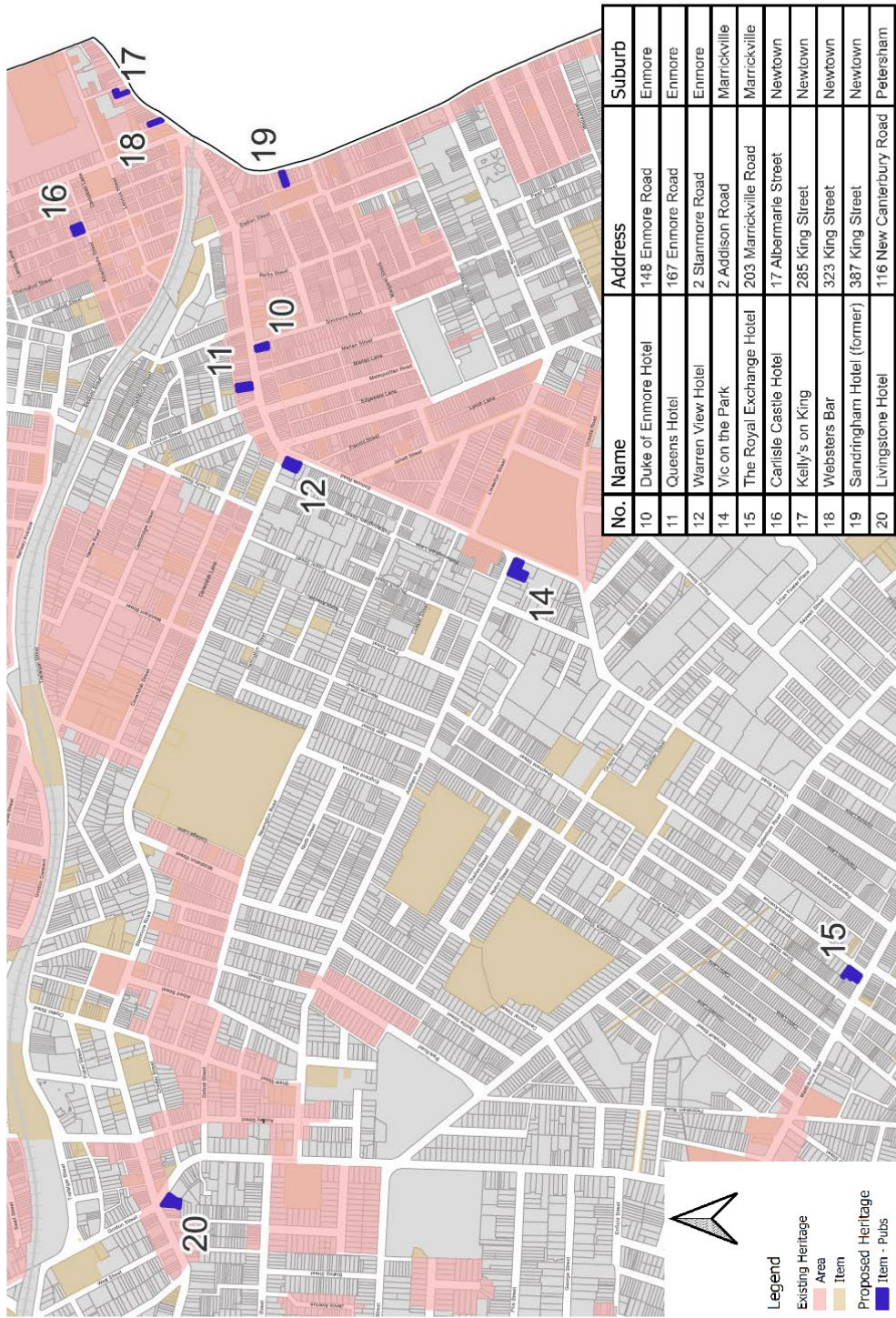
Attachment 2 – Heritage Pubs Planning Proposal Maps

Attachment 2 – Proposal Maps









Attachment 3 – Consistency with Strategic Planning Framework

Table 1: Consistency with Greater Sydney Region Plan

Directions	Objectives	Consistency
Infrastructure and collaboration		
1. A city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Consistent. The proposed amendments will not tangibly affect the use and operation of existing infrastructure, or the anticipated future use and operation of planned infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	Objective 3: Infrastructure adapts to meet future needs	
	Objective 4: Infrastructure use is optimised	
2. A collaborative city	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Consistent. As above.
Liveability		
3. A city for people	Objective 6: Services and infrastructure meet communities' changing needs	Consistent. As above.
	Objective 7: Communities are healthy, resilient and socially connected	
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	
4. Housing the city	Objective 10: Greater housing supply	Consistent. The PP was prepared having regard to Principle 2 and Action 2B of Inner West's Local Housing Strategy (LHS): <ul style="list-style-type: none"> • <i>Principle 2: 'Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.'</i> <ul style="list-style-type: none"> ○ <i>Action 2B: Continue to identify and conserve items of environmental heritage, and heritage conservation areas'</i>
	Objective 11: Housing is more diverse and affordable	

Directions	Objectives	Consistency
		<p>Council is undertaking a number of strategic planning initiatives to implement the LHS, including place-based investigations. These initiatives will acknowledge and take into account any sites or areas of identified heritage significance, including those contained in this PP.</p> <p>The PP includes 3 sites that are located within housing investigation areas identified in ILHS. These include:</p> <ul style="list-style-type: none">• Annandale Hotel (Parramatta Road Corridor – Camperdown precinct);• The Royal Exchange Hotel (Marrickville Station precinct); and• Livingstone Hotel (Petersham Station / Crystal Street precinct). <p>The proposed new listings are incorporated into Council’s place-based plan-making for these areas. Overall, they do not adversely impact on Council’s implementation of it’s the LHS to meet housing supply, diversity and affordability needs.</p>
5. A city of great places	Objective 12: Great places that bring people together	Consistent. As above. The PP is prepared with the specific aim of conserving and enhancing currently identified heritage significance in Inner West LGA.
	Objective 13: Environmental heritage is conserved and enhanced	
Productivity		
6. A well connected city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Consistent. As above.
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	
	Objective 16: Freight and logistics network is competitive and efficient	
	Objective 17: Regional transport is integrated with land use	
7. Jobs and skills for the city	Objective 18: Harbour CBD is stronger and more competitive	Consistent. The PP affects a number of employment-zoned and centre-based sites across Inner West LGA. The

Directions	Objectives	Consistency
	<p>Objective 19: Greater Parramatta is stronger and better connected</p> <p>Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</p> <p>Objective 21: Internationally competitive health, education, research and innovation precincts</p> <p>Objective 22: Investment and business activity in centres</p> <p>Objective 23: Industrial and urban services land is planned, protected and managed</p> <p>Objective 24: Economic sectors are targeted for success</p>	<p>proposal to list these properties reflects the recognised heritage values of the pubs as part of Inner West's cultural and social heritage. Although they do not preclude development applications for changes of use to other permissible uses being considered, it is hoped that the proposed heritage listings will encourage the continuation of the current pub uses. This in turn can support the night-time economy and vibrancy of these centres.</p>
Sustainability		
8. A city in landscape	<p>Objective 25: The coast and waterways are protected and healthier</p> <p>Objective 26: A cool and green parkland city in the South Creek corridor</p> <p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Objective 28: Scenic and cultural landscapes are protected</p> <p>Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced</p> <p>Objective 30: Urban tree canopy cover is increased</p> <p>Objective 31: Public open space is accessible, protected and enhanced</p> <p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>Consistent. The PP is not expected to have any notable impact on biodiversity, landscapes or the urban tree canopy across the LGA.</p>
9. An efficient city	<p>Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p>	<p>Consistent. The proposed amendments do not impact achievement of these objectives in Inner West LGA and Greater Sydney.</p>

Directions	Objectives	Consistency
	Objective 34: Energy and water flows are captured, used and re-used	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	
10. A resilient city	Objective 36: People and places adapt to climate change and future shocks and stresses	Consistent. The proposed amendments do not impact achievement of these objectives in Inner West LGA and Greater Sydney.
	Objective 37: Exposure to natural and urban hazards is reduced	
	Objective 38: Heatwaves and extreme heat are managed	

Table 2 – Consistency with the Eastern City District Plan

Planning Priority	Objective	Consistency
Infrastructure and Collaboration		
E1 Planning for a city supported by infrastructure	Objective 1: Infrastructure supports the three cities	Consistent. The proposed amendments will not substantially affect the use and operation of existing infrastructure, or the anticipated future use and operation of planned infrastructure.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	Objective 3: Infrastructure adapts to meet future needs	
	Objective 4: Infrastructure use is optimised	
E2 Working through collaboration	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Consistent. As above.
Liveability		
E3 Providing services and social infrastructure to meet people's changing needs	Objective 6: Services and infrastructure meet communities' changing needs	Consistent. See response to GSRP, Direction 4. Housing the city.
E4 Fostering healthy, creative, culturally rich and socially connected communities	Objective 7: Communities are healthy, resilient and socially connected	
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	
E5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	Objective 10: Greater housing supply	
	Objective 11: Housing is more diverse and affordable	
E6 Creating and renewing great places and local centres, and respecting the District's heritage	Objective 12: Great places that bring people together	
	Objective 13: Environmental heritage is conserved and enhanced	

Productivity		
E7 Growing a stronger and more competitive Harbour CBD	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	Consistent. See response to GSRP, Direction 7. Jobs and skills for the city.
	Objective 18: Harbour CBD is stronger and more competitive	
E8 Growing and investing in health and education precincts and the Innovation Corridor	Objective 21: Internationally competitive health, education, research and innovation precincts	
E9 Growing international trade gateways	Objective 16: Freight and logistics network is competitive and efficient	
E10 Delivering integrated land use and transport planning and a 30-minute city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	
E11 Growing investment, business opportunities and jobs in strategic centres	Objective 22: Investment and business activity in centres	
E12 Retaining and managing industrial and urban services land	Objective 23: Industrial and urban services land is planned, protected and managed	
E13 Supporting growth of targeted industry sectors	Objective 24: Economic sectors are targeted for success	
Sustainability		
E14 Protecting and improving the health and enjoyment of Sydney Harbour and the District’s waterways	Objective 25: The coast and waterways are protected and healthier	Consistent. The PP is not expected to have any impact on biodiversity, landscapes or the urban tree canopy across the LGA.
E15 Protecting and enhancing bushland and biodiversity	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
E16 Protecting and enhancing scenic and cultural landscapes	Objective 28: Scenic and cultural landscapes are protected	

E17 Increasing urban tree canopy cover and delivering Green Grid connections	Objective 30: Urban tree canopy cover is increased	
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	
E18 Delivering high quality open space	Objective 31: Public open space is accessible, protected and enhanced	
E19 Reducing carbon emissions and managing energy, water and waste efficiently	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	
	Objective 34: Energy and water flows are captured, used and re-used	
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	
E20 Adapting to the impacts of urban and natural hazards and climate change	Objective 36: People and places adapt to climate change and future shocks and stresses	
	Objective 37: Exposure to natural and urban hazards is reduced	
	Objective 38: Heatwaves and extreme heat are managed	
Implementation		
E21 Preparing Local Strategic Planning statements informed by local strategic planning	Objective 39: A collaborative approach to city planning	Consistent The PP implements, in part, specific actions of Inner West's LSPS and LHS.
E22 Monitoring and reporting on the delivery of the Plan	Objective 40: Plans are refined by monitoring and reporting	

Table 3 – Consistency with the Inner West Local Strategic Planning Statement

Planning Priority	Action	Consistency
Strategic Theme 1 – An Ecologically Sustainable Inner West		
1 Adapt to climate change	1.1 Plan for resilience to climate change, urban hazards and failure due to shocks and stresses	Consistent. The PP is not expected to have any impact on biodiversity, waterways or the urban tree canopy across the LGA.
	1.2 Mitigate the impacts of Urban Health Island Effect in both the private and public domain	
2 Inner West is a zero emissions community	2.1 Establish the Office of Renewable Energy within Council's governance structure	Consistent. As above.
	2.2 Establish Council as a leader in renewable energy and energy efficiency	
	2.3 Update planning controls to improve the overall environmental performance of new buildings and precincts	
	2.4 Identify and participate in partnership projects and direct low-carbon, water, efficiency and design excellence initiatives	
3 A diverse and increasing urban forest that connects habitats of flora and fauna	3.1 Maintain and increase the urban forest of the Inner West and enhance biodiversity corridors	Consistent. As above.
	3.2 Advocate to State Government to increase minimum requirements for deep soil zones under the <i>Apartment Design Guide</i> , and increase minimum requirements for deep soil zones in the DCP, dependent on development type	
	3.3 Develop a Blue/Green Grid Strategy to protect and increase habitat and the urban forest, embed water sensitive urban design principles and prioritise the routes based on function and connectivity	

4 Inner West is a water sensitive city with clean waterways	4.1 Incorporate a Water Sensitive Cities approach to inform objectives and controls into the Inner West LEP, DCP and capital works programs	Consistent. As above.
	4.2 Work with State government, neighbouring councils, catchment advocacy groups (including the Cooks River Alliance, Sydney Harbour Coastal Councils Group and Parramatta River Catchment Group) and Aboriginal Torres Strait Islander peoples as appropriate to: <ul style="list-style-type: none"> - increase BASIX water targets - identify and implement actions to support the achievement of water quality improvement targets, including ongoing naturalisation of waterways - implement the five stages of the NSW Coastal Management Program aimed at developing a long term strategy for the management of the coast, estuary and catchment areas in the Inner West 	
5 Inner West is a zero waste community	5.1 Review Council's waste services and planning controls to maximise resource recovery	Consistent. As above.
	5.2 Prepare a Zero Waste Strategy to maximise	

Strategic Theme 2 – Unique, Liveable, Networked Neighbourhoods		
6. Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance	6.1 Implement the Local Housing Strategy	Consistent. See response to GSRP, Direction 4. Housing the city.
	6.2 Continue to protect heritage and character of values of the Inner West by: Ensuring significant existing or desired future character is identified and protected through LEP and DCP provisions	Consistent. The PP is part of a suite of planning proposals that give effect to this action. This includes amendments that will increase or rationalise heritage protections in some areas and properties. These changes are supported by expert technical advice and reflect the currently identified heritage values across the LGA.
7. Provide for a rich diversity of functional, safe and enjoyable urban spaces connected with and enhanced by their surroundings	7.1 Develop DCP controls that provide for a rich diversity of functional, safe and connected urban spaces	Consistent. As above.
Strategic Theme 3 – Sustainable Transport		
8. Provide improved and accessible sustainable transport infrastructure	8.1 Implement the Integrated Transport Strategy (when approved)	Consistent. The proposed amendments will not substantially affect the use and operation of existing sustainable transport infrastructure, or the anticipated future use and operation of planned infrastructure.
Strategic Theme 4 – Creative Communities and a Strong Economy		
9. A thriving local economy	9.1 Implement the Employment and Retail Lands Strategy (when approved)	<p>Consistent. See response to GSRP, Direction 7. Jobs and skills for the city.</p> <p>The Inner West Employment and Retail Lands Strategy (EaRLS), adopted in September 2020, contains a number of actions relating to current and emerging centres in the Inner West. Although some of these centres contain pubs proposed for heritage listing, none of the relevant actions preclude the preparation of this PP.</p> <p>There are also actions in support of a vibrant night-time economy. These relate to:</p> <ul style="list-style-type: none"> Co-existence between live music venues and neighbouring uses, including noise management and the 'agent of change' principle;

		<ul style="list-style-type: none">• Development approval pathways and regulatory requirements for night-time trading and for small scale venues; and• Development of a joint strategy for King Street, Newtown (with City of Sydney). <p>The proposed heritage listing of pubs does not impede the implementation of any of these actions.</p>
Strategic Theme 5 – Caring, Happy, Healthy Communities		
10. Recognise and sustain Aboriginal and Torres Strait Islander cultures and histories	10.1 Develop and implement an Aboriginal Reconciliation Action Plan	Consistent. The PP relates to the conservation and enhancement of European heritage elements primarily in town centres and residential areas. It does not impede the achievability of objectives relating to the recognition and sustaining of indigenous cultures and histories.
	10.2 Protect areas, sites and/or objects having Aboriginal and Torres Strait Islander significance in the Inner West	
11. Provide accessible facilities and spaces that support active, healthy communities	11.1 Develop controls, contribution plans and strategies to provide a range of dynamic and flexible open spaces and community facilities that support community health and well-being as outlined in Inner West Open Space and Recreation Strategy (under development, based on the Open Space and Recreation Needs Study: <i>A Healthier Inner West and the future Inner West Community Needs Study, Healthy Ageing Strategy</i> (under development) and the <i>'Inner West Inclusion Action Plan</i>)	Consistent. The proposed amendments will not come into conflict with this planning priority, or the objectives and actions contained within, in relation to access to open space and community facilities.
	11.2 Work Collaboratively across Council and with governments and other stakeholders to ensure efficient use of facilities	
Strategic Theme 6 – Progressive Local Leadership		
12. Inner West involves and listens to the community	12.1 Update Council's <i>Community Engagement Framework</i> so that it clearly sets out how people can engage in the planning	Consistent. Preliminary community consultation was undertaken at an early stage of the plan-making process. Should the PP progress, more detailed consultation of landowners,

	system, and meets the requirements of the <i>Environmental Planning and Assessment Act</i> regarding Community Participation Plans	relevant agencies and the community will be undertaken at public exhibition stage, in accordance with statutory requirements and Council's Community Engagement Strategy 2022-24 (including its Community Participation Plan).
13. Develop diverse and strong stakeholder relationships to deliver positive planning outcomes	13.1 Continue to work with neighbouring councils, state agencies, ATSI peoples, advocacy groups and research institutions, to facilitate co-ordinated planning and ensure the views and goals of the Inner West are progressed	Consistent. As above. Further consultations on this PP will involve a variety of stakeholders, including landowners, relevant agencies – including Heritage NSW – and the Inner West community.
	Camperdown-Ultimo Collaboration Area 13.2 Ensure place based planning guides the zoning and development of the Camperdown-Ultimo Collaboration area by undertaking the necessary studies and preparing a master plan supporting employment uses as the major focus, enabling the entire precinct to be a Low Carbon-High Performance precinct and establishing a biotechnology hub in Camperdown. This should include provision of public mass transit on dedicated lanes on Parramatta Road	The PP contains one pub located within the Camperdown-Ultimo Collaboration Area – the Annandale Hotel, which is located within an existing heritage conservation area (HCA) on Parramatta Road. This proposed listing will form a consideration in place-making and collaboration initiatives for Camperdown-Ultimo Collaboration Area. It will not impact on the achievability of place-making objectives for the area, nor will it have any cross-boundary implications for the Collaboration Area.
	13.3 Prepare Inner West LEP and DCP provisions to enable affordable spaces for medical innovation and research, as well as health services and other supporting uses, and safeguard these activities from unrelated commercial uses	
	13.4 Identify pilot projects for collaboration that maximise shared use of facilities	
	13.5 Work with Greater Sydney Commission to facilitate collaboration with	

	key stakeholders and agencies to create a health and education precinct of international standing	
	<p>Parramatta Road Corridor 13.6 Implement the finalised housing, employment and transport strategies, and the Parramatta Road Corridor Transport Study, and prepare urban design / place based / open space studies to inform planning proposals to implement the <i>Parramatta Road Corridor Urban Transformation Strategy: Implementation Plan 2016–2023</i> and <i>Urban Amenity Improvement Plan</i>, subject to the provision of public mass transit being provided on dedicated lanes on Parramatta Road</p> <p>13.7 Collaborate with Parramatta Road Corridor councils to ensure planning for Parramatta Road is integrated across LGA boundaries</p> <p>13.8 Prepare Parramatta Road Corridor local contributions plan to address funding of local infrastructure and services in the Corridor</p> <p>13.9 Seek a variation under the Section 9.1 Direction for the <i>Parramatta Road Corridor Urban Transformation Strategy</i> to retain the existing industrial land within the corridor and undertake further investigations to identify any additional variations required for the existing employment lands within the corridor.</p>	<p>Consistent. As above.</p> <p>The Annandale Hotel is located within the Camperdown Precinct of the Parramatta Road Corridor. Its proposed listing will form a consideration in Council's place-making exercise for the precinct.</p>
	The Bays Precinct Actions 13.10 – 13.11	Consistent. The PP does not relate to any land within the Bays Precinct.

14. Deliver visionary long term planning and responsible decision making reflective of our Community Strategic Plan	14.1 Consolidate the legacy planning controls and contributions plan into an Inner West LEP, DCP and Contributions Plan applying best practice planning based on evidence, place-making and community input	<p>Consistent. The PP delivers upon specific actions of Inner West's Community Strategic Plan, as detailed below.</p> <p>The PP proposes amendments to IWLEP 2022. It will be accompanied by a review of existing DCP provisions, which will be undertaken in tandem with the preparation of the draft consolidated Inner West DCP. Any required DCP amendments will be made to existing DCPs for former Ashfield, Marrickville and Leichhardt LGAs, with an eye to incorporating into the eventual consolidated Inner West DCP.</p>
	14.2 Ensure Council's strategic plans and public benefit are considered in Voluntary Planning Agreements and in any decision regarding the acquisition or relinquishing of Council assets to ensure that Council's assets and services meet community needs and objectives now and into the future	
	14.3 Show leadership in sustainable resource management of Council assets, including retention of land for future use, achieving carbon neutrality, re-use of Council buildings and/or pilot projects	

Table 4 – Consistency with Inner West Community Strategic Plan

Outcome	Strategy	Consistency
Strategic Direction SD1 – An ecologically sustainable Inner West		
1. The Inner West community is recognised for its leadership in sustainability and tackling climate change	Provide the community the information, knowledge, and tools for a sustainable Inner West	Consistent. The PP seeks to make certain amendments to heritage listings under IWLEP 2022. These proposed amendments will not have any notable adverse impact on achievability of sustainability goals.
	Share successes and publicise community and Council achievements in sustainability	
2. An increasing and resilient network of green corridors provide habitat for plants and animals	Maintain and increase Inner West’s urban tree canopy	Consistent. The PP seeks to conserve and enhance heritage significance of a number of properties across the LGA. It will not have any impact on biodiversity, landscapes or the urban tree canopy across the LGA.
	Manage and improve Inner West’s mid and understorey vegetation	
	Protect, connect and enhance natural areas, biodiversity corridors and sensitive habitat	
3. Waterways are healthy and the community is water-sensitive, treating water as a precious resource	Implement water-sensitive policies and projects to improve the health of our waterways	Consistent. The proposed amendments will not have any impact on waterways, nor will they impede the implementation of water-sensitive policies and projects across the LGA.
	Capture and use water from Inner West catchments	
	Identify and plan for river swimming sites	
4. Air quality is good and air pollution is managed effectively	Improve air quality through effective regulation and education	Consistent. The proposed changes will not have any impact on air quality, nor will they impede the implementation of air quality-related actions across the LGA.
	Facilitate alternatives to private motor vehicle use to reduce exhaust emissions	
	Minimise air pollution through policy and regulation	
Strategic Direction SD2 – Liveable, connected neighbourhoods and transport		
1. Development is designed for sustainability, net zero and improves health and wellbeing of the community	Pursue integrated planning and urban design across public and private spaces to benefit community and local environment needs	Consistent. The proposed amendments align with other Council-led strategic planning initiatives under Council’s LSPS and LHS. They do not impact upon the achievability of safety and amenity requirements.
	Monitor local development and ensure it meets legislative	

	requirements for safety and amenity	
2. The unique character and heritage of neighbourhoods is retained and enhanced	Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres	Consistent. The PP seeks to increase heritage protection of 26 pubs across the LGA, including a number of pubs located in urban centres. This will retain and enhance the distinct characters of these centres.
3. Public spaces are welcoming, accessible, clean and safe	Plan, deliver and maintain public spaces and infrastructure that fulfil and support diverse community needs and life	Consistent. The PP seeks to increase heritage protections of existing pubs across the LGA. This will not result in any further impacts on any public spaces adjoining these properties.
	Ensure private spaces and developments contribute positively to their surrounding public spaces	
	Advocate for and develop planning controls that retain and protect existing public and open spaces and provision of additional public and open spaces	
4. People have a roof over their head and a safe, secure place to call home	Increase social, community and affordable, liveable housing with good amenity, across the Inner West	Consistent. The PP involves the heritage protection of 26 pubs across the Inner West. It will not have any tangible impact on the availability of social, community and affordable housing in the LGA.
	Encourage diversity of housing type, tenure and price in new developments	
	Assist people who are homeless or sleeping rough	
5. Public transport is reliable, accessible and interconnected	Improve public transport services	Consistent. The PP has been prepared in alignment with housing investigation areas identified in Council's LSPS and LHS. It will not have any substantial impact on the use and operation of current transport infrastructure, or the anticipated future use and operation of planned infrastructure.
	Provide transport infrastructure that aligns to population growth	
6. People walk, cycle and move around the Inner West with ease	Deliver safe, connected and well-maintained networks of transport infrastructure	Consistent. As above.

	Manage the road network to increase safety and prioritise active and public transport over private motor vehicles	
	Collaborate on innovative, accessible transport options	
Strategic Direction SD3 – Creative communities and a strong economy		
1. Creativity and culture are valued and celebrated	Create opportunities for all members of the community to participate in arts and culture and pursue creative lives	Consistent. The PP will not have any adverse impact on arts, culture and creative industries. It is hoped that the proposed heritage listings will encourage the continuation of the current pub uses. This in turn can help to provide spaces for arts and culture and improve awareness of the pubs' historic roles in the community.
	Celebrate and promote awareness of the community's history and heritage	
2. Inner West remains the engine room of creative industries and services	Promote the Inner West as a leading destination for creativity including street art, live music and performance	Consistent. As above.
	Enable creative and cultural industries to thrive through targeted investment and support	
	Build new content, audiences and professional opportunities through local programs, including for young and emerging creatives	
3. The local economy is thriving	Assist businesses growth, innovation and improvement	Consistent. Although they do not preclude development applications for changes of use to other permissible uses being considered, it is hoped that the proposed heritage listings will encourage the continuation of the current pub uses. This in turn can support the vibrancy of centres and may have a positive impact on other business in the vicinity.
	Encourage new enterprises in Inner West	
4. Employment is diverse and accessible	Manage the strategic future of industrial and employment lands	Consistent. As above.
	Collaborate with business and industry on social and environmental initiatives	

Strategic Direction SD4 – Healthy, resilient and caring communities		
1. The Inner West community is welcoming and connected	Celebrate, value and respect the diversity of the Inner West community	Consistent. As above. It is hoped the proposed listings will encourage the continuation of the existing pub uses, which can play an important role as meeting places for the community.
	Foster inclusive communities where everyone can participate in community life	
	Address social inequity, obstacles to participation and social exclusion	
2. Aboriginal and Torres Strait Islander Peoples and culture flourish and enrich the Inner West	Centre Aboriginal and Torres Strait Islander needs and voices at the heart of initiatives, policies and strategies	Consistent. The PP relates to the conservation and enhancement of European heritage elements primarily in town centres and residential areas. It does not impede the achievability of objectives relating to the recognition and sustaining of indigenous cultures and histories.
	Celebrate Aboriginal and Torres Strait Islander cultures and history	
3. People have opportunities to participate	Provide facilities, spaces and programs that support community health and wellbeing	Consistent. As above.
	Build connected communities and provide opportunities for social participation	
4. People have access to the services and facilities they need at all stages of life and all abilities	Plan and deliver infrastructure and services for the changing population and those with disabilities	Consistent. The PP will not have any tangible impact on the provision of community services and infrastructure.
	Provide quality children’s education and care services to ensure a strong foundation for lifelong learning	
	Provide facilities, resources and activities for lifelong learning	
	Improve the quality and use of existing community assets	
Strategic Direction SD5 – Progressive, responsible and effective civic leadership		
1. Council is responsive and serviced-focused	Deliver responsive and innovative customer service	Consistent. Preliminary community consultation was undertaken at an earlier stage of the supporting heritage study work. Should the PP progress, more detailed consultation of landowners, relevant agencies and the community will be undertaken at public exhibition stage. in
	Monitor performance and implement continuous improvement to meet the	

	changing needs of the community	accordance with statutory requirements and Council's Community Engagement Strategy 2022-24 (including its Community Participation Plan).
2. Council makes responsible decisions to manage finite resources in the best interest of current and future communities	Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations	Consistent. The PP responds to specific actions of Inner West's adopted strategic planning framework, including LSPS and LHS. The proposed amendments are consistent with expert advice from independent heritage specialists.
	Ensure probity and responsible, sustainable, ethical and open local government	
	Manage public resources to achieve financial sustainability	
3. People are well informed and actively engaged in local decision making and problem solving	Inform communities through multi-channel communications	Consistent. As above.
	Support local democracy through inclusive participatory community engagement	
	Support evidence-based Council decision-making	
4. Partnerships and collaboration are valued and enhance community leadership creating positive change	Advocate for emerging community issues	Consistent. As above.
	Build resilience and capacity of local leaders, groups and communities	
	Work with suppliers to deliver positive outcomes for the community, economy and environment	

Table 5 – Consistency with applicable State Environmental Planning Policies (SEPPs)

Title	Consistency with PP
No 65 – Design Quality of Residential Apartment Development	Not relevant to this PP
(Biodiversity and Conservation) 2021	Not relevant to this PP
(Building Sustainability Index: BASIX) 2004 <i>To be replaced by SEPP (Sustainable Buildings) 2022 on 1 October 2023</i>	Not relevant to this PP
(Exempt and Complying Development Codes) 2008	<p>Comment:</p> <p>The PP includes proposed amendments that will impact upon the permissibility of development types under this SEPP. In particular, certain development cannot be carried out, or can only be carried out in limited circumstances, as exempt and complying development on land identified as a heritage item.</p> <p>The proposed amendments to introduce new heritage items will therefore restrict the types of exempt and complying development that can be carried out on the affected properties under this SEPP.</p> <p>These amendments are supported by detailed heritage assessments and reflect currently identified heritage significance in the LGA. Therefore, the changes to permissibility under this SEPP are justifiable.</p>
(Housing) 2021	<p>Comment:</p> <p>The proposed amendments will impact upon the permissibility of certain development types under this SEPP. In particular, certain housing types permitted as exempt and complying development under this SEPP cannot be carried out, or can only be carried out in limited circumstances, on land identified as a heritage item.</p> <p>While the proposed amendments will restrict these development types, they are supported by heritage assessments. The changes to permissibility under this SEPP are justifiable.</p>
(Industry and Employment) 2021	Not relevant to this PP
(Planning Systems) 2021	Not relevant to this PP
(Precincts – Central River City) 2021	Not relevant to this PP

Title	Consistency with PP
(Precincts – Eastern Harbour City) 2021	Not relevant to this PP
(Precincts – Regional) 2021	Not relevant to this PP
(Precincts – Western Parkland City) 2021	Not relevant to this PP
(Primary Production) 2021	Not relevant to this PP
(Resilience and Hazards) 2021	Not relevant to this PP
(Resources and Hazards) 2021	Not relevant to this PP
(Sustainable Buildings) 2022	Not relevant to this PP
(Transport and Infrastructure) 2021	Not relevant to this PP

Table 6 – Consistency with Section 9.1 Directions (issued 20 February 2023)

No.	Title	Consistency with terms of direction	Consistency
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	<p>Objective: The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Application: This direction applies to a PPA when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning.</p> <p>Direction 1.1 Planning proposals must be consistent with a Regional Plan released by the Minister for Planning</p> <p>Comment: The PP is consistent with the Greater Sydney Region Plan (GSRP). An assessment of the PP's consistency with relevant directions and objectives of the GSRP is included earlier in this report at Table 1.</p>	Consistent
1.2	Development of Aboriginal Land Council Land	<p>Not applicable Inner West LGA is not identified on the Land Application Map contained within State Environmental Planning Policy (Planning Systems) 2021.</p>	Not applicable
1.3	Approval and Referral Requirements	<p>Not applicable The PP does not propose to include provisions that require the concurrence, consultation or referral of DAs to a Minister or public authority.</p>	Not applicable
1.4	Site Specific Provisions	<p>Not applicable The PP does not contain any site-specific provisions.</p>	Not applicable

No.	Title	Consistency with terms of direction	Consistency
Focus area 1: Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	<p>Objective: <i>The objectives of this direction are to:</i></p> <ul style="list-style-type: none"> a) <i>facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016), the Parramatta Road Corridor Implementation Tool Kit, and the Parramatta Road Corridor Urban Transformation Implementation Update 2021,</i> b) <i>provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and</i> c) <i>guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</i> <p>Application: <i>This direction applies where an RPA prepares a PP for land in the... Inner West LGA, that applies to land within the Parramatta Road Corridor as identified on the Map titled Parramatta Road Corridor on pages 14 and 15 of the Parramatta Road Corridor Urban Transport Strategy (November 2016).</i></p> <p>Direction 1.5 <i>A PP that applies to land in the nominated LGAs within the Parramatta Road Corridor must:</i></p> <ul style="list-style-type: none"> a) <i>give effect to the objectives of this direction,</i> b) <i>be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant Precinct Guidelines,</i> c) <i>be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016–2023 (November 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable,</i> d) <i>contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the RPA, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016–2023 (November 2016),</i> e) <i>be consistent with the relevant District Plan.</i> 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		Comment: The PP contains one site, the Annandale Hotel, which is in the Camperdown Precinct of Parramatta Road Corridor. This precinct is subject of an ongoing Structure Plan exercise, which will inform an eventual planning proposal to amend relevant controls for the precinct. Council's Structure Plan preparation is taking into account the proposed listing of the Annandale Hotel site, as per this PP. There is no inconsistency with this Direction.	
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.11	Implementation of Bayside West Precincts Bayside West 2036 Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable

No.	Title	Consistency with terms of direction	Consistency
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.14	Implementation of Greater Macarthur 2040	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.16	North West Rail Link Corridor Strategy	Not applicable The direction does not apply to Inner West LGA.	Not applicable
1.17	Implementation of the Bays West Place Strategy	Not applicable The PP does not propose any amendments within the Bays West Place Strategy Ministerial Direction Map.	Not applicable
Focus area 2: Design and Place – not in effect			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	<p>Objective: <i>The objective of this direction is to protect and conserve environmentally sensitive areas.</i></p> <p>Application: <i>This direction applies to all PPAs when preparing a PP.</i></p> <p>Direction 1.1</p> <ol style="list-style-type: none"> 1) <i>A PP must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</i> 2) <i>A PP that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land).</i> <p>Comment: There are no conservation zones in Inner West LGA. The PP does not reduce the conservation standards that apply to land in the LGA.</p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
3.2	Heritage Conservation	<p>Objective <i>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i></p> <p>Application <i>This direction applies when a PPA prepares a PP.</i></p> <p>Direction 3.2 <i>A PP must contain provisions that facilitate the conservation of:</i></p> <ul style="list-style-type: none"> <i>a. items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</i> <i>b. Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</i> <i>c. Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i> <p>Comment: The PP increases the level of heritage protection that applies to land in Inner West LGA, consistent with heritage assessments prepared by expert heritage consultants.</p>	Consistent
3.3	Sydney Drinking Water Catchments	<p>Not applicable Inner West LGA is not identified as an LGA within the Sydney drinking water catchment.</p>	Not applicable
3.4	Application of C2 and C3 Zones and Environmental	<p>Not applicable The direction does not apply to Inner West LGA.</p>	Not applicable

No.	Title	Consistency with terms of direction	Consistency
	Overlays in Far North Coast LEPs		
3.5	Recreation Vehicle Areas	Not applicable The Direction is not applicable to this PP.	Not applicable
3.6	Strategic Conservation Planning	Not applicable The PP does not relate to land identified as avoided land or strategic conservation area under the <i>SEPP (Biodiversity and Conservation) 2021</i> .	Not applicable
3.7	Public Bushland	Not applicable The PP does not affect any public bushland.	Not applicable
3.8	Willandra Lakes Region	Not applicable The direction does not apply to Inner West LGA.	Not applicable
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable The PP does not relate to land within the Foreshores and Waterways Area under the <i>SEPP (Biodiversity and Conservation) 2021</i> .	Not applicable
3.10	Water Catchment	Not applicable The direction does not apply to Inner West LGA.	Not applicable
Focus area 4: Resilience and Hazards			
4.1	Flooding	<p>Objectives</p> <p><i>The objectives of this direction are to:</i></p> <ul style="list-style-type: none"> <i>a. ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</i> <i>b. ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</i> <p>Application</p> <p><i>This direction applies to all PPAs that are responsible for flood prone land when preparing a PP that creates, removes or alters a zone or a provision that affects flood prone land.</i></p> <p>Direction 4.1</p> <p><i>A PP must include provisions that give effect to and are consistent with:</i></p> <ul style="list-style-type: none"> <i>a. the NSW Flood Prone Land Policy;</i> 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>b. <i>the principles of the Floodplain Development Manual 2005 (FPDM 2005);</i></p> <p>c. <i>the Considering flooding in land use planning guideline 2021; and</i></p> <p>d. <i>any adopted flood study and/or floodplain risk management (FPRM) plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</i></p> <p><i>A PP must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones</i></p> <p><i>A PP must not contain provisions that apply to the flood planning area which:</i></p> <ul style="list-style-type: none"> <i>i. permit development in floodway areas,</i> <i>ii. permit development that will result in significant flood impacts to other properties,</i> <i>iii. permit development for the purposes of residential accommodation in high hazard areas,</i> <i>iv. permit a significant increase in the development and/or dwelling density of that land,</i> <i>v. permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i> <i>vi. permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</i> <i>vii. are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</i> 	

No.	Title	Consistency with terms of direction	Consistency
		<p><i>viii. permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</i></p> <p><i>A PP must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</i></p> <ul style="list-style-type: none"> <i>a. permit development in floodway areas;</i> <i>b. permit development that will result in significant flood impacts to other properties;</i> <i>c. permit a significant increase in the dwelling density of that land;</i> <i>d. permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate;</i> <i>e. are likely to affect the safe occupation of and efficient evacuation of the lot; or</i> <i>f. are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</i> <p><i>For the purposes of preparing a PP, the flood planning area must be consistent with the principles of the FPDM 2005 or as otherwise determined by a FPRM Study or Plan adopted by the relevant council.</i></p> <p>Comment: The PP affects a number of flood-prone sites in the Inner West LGA. However, it seeks to introduce a stricter control over built form on these sites, by way of additional heritage protections. Therefore, the PP is consistent with this Direction.</p>	
4.2	Coastal Management	<p>Not applicable: This PP does not affect any land within the coastal zone.</p>	Not applicable

No.	Title	Consistency with terms of direction	Consistency
4.3	Planning for Bushfire Protection	Not applicable This PP does not affect any bushfire prone land.	Not applicable
4.4	Remediation of Contaminated Land	Not applicable The PP does not relate to contaminated land or development types identified in this Direction.	Not applicable
4.5	Acid Sulfate Soils	<p>Objective The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Application This direction applies when a PPA prepares a PP that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.</p> <p>Direction 4.5 The RPA must consider the Acid Sulfate Soils Planning Guidelines adopted by the Secretary of the DPE when preparing a PP that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>When a PPA is preparing a PP to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <ol style="list-style-type: none"> the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Secretary, or such other provisions provided by the Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines. <p>A PPA must not prepare a PP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the RPA has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.</p> <p>The RPA must provide a copy of any such study to the Secretary prior to undertaking community consultation. Where provisions referred to above</p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p><i>have not been introduced and the RPA is preparing a PP that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the PP must contain provisions consistent with the above.</i></p> <p>Comment: The PP affects a number of sites containing Class 5 acid sulfate soils. It does not seek to reduce the total permissible density on the subject land, but will change the level of scrutiny and assessment. It is consistent with this Direction.</p>	
4.6	Mine Subsidence and Unstable Land	<p>Not applicable This PP does not affect any land within a declared mine subsidence district.</p>	Not applicable
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	<p>Objectives <i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> <i>a. improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>b. increasing the choice of available transport and reducing dependence on cars, and</i> <i>c. reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>d. supporting the efficient and viable operation of public transport services, and</i> <i>e. providing for the efficient movement of freight.</i> <p>Application <i>This direction applies when a PPA prepares a PP that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</i></p> <p>Direction 5.1</p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p><i>A Planning Proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and The Right Place for Business and Services – Planning Policy (DUAP 2001) (Guidelines).</i></p> <p>Comment: This PP is consistent with this Direction. It seeks to introduce greater heritage protections across the LGA and does not include any changes to zoning or principal planning controls on the affected sites.</p>	
5.2	Reserving Land for Public Purposes	<p>Not applicable The PP does not include any proposal to reserve land for public purposes.</p>	Not applicable
5.3	Development near Regulated Airports and Defence Airfields	<p>Objectives <i>The objectives of this direction are:</i></p> <ul style="list-style-type: none"> <i>a. to ensure the effective and safe operation of regulated airports and defence airfields,</i> <i>b. to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</i> <i>c. to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i> <p>Application <i>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.</i></p> <p>Direction 5.3 <i>In the preparation of a Planning Proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i></p>	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>a. <i>consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i></p> <p>b. <i>for land affected by the prescribed airspace (as defined in Regulation 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i></p> <p>c. <i>not allow development types that are incompatible with the current and future operation of that airport.</i></p> <p>d. <i>obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Environmental Planning and Assessment Act 1979.</i></p> <p><i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <p>a. <i>for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25; or</i></p> <p>b. <i>for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i></p> <p>c. <i>for commercial or industrial purposes where the ANEF is above 30.</i></p> <p>Comment: This PP is consistent with this Direction. It does not propose any increase in building height or allow any development types that are incompatible with the current and future operation of Sydney Airport. Further, the PP does not propose any rezoning or tangible increase in residential densities on land within ANEF 20+ contours.</p>	

No.	Title	Consistency with terms of direction	Consistency
5.4	Shooting Ranges	Not applicable The PP does not relate to land located on or adjoining an existing shooting range.	Not applicable
Focus area 6: Housing			
6.1	Residential Zones	<p>Objectives The objectives of this direction are:</p> <ul style="list-style-type: none"> a. to encourage a variety and choice of housing types to provide for existing and future housing needs, b. to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c. to minimise the impact of residential development on the environmental and resource lands. <p>Application This direction applies when a PPA prepares a PP that will affect land within:</p> <ul style="list-style-type: none"> a. an existing or proposed residential zone (including the alteration of any existing residential zone boundary), b. any other zone in which significant residential development is permitted or proposed to be permitted. <p>Direction 6.1 A PP must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> a. broaden the choice of building types and locations available in the housing market, and b. make more efficient use of existing infrastructure and services, and c. reduce the consumption of land for housing and associated urban development on the urban fringe, and d. be of good design. <p>A PP must, in relation to land which this direction applies:</p> <ul style="list-style-type: none"> a. contain a requirement that residential development is not permitted until land is adequately services (or arrangements satisfactory to the council, or other 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p><i>appropriate authority, have been made to service it) and</i></p> <p><i>b. not contain provisions which will reduce the permissible residential density of land.</i></p> <p>Comment: The PP proposes to introduce new heritage items on residential-zoned properties. It does not seek to reduce the total permissible residential density on these properties, but will change the level of scrutiny and assessment for residential uses. Some proposed heritage items occur in investigation areas identified in Inner West's LHS, as outlined in the PP. The proposed heritage changes are taken into account in these ongoing investigations, without impeding Council's delivery of actions in the LHS in relation to those areas. The PP is consistent with this direction.</p>	
6.2	Caravan Parks and Manufactured Home Estates	<p>Not applicable The direction is not relevant to this PP.</p>	Not applicable
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	<p>Objectives <i>The objectives of this direction are:</i></p> <ul style="list-style-type: none"> <i>a. encourage employment growth in suitable locations,</i> <i>b. protect employment land in employment zones, and</i> <i>c. support the viability of identified centres.</i> <p>Application <i>This direction applies to all PPAs when preparing a PP that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary).</i></p> <p>Direction 7.1 <i>A PP must:</i></p> <ul style="list-style-type: none"> <i>a. give effect to the objectives of this direction,</i> <i>b. retain the areas and locations of Employment zones,</i> 	Consistent

No.	Title	Consistency with terms of direction	Consistency
		<p>c. not reduce the total potential floor space area for employment uses and related public services in Employment Zones,</p> <p>d. not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>e. ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p> <p>Comment: The PP proposes to introduce a number of new heritage items on employment-zoned properties. It does not seek to reduce the total permissible employment floor space on the subject properties, but will change the level of scrutiny and assessment for development. This does not result in any inconsistency with this direction.</p>	
7.2	Reduction in non-hosted short-term rental accommodation period	<p>Not applicable The direction is not relevant to this PP.</p>	Not applicable
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	<p>Not applicable The direction does not apply to Inner West LGA.</p>	Not applicable
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production & Extractive Industries	<p>Not applicable Inner West LGA does not contain land zoned for mining, petroleum or extractive industries.</p>	Not applicable
Focus area 9: Primary Production			
9.1	Rural Zones	<p>Not applicable Inner West LGA does not contain any rural zones.</p>	Not applicable
9.2	Rural Lands	<p>Not applicable Inner West LGA does not contain any rural lands.</p>	Not applicable
9.3	Oyster Aquaculture	<p>Not applicable Inner West LGA does not contain any Priority Oyster Aquaculture Areas.</p>	Not applicable
9.4	Farmland of State and Regional Significance on	<p>Not applicable The direction does not apply to Inner West LGA.</p>	Not applicable

No.	Title	Consistency with terms of direction	Consistency
	the NSW Far North Coast		