

# *Statement of Heritage Impact*

22 Austral Avenue Westmead

*for*

George Ishac



*22 Austral Avenue -  
Existing house*

**Prepared by:**

*Archnexus Designs*

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnexus Designs.

**February 2019**

**22 Austral Avenue Westmead**  
(Proposed Childcare Centre)

**Statement of Heritage Impact**  
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## STATEMENT OF HERITAGE IMPACT [SoHI]:

**Date:** 1<sup>st</sup> February 2019

**Premises:** 22 Austral Avenue Westmead

**Property Description:** Lot 2, DP 35155

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**For:** George Ishac

### A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of a proposed new Childcare Centre in relation to heritage items deemed to be within the vicinity.

### B. GROUNDS OF STATEMENT

15,17 & 19 Austral Ave are listed as heritage items. This has been established through a search of Schedule 5 of Holroyd LEP 2013 and examination of map HER\_008.

### C. LIMITS OF STATEMENT

This statement is based on Holroyd Inventory Sheets (see Appendix) for the heritage items, and an inspection of the site in February 2019.

### D. LOCATION



1. Location of 22 Austral Ave Westmead (Source: SIX Maps © NSW Lands 2019).



## E. CONTEXT

### E1. DOCUMENTARY

#### Inventory Sheets- 15,17 & 19 Austral Ave

#### History- Common to all three Items

*The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey. Tooheys Palm Estate was subsequently subdivided in 1925 and Lot 192 was one of a number of lots purchased by Herbert Leslie Glover in December 1927.*

*It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least [sic] 20 feet from the street.*

#### 15 Austral Avenue

#### History- specific:

*In March 1928 Lot 192 was sold to Raymond and Ruby Tillett. It is assumed the cottage was constructed during 1928, as the Sands Directory lists Raymond Tillett as "Rubery" from 1928. The Tilletts retained ownership until 1940 when the property was sold to Colin Woods. The site has since been transferred a number of times. In 1978 an application was made for additions and in 1988 an application was lodged for the construction of a garage.*

#### Description

*The subject building is one of three similar 1920s Inter-War-war bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled hipped roof and a smaller projecting gable on the western side at the front. The roof has exposed timber rafters and no chimney. The gable end is weatherboard and half timbered in the Federation style.*

*The front verandah has a broken back roof, and continues along the width of the building projecting just beyond the gable. It is supported by columns that are 2/3 brick piers and 1/3 small cast concrete columns. Verandah floor is painted concrete, and the sub-base is of brick, rendered at the front. The front façade and gable end feature groups of three timber casement leadlight windows with cant sills.*

*The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above. The front façade has been tuck pointed and darker bricks have been used. At the rear is a brick skillion with aluminium sliding windows which extends beyond the eastern building alignment.*

*A driveway along the western boundary leads to a small fibro garage at the rear. There is a low brick fence to the street. To the west is No. 17 (Item 007B) and to the east a 1950s face brick residence. Further along the street to the east are two mature palm trees. The street is predominantly characterised by single storey 1950s brick residences and established gardens. It appears that the bungalow retains its early subdivision boundaries.*

#### Statement of Significance

*The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 15 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition.*

*The building at 15 Austral Avenue has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue.*

Images are provided:



Photo taken: 1992; Ref: 1992-007a.

22 Austral Ave Westmead- SoHl



Photo taken: 1998; Ref: 1998-007a

Issue: (05/02/19)

Page: 2

## 17 Austral Avenue

### History- specific:

*The property was sold shortly after to Thomas Renwick who is listed in the Sands from 1931, retaining ownership until 1959. Since 1959 the property has been owned by the same family.*

### Description

*The subject building is one of three similar 1920s Inter-War bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled hipped roof and a smaller projecting gable on the western side at the front. The front verandah has a broken back roof, and continues along the width of the building projecting just beyond the gable, supported by tapered colonettes on brick piers. The gable end is rendered with half timbered detail to the centre.*

*The verandah is enclosed by brick balustrading and has a painted concrete floor. The sub-base is of brick, rendered at the front. The front façade also features timber casement windows with rendered concrete lintels and cant sills. The central casement to the gable end features a leadlight detail. The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above and aluminium fly screen.*

*The front façade has been tuck pointed and features darker bricks. The western façade features a pair of original timber casement windows and a small aluminium sliding window, and a group of three casement windows is located on the eastern façade. The rear features a brick and fibro skillion roofed section. A driveway extends from the street boundary, along the western boundary to the rear of the property.*

*The property appears to retain its original subdivision boundaries. To the west is No. 19 and to the east is No. 15, both similar 1920's Inter-War bungalows. Further along the street to the east are two mature palm trees. The street is predominantly characterised by single storey 1950s brick residences and established gardens.*

### Statement of Significance

*The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 17 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition. The building has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue.*

Images are provided:



Photo taken: 1992; Ref: 1992-007b.



Photo taken: 1998; Ref: 1998-007b.

## 19 Austral Avenue

### History- specific:

*In November 1927 the site was purchased by Ernest Payne and his wife Sarah Ann. It is assumed that the cottage was constructed during 1928, as the Sands Directory lists Ernest Payne at "Chalfont" from 1929.*

*In 1942 the property was purchased by Frederick Charles Smith passing to his widow in 1949 who in turn sold to Majorie [sic] Smith in 1953. The property was not sold again until 1983 and in 1985 alterations were carried out. In 1993 the property was sold again. An application for a swimming pool was made in 1997.*

### Description

*The subject building is one of three similar 1920s Inter-War bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled gable roof and a smaller projecting gable on the western side at the front. The subject building is one of a number of similar buildings in the street. Gable ends are half timbered and boarded, and have exposed rafters at the eaves. Single face brick chimney on the eastern side. The front brickwork has been tuck pointed and is of a darker colour than that on the sides.*



*The verandah roof is flat and runs the width of the building projecting just beyond the minor gable, and retains the original metal sheeting. It is supported by small concrete tapered columnettes on brick piers, which are paired to support the verandah and singular at the projecting gable. Verandah has a brick balustrade and concrete floor. The original timber and glass panelled door is adjacent to the gable end and has mottled glass highlight, and aluminium fly screen. Brass name plate adjacent to the door reads 'Chalfont'.*

*Brick sub-base, rendered at the front. Groups of 3 timber double hung leadlight windows have concrete lintels and cant brick sills, and occur to the gable end and under the verandah. Small aluminium window on the western façade has replaced original window. At the rear of the building is a weatherboard lean-to.*

*A driveway to western boundary leads to a small metal garage at the rear. The property appears to retain its original subdivision boundaries. To the east is No. 17, a similar 1920s Inter-War bungalow. Opposite are single storey face brick residences dating from the 1950s, which characterise the street. Further along the street to the east are two mature palm trees.*

## Statement of Significance

*The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 19 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition. The building has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue*

Images are provided:

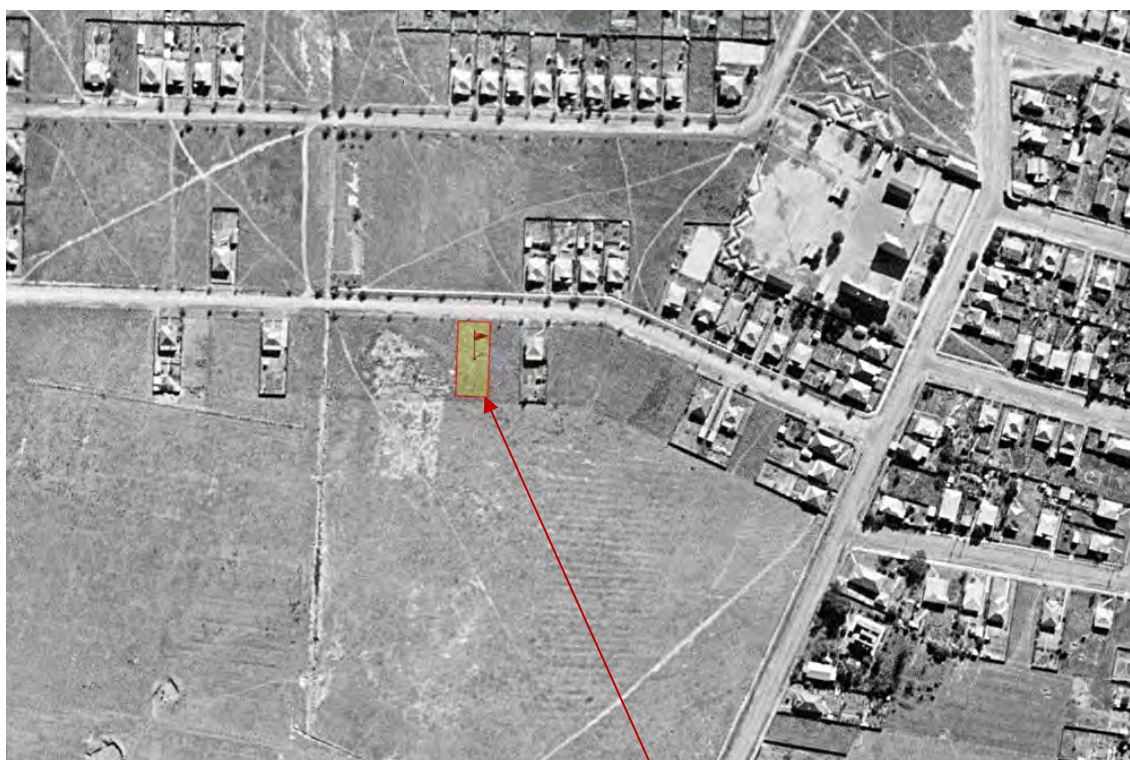


Photo taken: 1992; Ref: 1992-007c.



Photo taken: 1998; Ref: 1998-007c.

## Historical Aerial Photograph



02. 1943 "From the Skies" series aerial photograph. Subject property. (Source: SIX Maps © NSW Lands 2019).

## Land Titles

The subject property is part of land (suburban Portion 48 [now Portion 310 of Parish]) granted to William Roberts by Crown Grant dated 6<sup>th</sup> July 1859, and part of Portion 49 (now Portion 311 of Parish) originally granted to James Howison by Crown Grant dated 16<sup>th</sup> January 1861.

It is Lot 2 in Deposited Plan 35155, surveyed in July 1948, and amended/ re-registered in February 1950.

The NSW Housing Commission purchased the land in early 1943 (then Lot 215 in DP 13731) and Certificates of Title Volume 5366 Folio 122 [CT 5366-122] and CT 5366-123 were issued. The land described within was transferred to William Alan Richardson in February 1956. Part of Lot 1 (presumably due to a boundary error) was transferred to Ethel Kathleen Elizabeth McDonald in June 1982, the relevant deed cancelled and CT 14797-92 issued.

CT 7113-162 was issued to Richardson (laboratory technician of Westmead) in April 1956, and he held the property until February 1971 when it was transferred to George William Irvine of Northmead, joiner. It was transferred to Arthur Megaloconomas, survey draftsman and Irena Megaloconomas, supermarket trainee, both of Westmead, in May 1978.

The title was converted to Computer Folio in March 1989, and there has been one transfer (2011), and a change of name (2016) since.

## E2. PHYSICAL

The subject property, heritage items and environs were inspected on 3 February 2019, when the following photographs were taken:



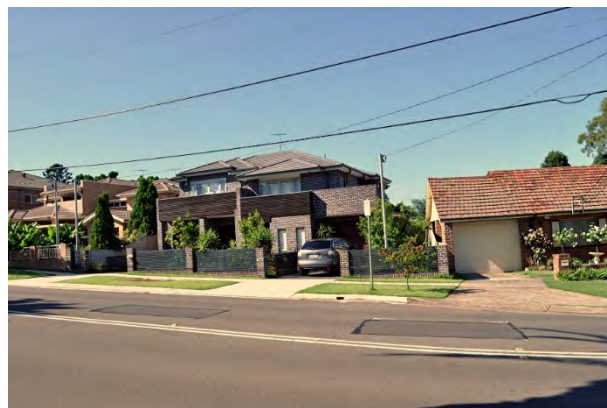
03. The heritage items at 15-17 Austral Ave from opposite.



04. View to subject property from adjacent heritage items.



05. Streetscape to west of heritage items.



06. Houses opposite heritage items.

The area is suburban in character, featuring single dwelling house per allotment, with a notable change from single to two-storey dwellings (and second storey additions) of comparatively greater magnitude, replacing hitherto single-storey houses on many of the lots.





07. Houses opposite heritage items-looking east.



08. N° 20 Austral Ave.



09. 22 Austral Ave from opposite.



10. Two storey house to south-between No 22 & 24.



11. Houses to west of subject property.



12. Streetscape of Austral Ave- east from opposite No 22.



13. 22 Austral Ave from adjacent driveway entry to 24.



14. View towards heritage items from in front of 22.

The street trees, while relatively small, are mature (see 1943 aerial) and contribute greatly to the character of the street through their substantial canopies.





15. 22 Austral Ave from driveway.



16. Streetscape to west.



17. View to heritage items from in front of 20 Austral Ave.

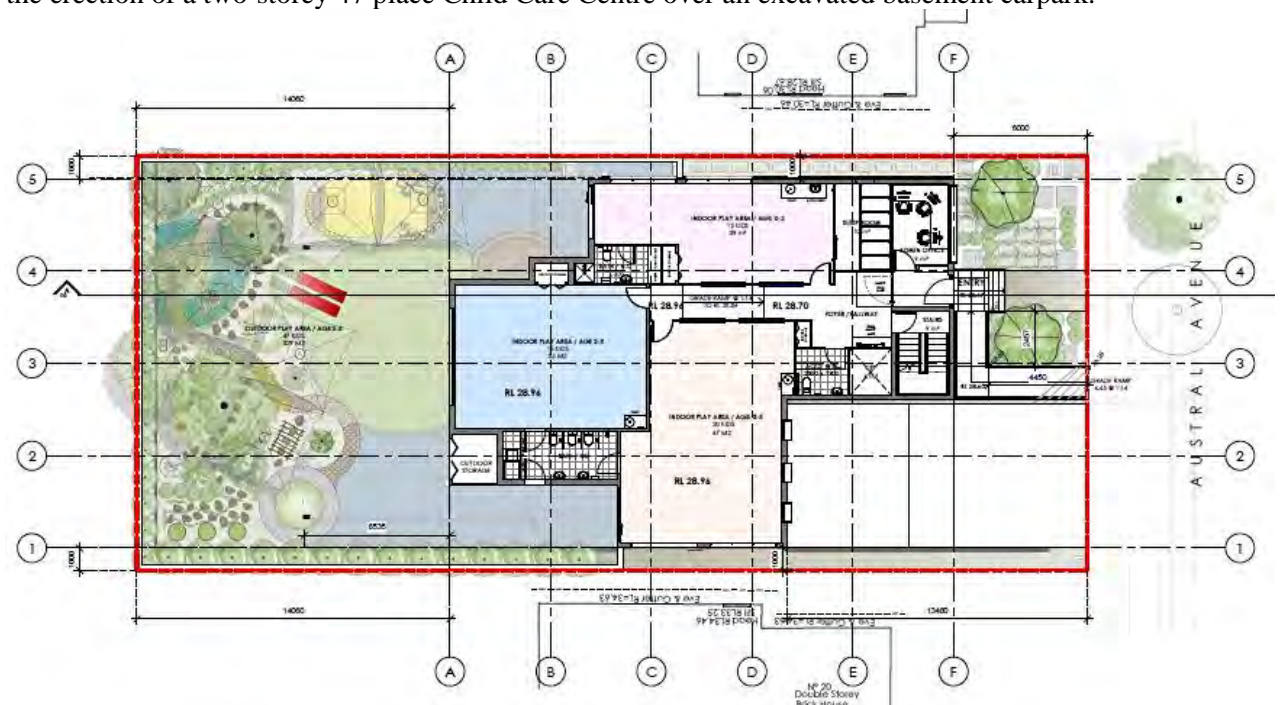


18. Streetscape opposite

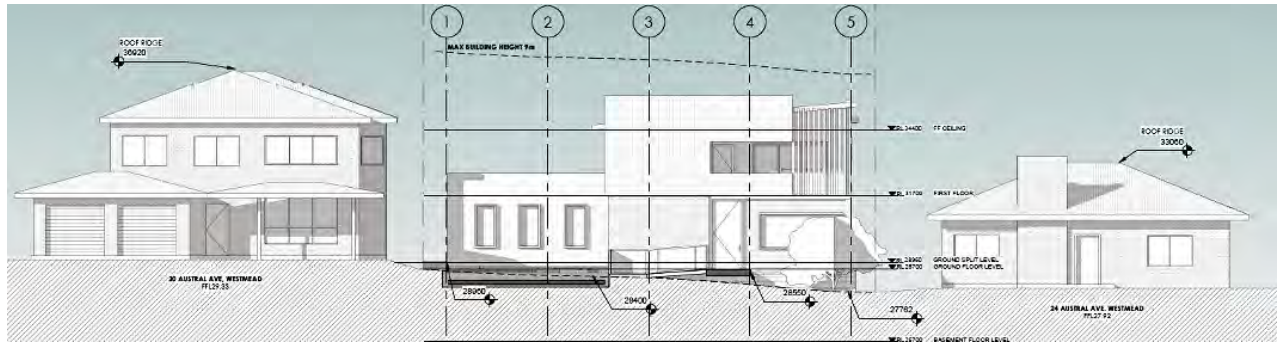
## F. PROPOSED DEVELOPMENT

I have examined drawings N<sup>os</sup>. 18102/01 to -/09 prepared by Baini Design [BD] and dated 06/26/18.

They depict a proposed development that entails the demolition of the existing development on the land and the erection of a two-storey 47 place Child Care Centre over an excavated basement carpark.

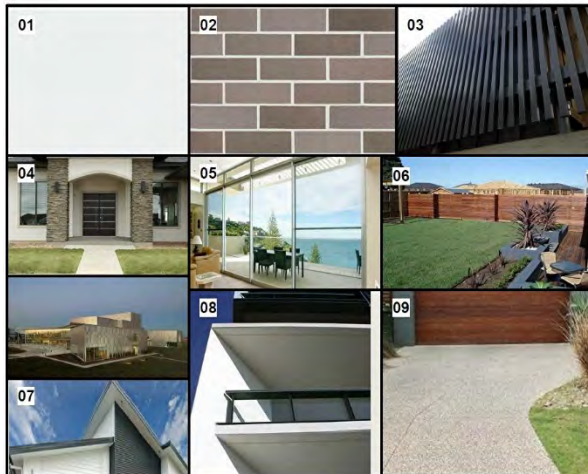


19. Site/ Ground Floor Plan (BD Dwg. -/06 [NTS]).



## 20. Streetscape Elevation

Proposed external materials, finishes and colours include:



## 21 Menu Board (BD Dwg. -/12).

### SCHEDULE OF MATERIALS AND FINISHES

REFERENCE		ELEMENT	MATERIAL	FINISH / SPECIFICATION
01	RW-01	EXTERNAL WALL	RENDER AND PAINT	DULUX B12 VIVID WHITE OR SIMILAR / CLADDING
02	BW-01	EXTERNAL WALL	BRICK	AUSTRAL SYMMETRY / ASPHALT
03	CW-01	EXTERNAL WALL	CLADDING	TIMBER CLADDING
04	PL-01	ARCHITECTURAL FEATURE	CLADDING	INTAGLIO PRO-FIT MODERA LEDGESTONE
05	SD-01	SLIDING DOOR	GLASS SET IN POWDER COATED ALUMINIUM FRAME	DULUX DURATEC X15 "ZEUS SILVER GREY" OR SIMILAR
06	AF-01	PRIVACY SCREEN FENCE	TIMBER FENCE	TIMBER
07	RG-01	ROOF	COLORBOND ROOF	WHITE / SIGNATURE
08	BA-01	BALUSTRADE	GLASS SET IN POWDER COATED ALUMINIUM FRAME	DULUX DURATEC X15 "ZEUS SILVER GREY" OR SIMILAR
09	DR-01	DRIVEWAY	CONCRETE	COLORADO DRIVEWAY / DUNE

## 22. Schedule (BD Dwg. -/12).

## G. IMPACT OF THE PROPOSED DEVELOPMENT

The heritage items deemed to be within the vicinity of the subject property are listed at:

### *Holroyd Local Environmental Plan 2013*

### *Schedule 5 Environmental heritage*

### *Part 1 Heritage items*

Locality	Item name	Address	Property description	Significance	Item no
Westmead	Inter-war bungalow	15 Austral Avenue	Lot 192, DP 13731	Local	I146
Westmead	Inter-war bungalow	17 Austral Avenue	Lot 191, DP 13731	Local	I147
Westmead	Inter-war bungalow	19 Austral Avenue	Lot 190, DP 13731	Local	I148

They are mapped as:





23. Extract Map HER\_008. Subject property, and heritage items.

The relevant provisions of the Holroyd LEP 2013 are:

### 5.10 Heritage conservation

**Note.** Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

#### Clause

#### Comment

##### (1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Holroyd,
- (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.

##### (2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result

*in a relic being discovered, exposed, moved, damaged or destroyed,*

*(d) disturbing or excavating an Aboriginal place of heritage significance,*

*(e) erecting a building on land:*

*(i) on which a heritage item is located or that is within a heritage conservation area, or*

*(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

*(f) subdividing land:*

*(i) on which a heritage item is located or that is within a heritage conservation area, or*

*(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

**(3) When consent not required**

*However, development consent under this clause is not required if:*      **Consent is required.**

*(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*

*(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*

*(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*

*(b) the development is in a cemetery or burial ground and the proposed development:*

*(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*

*(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*

*(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*

*(d) the development is exempt development.*



**(4) Effect of proposed development on heritage significance**

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

The heritage significance of the items within the vicinity is recounted at pp. 2-4, above, and as a group:

*The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape.*

The character of the streetscape is a function of its historical genesis and the recent change due to the development of houses of a greater magnitude than has historically been the case. The proposed development is consistent with the emerging character of the streetscape, albeit as a differing building type.

**(5) Heritage assessment**

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

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

The proposed development is to land that is considered to be within the vicinity of heritage items.

This document has been prepared having general regard to the guideline document “Statements of Heritage Impact” as published by the Heritage Branch of the NSW Office of Environment & Heritage.

**(6) Heritage conservation management plans**

*The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*

The preparation of a Conservation Management Plan is not warranted by the nature of the existing building nor the proposed development.

**(7) Archaeological sites**

*The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):*

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

The subject place is not identified as being of archaeological significance.

**(8) Aboriginal places of heritage significance**

*The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:*

The subject place is not identified as being of Aboriginal significance.

- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

**(9) Demolition of nominated State heritage items**

*The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:*

The subject place is not identified as being of State significance.

- (a) *notify the Heritage Council about the application, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

**(10) Conservation incentives**

*The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:*

Conservation incentives are not sought.

- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

## **Holroyd Development Control Plan**

### **4. Specific controls for development in the vicinity of a heritage item**

*The following controls aim to ensure that new development complements the existing streetscape character and the heritage significance of any heritage items or conservation areas within the vicinity of the development, and does not adversely affect the structure, curtilage, landscaping, solar access or views associated with these heritage items.*

#### **Objectives**

*O1. To ensure that new development is sympathetic to the identified heritage values;*



- O2. To provide guidance for development in relation to heritage items and heritage conservation areas;*
- O3. To encourage an understanding of heritage significance and to promote the conservation of heritage within Holroyd;*
- O4. To ensure that new development fits within its environmental and built context and is designed to make reference to any significant heritage item or feature.*
- O5. For new development to be designed to maintain the existing streetscape character, and is compatible with its particular heritage themes.*
- O6. To ensure that new development is carefully sited to avoid causing physical damage to any heritage item or building within a conservation area.*
- O7. To locate new development so that it does not overshadow or affect the curtilage, landscaping, setting or views associated with any heritage item or conservation area.*

### ***Development Controls***

- C1. New dwellings on sites adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.*

**Comment:** the proposed development is not a “new dwelling” and is physically removed from the location of the identified nearby heritage items. While the items may appear to be “within the vicinity” of the subject site, the topography and nature of the street is such that there is little, if any, interaction with the heritage items in either a physical or visual sense.

### ***Context***

- C2. The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.*

**Comment:** as a “childcare centre”, the architectural expression of the proposed building is validly differentiated from that of the dwellings in the area.

### ***Streetscape Character***

- C3. New development should make reference to the predominant height, scale, roof form and pitch, proportion, setbacks, design details and features of adjoining development and of any adjacent heritage items or conservation areas.*

**Comment:** the area in which the proposed development is located is not a conservation area, and the physical separation of the site of the proposal is such that there is no compulsion to adhere to the matters outlined.

- C4. The height and scale of new development should be consistent with the predominant streetscape height and compatible with the height of adjoining development. Where a new building is proposed in a street that is predominantly single storey or where adjoining heritage items are single storey only, the proposal should also be single storey.*

**Comment:** the height and scale of the development in the vicinity is mixed, and the emerging character of the area is of comparatively large residences that present expansive garages and solid balcony balustrades to the street. In this context and considering that a Childcare Centre is of a differing function, it is appropriate to express the building in a way that signals this difference while using compatible external materials, finishes and colours.

- C5. New development should be compatible with heritage items in terms of its scale and massing-overall bulk and arrangement of parts. New buildings should not dominate their surroundings, nor should they be substantially smaller.*

**Comment:** as noted above, the heritage items are both physically and contextually removed from the subject site, there are buildings of comparable presented bulk in closer proximity, and the

topography is such that the heritage items and proposed development will not be read in concert.

- C6. *Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item.*

Comment: the proposed development is not a residential flat building.

- C7. *New development should line up or continue any significant building elements of adjoining development, such as roof-lines, roof form and pitch, parapets, verandahs, awnings or string courses.*

Comment: the Site Plan (see extract at p7, above) indicates that the proposed building is slightly forward of the building adjacent to the west, but compensates for this by being setback at a greater distance to the east- for a comparatively larger proportion of the frontage. It is not located within a Conservation Area, is of a differing building type and there is no compulsion to adopt elements of the domestic character of adjoining development.

- C8. *Window and door openings, building lines and building massing of new development should also be designed in the context of its adjoining development.*

Comment: see C7, above.

- C9. *Where a particular heritage theme predominates within a street (e.g. predominantly Federation period cottages), the design of new development should be compatible with this heritage theme. For example, a large, bulky contemporary style building redevelopment with a predominance of long horizontal lines may not be a compatible design within a street of predominantly small scale Federation period cottages with narrow, vertical design features (e.g. windows, doors, verandah posts, chimneys).*

Comment the subject site is not located within a conservation area, and there is no predominant or particular “heritage theme” discernible in the street.

#### ***Setbacks and Orientation***

- C10. *New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist in ensuring that a new development does not visually dominate any adjoining heritage items.*

Comment: there are no adjoining heritage items. As discussed above, the street and side setbacks of the proposal adopt the prevalent setbacks, on balance.

- C11. *New buildings within an existing streetscape should not be oriented across sites contrary to the established pattern.*

Comment: the orientation of the proposed Child Care Centre is consistent with the existing development in the area.

- C12. *Where a new development is proposed adjoining a significant heritage feature such as the Parramatta Regional Park, new development should continue the primary orientation to the park, and should provide an appropriate entry design and setback treatment along the park frontage.*

Comment: there is no significant heritage feature adjoining.

#### ***Siting and location***

- C13. *The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.*

Comment: there is no heritage item within such proximity as to be physically affected.

- C14. *New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item.*

Comment: the proposed development will have no impact on the curtilage, or any of the identified aspects of the nearby (though physically and visually remote) heritage items.



### *Visual Impact*

*C15. The design of the street elevation should be relatively uncomplicated, and consist of simple forms so that it does not visually compete with the heritage item.*

Comment: the proposed Childcare Centre draws on Modernist influences in its design and is a comparatively simple building in terms of its massing and architectural expression.

*C16. In residential zones where a higher density is permitted, new development adjoining/adjacent to a heritage item should avoid incorporating large unbroken wall areas.*

Comment: the proposed development is not adjoining/ adjacent to a heritage item.

## **H. CONCLUSION**

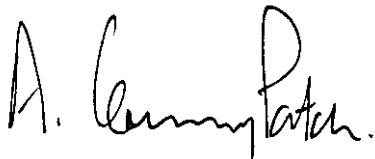
Historical research has revealed that the extant house to the subject property was most probably built (together with other cottages in the area) by the NSW Housing Commission in the mid-1950s. The 1943 aerial photograph shows the area had been sparsely taken up at that time.

Physical inspection of the heritage items deemed to be “within the vicinity”, and the relationship of the subject property to them reveals that there is, in reality, little interaction between them in either a visual or physical sense. Recent development in the area, particularly, opposite the heritage items, is a magnitude that is changing the character of the area from cottage set on their own lots to more substantial two storey houses that present expansive garages to the street.

In this context, the proposed childcare centre will not give rise to adverse impacts on either the significance or setting of the identified heritage items due to the separation distance, geometry of the street, the topography and mitigating function of the mature street trees.

In my opinion, the proposed development is supportable in terms of its potential heritage impacts and is a facility that should serve the community in the area in its function as a childcare centre.

Prepared by

A handwritten signature in black ink, appearing to read 'A. Greg Patch'.

Greg Patch  
Architect/Heritage Consultant

## **Appendix: Documents**

**17 Austral Avenue, Westmead**

**Inter-War bungalow**

**Constructed: 1928**

**Listings: Holroyd Heritage Study 1993; Holroyd Heritage Review 1998**

### **Statement of Significance**

The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 17 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition. The building has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue.

### **Recommendations**

The building should be retained on the LEP. Although the building has been modified at the rear it retains the earlier character of the building style. Therefore, any modifications or additions could be restricted to those areas of the building which are not visible from the street.

The window and door openings particularly in the front façade should not be enlarged or filled in and all leadlight windows should be conserved. Any changes to the roof form should be designed to have minimal impact from the street. Face brickwork should not be painted or rendered.

### **Description**

The subject building is one of three similar 1920s Inter-War bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled hipped roof and a smaller projecting gable on the western side at the front. The front verandah has a broken back roof, and continues along the width of the building projecting just beyond the gable, supported by tapered colonettes on brick piers. The gable end is rendered with half timbered detail to the centre.

The verandah is enclosed by brick balustrading and has a painted concrete floor. The sub-base is of brick, rendered at the front. The front façade also features timber casement windows with rendered concrete lintels and cant sills. The central casement to the gable end features a leadlight detail. The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above and aluminium fly screen.

The front façade has been tuck pointed and features darker bricks. The western façade features a pair of original timber casement windows and a small aluminium sliding window, and a group of three casement windows is located on the eastern façade. The rear features a brick and fibro skillion roofed section. A driveway extends from the street boundary, along the western boundary to the rear of the property.

The property appears to retain its original subdivision boundaries. To the west is No. 19 and to the east is No. 15, both similar 1920's Inter-War bungalows. Further along the street to the east are two mature palm trees. The street is predominantly characterised by single storey 1950s brick residences and established gardens.





### **Modifications / Condition**

Largely intact to the street, however, modified to the rear including a brick and fibro skillion. Generally in good condition. Cracking to brickwork above window opening to gable end. Timberwork shows typical signs of age and weathering. New guttering has been installed.

### **History**

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey. Tooheys Palm Estate was subsequently subdivided in 1925 and Lot 192 was one of a number of lots purchased by Herbert Leslie Glover in July 1927.

It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street. In June 1928 Clarence Bottrell, a farmer, purchased the site. It is assumed that the cottage was constructed soon after, as the Sands Directory lists Percy Bottrell occupying "Warungle" in 1929/30.

The property was sold shortly after to Thomas Renwick who is listed in the Sands from 1931, retaining ownership until 1959. Since 1959 the property has been owned by the same family.



Photo taken: 1992  
Ref: 1992-007b



Photo taken: 1998  
Ref: 1998-007b



**15 Austral Avenue, Westmead**

**Inter-War bungalow**

**Constructed: 1925**

**Listings: Holroyd Heritage Study 1993; Holroyd Heritage Review 1998**

### **Statement of Significance**

The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 15 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition. The building at 15 Austral Avenue has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue.

### **Recommendations**

The building should be retained on the LEP. Although the building has been modified at the rear it retains the earlier character of the building style. Therefore, any modifications or additions could be restricted to those areas of the building which are not visible from the street.

The window and door openings particularly in the front façade should not be enlarged or filled in and all leadlight windows should be conserved. Any changes to the roof form should be designed to have minimal impact from the street. Face brickwork should not be painted or rendered.

### **Description**

The subject building is one of three similar 1920s Inter-War-war bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled hipped roof and a smaller projecting gable on the western side at the front. The roof has exposed timber rafters and no chimney. The gable end is weatherboard and half timbered in the Federation style.

The front verandah has a broken back roof, and continues along the width of the building projecting just beyond the gable. It is supported by columns that are 2/3 brick piers and 1/3 small cast concrete columns. Verandah floor is painted concrete, and the sub-base is of brick, rendered at the front. The front façade and gable end feature groups of three timber casement leadlight windows with cant sills.

The front door adjacent to the gable end is the original timber and glass panelled door, with a mottled glass fanlight above. The front façade has been tuck pointed and darker bricks have been used. At the rear is a brick skillion with aluminium sliding windows which extends beyond the eastern building alignment.

A driveway along the western boundary leads to a small fibro garage at the rear. There is a low brick fence to the street. To the west is No. 17 (Item 007B) and to the east a 1950s face brick residence. Further along the street to the east are two mature palm trees. The street is predominantly characterised by single storey 1950s brick residences and established gardens. It appears that the bungalow retains its early subdivision boundaries.



### **Modifications / Condition**

Largely intact to the street, but has been modified to the rear. Generally in good condition and well maintained. Sections of the timberwork show signs of weathering, typical of its age.

### **History**

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey. Tooheys Palm Estate was subsequently subdivided in 1925 and Lot 192 was one of a number of lots purchased by Herbert Leslie Glover in December 1927.

It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street.

In March 1928 Lot 192 was sold to Raymond and Ruby Tillett. It is assumed the cottage was constructed during 1928, as the Sands Directory lists Raymond Tillett as "Ruberay" from 1928. The Tilletts retained ownership until 1940 when the property was sold to Colin Woods. The site has since been transferred a number of times. In 1978 an application was made for additions and in 1988 an application was lodged for the construction of a garage.



Photo taken: 1992  
Ref: 1992-007a



Photo taken: 1998  
Ref: 1998-007a





**19 Austral Avenue, Westmead**

**Inter-War bungalow**

**Constructed: c. 1926-1950**

**Listings: Holroyd Heritage Study 1993; Holroyd Heritage Review 1998**

### **Statement of Significance**

The group of three houses at 15-19 Austral Avenue, Westmead have aesthetic and social significance for the strong contribution they make to the character of the streetscape. 19 Austral Avenue has aesthetic significance as part of a fine and well preserved group in the Inter-War Bungalow style which are all largely intact and in good condition. The building has significance for its intact nature and the quality of its Federation Period detailing. It has aesthetic significance for the strong contribution it makes to the character of Austral Avenue.

### **Recommendations**

The building should be retained on the LEP. Although the building has been modified at the rear it retains the earlier character of the building style. Therefore, any modifications or additions could be restricted to those areas of the building which are not visible from the street.

The window and door openings particularly in the front façade should not be enlarged or filled in and all leadlight windows should be conserved. Any changes to the roof form should be designed to have minimal impact from the street. Face brickwork should not be painted or rendered.

### **Description**

The subject building is one of three similar 1920s Inter-War bungalows in the street, similar in design and style to the Moree Avenue group. The bungalow is single storey, with a terracotta tiled gable roof and a smaller projecting gable on the western side at the front. The subject building is one of a number of similar buildings in the street. Gable ends are half timbered and boarded, and have exposed rafters at the eaves. Single face brick chimney on the eastern side. The front brickwork has been tuck pointed and is of a darker colour than that on the sides.

The verandah roof is flat and runs the width of the building projecting just beyond the minor gable, and retains the original metal sheeting. It is supported by small concrete tapered columnettes on brick piers, which are paired to support the verandah and singular at the projecting gable.

Verandah has a brick balustrade and concrete floor. The original timber and glass panelled door is adjacent to the gable end and has mottled glass highlight, and aluminium fly screen. Brass name plate adjacent to the door reads 'Chalfont'.

Brick sub-base, rendered at the front. Groups of 3 timber double hung leadlight windows have concrete lintels and cant brick sills, and occur to the gable end and under the verandah. Small aluminium window on the western façade has replaced original window. At the rear of the building is a weatherboard lean-to.

A driveway to western boundary leads to a small metal garage at the rear. The property appears to retain its original subdivision boundaries. To the east is No. 17, a similar 1920s Inter-War bungalow. Opposite are single storey face brick residences dating from the 1950s, which characterise the street. Further along the street to the east are two mature palm trees.



### **Modifications / Condition**

Largely intact to the street, however, modified at the rear. Generally in good condition, although there is some minor cracking to brickwork.

### **History**

The site is located on Portions 311 and 312 granted to James Howison and William Fullagar respectively in January 1861. It was formerly part of the Government Domain which began to be subdivided in 1859 when the name "Westmead" was first used. It was not until 1914 that land from a number of the grants was consolidated by John Toohey. Tooheys Palm Estate was subsequently subdivided in 1925 and Lot 192 was one of a number of lots purchased by Herbert Leslie Glover in July 1927.

It seems that a restrictive covenant was placed on a number of lots at this time and entailed that any main building constructed on the lots should not be of material other than brick and/or stone, have a value no less than 450 pounds, a slate and/or tile roof, and stand at least 20 feet from the street. In November 1927 the site was purchased by Ernest Payne and his wife Sarah Ann. It is assumed that the cottage was constructed during 1928, as the Sands Directory lists Ernest Payne at "Chalfont" from 1929.

In 1942 the property was purchased by Frederick Charles Smith passing to his widow in 1949 who in turn sold to Majorie Smith in 1953. The property was not sold again until 1983 and in 1985 alterations were carried out. In 1993 the property was sold again. An application for a swimming pool was made in 1997.



Photo taken: 1992  
Ref: 1992-007c



Photo taken: 1998  
Ref: 1998-007c





183.

Appn. No. 18235

Reference to last certificate

Vol. 2444 Fol. 26

# New South Wales.



[CERTIFICATE OF TITLE.]

CANCELLED W  
REGISTER BOOK.

Vol. 5366 Fol. 122

THE HOUSING COMMISSION OF NEW SOUTH WALES, Transferee under Instrument of Transfer No.D173890 is now the proprietor of an Estate in Fee Simple subject nevertheless to the exceptions and reservations within the meaning of Section 604 of the Local Government Act 1919 if any contained in the Grants hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated in the Municipality of Holroyd Parish of St.John and County of Cumberland containing Twenty five and one half perches or thereabouts as shown in the plan hereon and therein edged red being Lot 215 in Deposited Plan No. 13731 and being part of Suburban Portion 48(now Portion 310 of Parish) originally granted to William Roberts by Crown Grant dated the 6th day of July 1859 and part of Portion 49(now Portion 311 of Parish) originally granted to James Howison by Crown Grant dated the 16th day of January 1861.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Eight

day of

March

1943.

Signed in the presence of

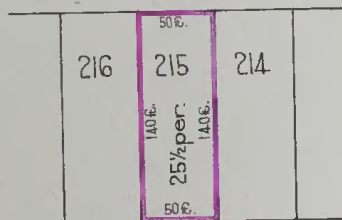
W.P. Friend

Ray W. Miles



Registrar General

Austral Ave



228

D173890 (9 s).

Scale-100ft to one inch

## NOTIFICATION REFERRED TO

The abovenamed registered proprietor holds subject to the provisions of Section 604 of the Local Government Act 1919.

Ray W. Miles



Registrar General.

No. G488293 TRANSFER dated 29th February 1956 from the said The Housing Commission of New South Wales to William Alan Richardson of Lot 2 H.C.P. 155 of the land within described Produced 18th April 1956 and entered 30th April 1956 at 12 o'clock in the afternoon. As to land in this transfer this Certificate cancelled and new Certificate issued Vol. 7113 Fol. 162. J. H. Miles REGISTRAR GENERAL.

REGISTERED PROPRIETOR: Ethel Kathleen Elizabeth McDonald of part being Lot 1 in D.P. 35155 by Transfer T73354 Registered 17-6-1982.

Benjamin

REGISTRAR GENERAL

As to part being Lot 1 in D.P. 35155 this Deed is cancelled and New Certificate of Title issued. Vol. 7113 Fol. 92 dated 9/7/1982 Vide T73354

Benjamin

REGISTRAR GENERAL

C.T. PRODUCED

5, 3, 1956

BY

HOUSING COMMISSION

D.P. 35155

CT 5/3/56

T73354 (Vol. 7113)



183.

Appn. No. 18235  
Reference to last certificate  
Vol. 2444 Fol. 26

# New South Wales.



[CERTIFICATE OF TITLE.]

REGISTER BOOK.  
Vol. 5366 Fol. 123

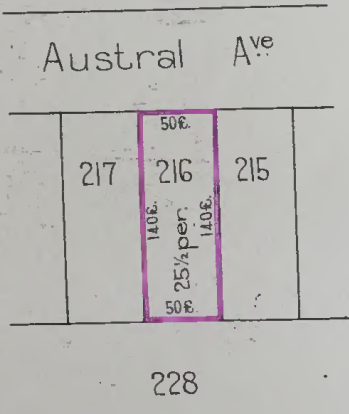
CANCELLED ☒

THE HOUSING COMMISSION OF NEW SOUTH WALES, Transferee under Instrument of Transfer No.D173890 is now the proprietor of an Estate in Fee Simple subject nevertheless to the exceptions and reservations within the meaning of Section 604 of the Local Government Act 1919 if any contained in the Grants hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated in the Municipality of Holroyd Parish of St. John and County of Cumberland containing Twenty five and one half perches or thereabouts as shown in the plan hereon and therein edged red being lot 216 in Deposited Plan No.13731 and being part of Suburban Portion 48(now Portion 310 of Parish) originally granted to William Roberts by Crown Grant dated the 6th day of July 1859 and part of Portion 49(now Portion 311 of Parish) originally granted to James Howison by Crown Grant dated the 16th day of January 1861.

In witness whereof I have hereunto signed my name and affixed my Seal, this Eight day of March 1945.

Signed in the presence of W.P. Friend

Reg. W. Miles  
Registrar General.



No. 4488293 TRANSFER dated 1st May 1957  
to John Gilbert Clarkson and Dorothy Jean Clarkson as joint tenants H.C.P. 155  
of the land within described  
Entered 15th August 1957  
As to land in this transfer this deed is cancelled and new certificate issued Vol. 5366 Fol. 66  
J. H. Pells  
REGISTRAR GENERAL.

D173890 (b) 26  
Scale - 100ft to one inch.  
NOTIFICATION REFERRED TO  
The abovenamed registered proprietor holds subject to the provisions of Section 604 of the Local Government Act 1919.

Reg. W. Miles  
Registrar General.

No. 4488293 TRANSFER dated 29th February 1956  
from the said The Housing Commission of New South Wales to William Alan Richardson of Lot 2 H.C.P. 155  
of the land within described  
Produced 18th April 1956 and entered 30th April 1956  
at 12 o'clock in the noon.  
As to land in this transfer this old deed is cancelled and new Certificate issued Vol. 7113 fol. 163.  
J. H. Pells  
REGISTRAR GENERAL.

CT. PRODUCED 5/3/1956  
BY HOUSING COMMISSION

AP 9139137  
CT 5/3/56  
5769700 83  
11/11/56



202

Primary Appn. No. 18235

Reference to Last Titles

Vol. 5366

Fols. 122 and 123

# New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.

VOL. 7113 FOL. 162

MA Issued on Transfer No. G488293

**CANCELLED**

SEE AUTO FOLIO

WILLIAM ALAN RICHARDSON, of Westmead, Laboratory Craftsman, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land in the Municipality of Holroyd Parish of St. John, and County of Cumberland being Lot 2 in Housing Commission Plan No. 155 and being part of Portion 310 granted to William Roberts on 6th July 1859 and part of Portion 311 granted to James Howison on 16th January 1861.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Thirtieth day of April, 1956

Signed in the presence of

*G. W. Moss*

*J. H. Pellis*

Registrar-General.



NOTIFICATION REFERRED TO

The above named registered proprietor holds subject to the provisions of Section 604 of the Local Government Act, 1919.

*J. H. Pellis*  
Registrar General.



No. G488294. MORTGAGE dated 19th February 1956 from the said William Alan Richardson to Director of War Service Homes.  
Produced 18th April 1956 and entered 3rd May 1956 at 12 o'clock in the noon.  
*J. H. Pellis*  
REGISTRAR GENERAL.

No. H23998 MORTGAGE dated 9th August 1958 from the said William Alan Richardson to Director of War Service Homes.  
Entered 22nd August 1958.  
*Jawatson*  
REGISTRAR GENERAL.

MORTGAGE No. G488294 has been discharged.  
See M179254 Entered 25th May 1971.  
*Jawatson*  
REGISTRAR GENERAL.

H23998  
MORTGAGE No. G488294 has been discharged.  
See M179254 Entered 25th May 1971.  
*Jawatson*  
REGISTRAR GENERAL.

*George William Irvine of Northmead joined to*  
now the registered proprietor of the land within described.  
See TRANSFER No. M179261 dated 23rd February 1971.  
Entered 25th May 1971.  
*Jawatson*  
REGISTRAR GENERAL.

No. M179262 MORTGAGE dated 23rd February 1971 to Beryl Campbell Jackson of Roseville Married Woman.  
Entered 25th May 1971.  
Discharged 25-2-1972  
*Jawatson*  
REGISTRAR GENERAL.

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

M. G 488294

DP 2139345

M179254

M184395M.R

over



10. M184385 MORTGAGE dated 6<sup>th</sup> October 1970  
to Ralph E. Erskine Coleman of Parramatta,  
Solicitor  
Entered 25<sup>th</sup> May 1971  
Discharged 25<sup>th</sup> May 1971  
Jantanson  
REGISTRAR GENERAL

T904122 Mortgage to Preslands  
Properties Pty. Limited Registered  
10-1-1987  
Discharged  
W150190  
4-2-1986  
Jantanson  
REGISTRAR GENERAL

No. N832635 Caveat Dated 2nd May 1974  
Registered 15th May 1974  
Lapsed  
P162050  
23-6-1975  
Jantanson  
Registrar General

W150191 Mortgage to Westpac Banking  
Corporation Registered 4-2-1986  
Discharged  
Y21612  
2-12-1988

No P565874 Caveat dated 29<sup>th</sup> December 1976  
Registered 22<sup>nd</sup> January 1976  
Withdrawn  
Q674936  
11-5-1978  
Jantanson  
Registrar General

Y21630 mortgage to National Australia Savings Bank  
Limited Registered 2-12-1988

MORTGAGE No. Q55091 to Elizabeth Maud  
Evans of West Ryde Wilson  
Registered 25-2-1977  
Discharged  
Q674937  
11-5-1978  
Jantanson  
REGISTRAR GENERAL

TRANSFER NO. Q674938 Arthur Megaloconomos  
Survey Draftsman and Trena Megaloconomos  
Megaloconomos Supermarket Trainee both of  
Westmead as tenants in common are  
now the registered proprietors of the land within described  
Registered 11-5-1978  
Jantanson  
REGISTRAR GENERAL

REGISTERED PROPRIETOR Joseph Anthony Budo of  
Wentworth Hills, Solicitor and Tina Savina Budo  
his wife as joint tenants by Transfer  
R919693 Registered 29-7-1980  
Jantanson  
REGISTRAR GENERAL

MORTGAGE S6273 to Alan Mansford of Liverpool  
Registered 25-8-1980  
Discharged  
T904121  
10-1-1984  
Jantanson  
REGISTRAR GENERAL

N644866/197  
N832635  
N1996708 YMA  
P162050 Regd (S. 72A) R  
P565874 PEX R  
P970373 TA  
(M184385) R  
Q550890  
-90 DM R  
-91 M R  
Q674936  
-27 014 R  
-38 TE  
R919693 Te  
S6273 M R  
T904121 DM  
-22 M R  
W150190 DM  
-91 M R  
Y216190 M  
620 M R



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

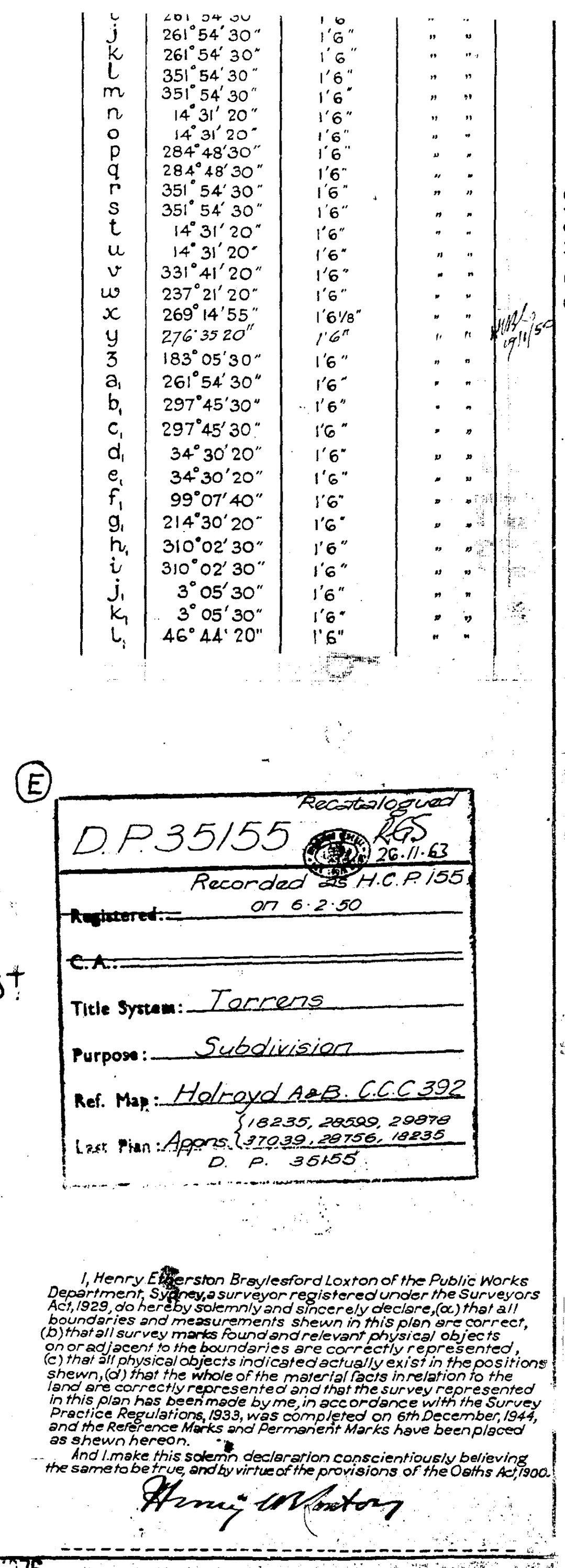
1/2/2019 7:54AM

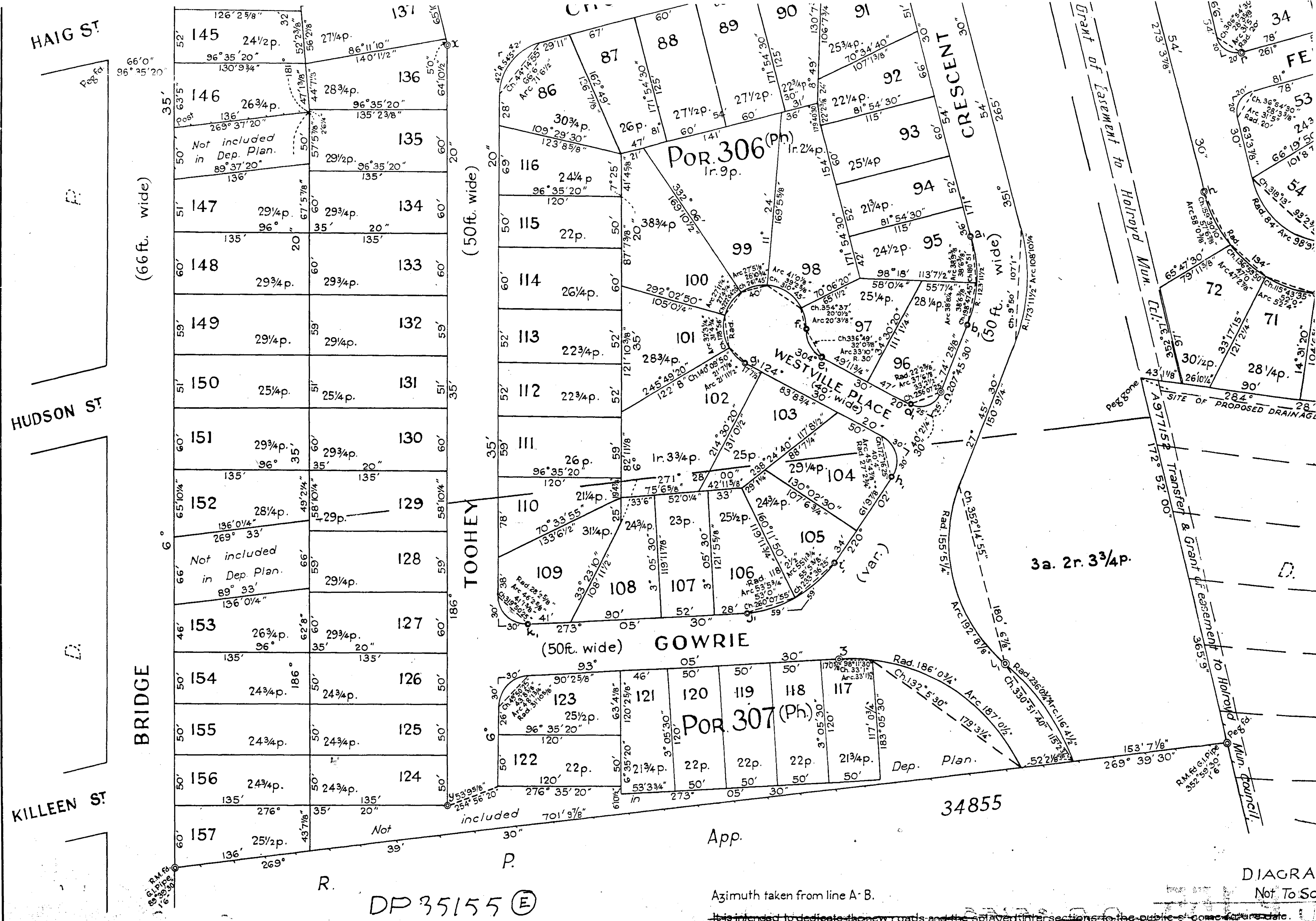
FOLIO: 2/35155

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 7113 FOL 162

Recorded	Number	Type of Instrument	C.T. Issue
24/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/5/1993	I367707	DISCHARGE OF MORTGAGE	
27/5/1993	I367708	MORTGAGE	EDITION 1
28/10/2003	AA105365	DISCHARGE OF MORTGAGE	
28/10/2003	AA105366	MORTGAGE	EDITION 2
14/10/2005	AB840100	CAVEAT	
28/2/2006	AC143599	WITHDRAWAL OF CAVEAT	
29/4/2011	AG202071	DISCHARGE OF MORTGAGE	
29/4/2011	AG202072	TRANSFER	EDITION 3
28/11/2012	AH399042	MORTGAGE	EDITION 4
15/6/2016	AK509587	DEPARTMENTAL DEALING	
25/7/2016	AK622939	CHANGE OF NAME	EDITION 5
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED

\*\*\* END OF SEARCH \*\*\*





Azimuth taken from line A-B.

It is intended to dedicate the new roads and the displayed inter sections to the public and come into force date.







PLAN

D.P. 35155 (E)

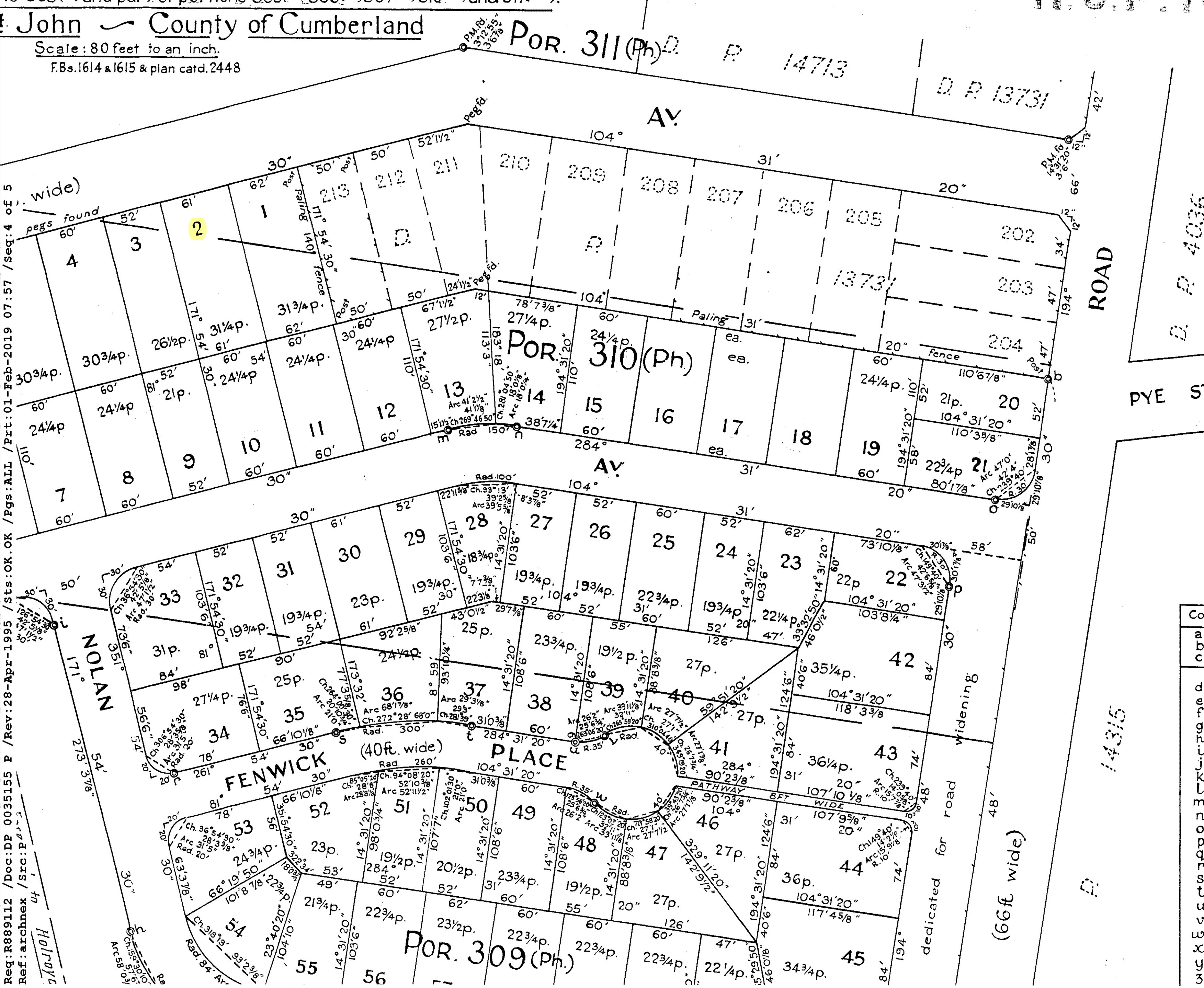
H.O.P. 155

ns 309(Ph) and part of portions 305(Ph) 306(Ph) 307(Ph) 310(Ph) and 311(Ph).

John — County of Cumberland

Scale: 80 feet to an inch.

F.Bs. 1614 & 1615 & plan catd. 2448



REFERENCE MARKS

Cor.	Bearing	Distance	From
a	96° 35' 20"	1' 6"	G.I. Pipe
b	284° 31' 20"	1' 6"	G.I. Pipe
c	284° 28'	1' 6"	G.I. Pipe
PERMANENT MARKS			
d	194° 31' 20"	1' 6"	Conc. Block.
e	104° 31' 20"	1' 6"	" "
f	99° 58' 10"	1' 6"	" "
g	194° 31' 20"	1' 6"	" "
h	261° 54' 30"	1' 6"	" "
i	261° 54' 30"	1' 6"	" "
j	261° 54' 30"	1' 6"	" "
k	351° 54' 30"	1' 6"	" "
l	351° 54' 30"	1' 6"	" "
m	14° 31' 20"	1' 6"	" "
n	14° 31' 20"	1' 6"	" "
o	284° 48' 30"	1' 6"	" "
p	284° 48' 30"	1' 6"	" "
q	351° 54' 30"	1' 6"	" "
r	351° 54' 30"	1' 6"	" "
s	14° 31' 20"	1' 6"	" "
t	14° 31' 20"	1' 6"	" "
u	331° 41' 20"	1' 6"	" "
v	237° 21' 20"	1' 6"	" "
w	269° 14' 55"	1' 6"	" "
x	276° 35' 20"	1' 6"	" "
y	183° 05' 30"	1' 6"	" "

S.D. 11348 R