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WestConnex M4-M5 Rozelle Interchange – 84 Lilyfield Road, Rozelle (Cadden Le Messurier) Archival Recording and Salvage Report

Prepared for John Holland CPB Joint Venture

March 2021 – Final

Sydney
Melbourne
Brisbane
Perth

extent.com.au

EXTENT HERITAGE PTY LTD

ABN 24 608 666 306
ACN 608 666 306
info@extent.com.au
extent.com.au

SYDNEY

3/73 Union Street
Pyrmont NSW 2009
P +61 (0)2 9555 4000
F +61 (0)2 9555 7005

MELBOURNE

13/240 Sydney Road
Coburg VIC 3058
P +61 (0)3 9388 0622

BRISBANE

7/757 Ann Street
Fortitude Valley QLD 4006
P +61 (0)7 3667 8881

PERTH

1/191 St Georges Tce
Perth WA 6000
P +61 (0)8 9381 5206

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| | |
|------------------------------|--|
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| Heritage advisor(s): | Corinne Softley, Gabrielle Harrington |
| Author(s): | Corinne Softley, Senior Heritage Advisor Gabrielle Harrington, Research Assistant Louise Radclyffe, Photographer Lucy Irwin, Heritage Advisor |

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1. Introduction

1.1 Project description

Extent Heritage Pty Ltd (Extent Heritage) has been commissioned by John Holland CPB Joint Venture prepare a Photographic Archival Recording and Salvage Report for 84 Lilyfield Road, Rozelle. The purpose of the report is to photographically record the current state of the site prior to its demolition, and to prepare a catalogue of historic building fabric for the purposes of salvage prior to the demolition of the building. This report serves as a permanent record of the place prior to that work being undertaken.

This report was prepared to fulfil the requirements of Conditions E163 and E164 in the Ministers Conditions of Approval, which state:

| Condition of Approval | Description | Extent Comment |
|-----------------------|---|--|
| Condition E163 | <p>The Proponent must prepare a Heritage Archival Recording and Salvage Report, including photographic recording of heritage items which have been identified for demolition in the documents referred to in Condition A1 and outline how any salvage or recovery of material will be undertaken from these items.</p> <p>Archival recording must be undertaken by a suitably qualified heritage specialist and prepared in accordance with NSW Heritage Office's How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006).</p> <p>Within 12 months of completing the archival recording, the Proponent must submit the Heritage Archival Recording and Salvage Report to the Secretary, relevant council(s), relevant local libraries and local historical societies in the respective local government area(s).</p> | This report fulfils Condition E163. |
| Condition E164 | <p>Archival recording as required by Condition E163 must also be undertaken for the Cadden Le Messurier, former Hotel and the former Bank of NSW building, should these structures be demolished.</p> | This report is an archival recording of the Former Hotel building. This report fulfils Condition E164. |
| Condition E165 | <p>Following archival recording as required by Condition E163, and prior to demolition, the Proponent must assess options for sympathetic reuse (including integrated heritage displays and interpretation) on the Project or other options for conservation, including architectural salvage for re-use in comparable buildings and displays.</p> <p>Where salvage supports good conservation outcomes, the material is to be collected and stored in suitable repository locations established in consultation with relevant</p> | Refer to Section 6.4. |

| Condition of Approval | Description | Extent Comment |
|-----------------------|---|----------------|
| | <p>council(s). The salvage from any State-listed items or elements must be determined in consultation with the Heritage Division of OEH.</p> <p>Any residual items and materials are to be made available, through a process to be developed by the Proponent in consultation with the relevant council(s), to landowners within the locality from where the material originated.</p> | |

This report also fulfils the requirements of Revised Environmental Management Measure – Non-Aboriginal Heritage REMM NAH03, which states:

Photographic archival recording will be undertaken of:

- Infrastructure associated with the White Bay Power Station site that could be affected by the project.
- Whites Creek Stormwater Channel (in the area to be impacted)
- Stormwater Canal off Lilyfield Road
- **‘Cadden Le Messurier’ at 84 Lilyfield Road**
- Former Hotel at 78 Lilyfield Road
- Victoria Road overbridge
- Each house at 260–266 Victoria Road
- Each house at 248–250 Victoria Road
- Former Bank of NSW (164 Parramatta Road).

It will be undertaken in accordance with the NSW Heritage Office guidelines Photographic Recording of Heritage Items Using Film or Digital Capture (2006).

The photographic archival recording will occur prior to any works that have the potential to impact upon the items and the report development process will include the identification of appropriate stakeholders to receive copies of the documentation.

These reports have been reviewed, finalised, printed, and published for archival storage in relevant repositories.

1.2 Approach and methodology

The methodology used in the preparation of this Photographic Archival Recording and Salvage Report is in accordance with the principles and definitions as set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter)* (Australia ICOMOS 2013) and the latest version of the NSW Heritage Branch’s Photographic Archival Recording guidelines.

This report has been prepared in accordance with the NSW Heritage Office *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006).

1.3 Limitations

The surrounding site, the building and the interior of the subject property were inspected and photographed by Corinne Softley, Gabrielle Harrington and Louise Radclyffe (photographer) on the 17th and 24th April 2019. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

1.4 Authorship

The following staff members at Extent Heritage have prepared this Archival Recording and Salvage Report:

| Name | Position / Title |
|----------------------|--|
| Corinne Softley | Senior Heritage Advisor, Heritage Places Team Leader |
| Gabrielle Harrington | Research Assistant |
| Louise Radclyffe | Photographer |
| Lucy Irwin | Heritage Advisor |

1.5 Ownership

The site is owned by John Holland CPB Joint Venture (JHCPB JV).

2. Site

2.1 Location

The subject property is located at 84 Lilyfield Road, Rozelle and is known as Lot 2 in DP 63209. The property is located on the southwestern corner of Lilyfield Road near the intersection of Gordon Street and Burt Street in Rozelle. Rozelle is located between the suburbs of Lilyfield to the east and Balmain to the west.



Figure 1. Map indicating location of 84 Lilyfield Road, Rozelle in red (Source: Dept. of Lands SIX viewer, 1 May 2019).



Figure 2. Aerial view with 84 Lilyfield Road, Rozelle outlined in red (Source: Dept. of Lands SIX viewer, 1 May 2019).

2.2 Heritage Status

84 Lilyfield Road, Rozelle is listed on the *Sydney Regional Environmental Plan No. 26 – City West* (Item No. 3). The site is not listed on any other statutory or non-statutory heritage registers.

| Register/Listing | Item Listed (Y/N) | Item Name | Item Number |
|---|-------------------|---------------------|-------------|
| Statutory Register | | | |
| World Heritage List | No | | |
| National Heritage List | No | | |
| Commonwealth Heritage List | No | | |
| State Heritage Register (SHR) | No | | |
| S170 Heritage and Conservation Register | No | | |
| Local Environmental Plan | No | | |
| <i>Sydney Regional Environmental Plan No. 26 – City West</i> | Yes | Cadden Le Messurier | 3 |
| Non-Statutory Register | | | |
| Register of the National Trust (NSW) | No | | |
| Register of Significant Buildings in NSW (Australian Institute of Architects) | No | | |

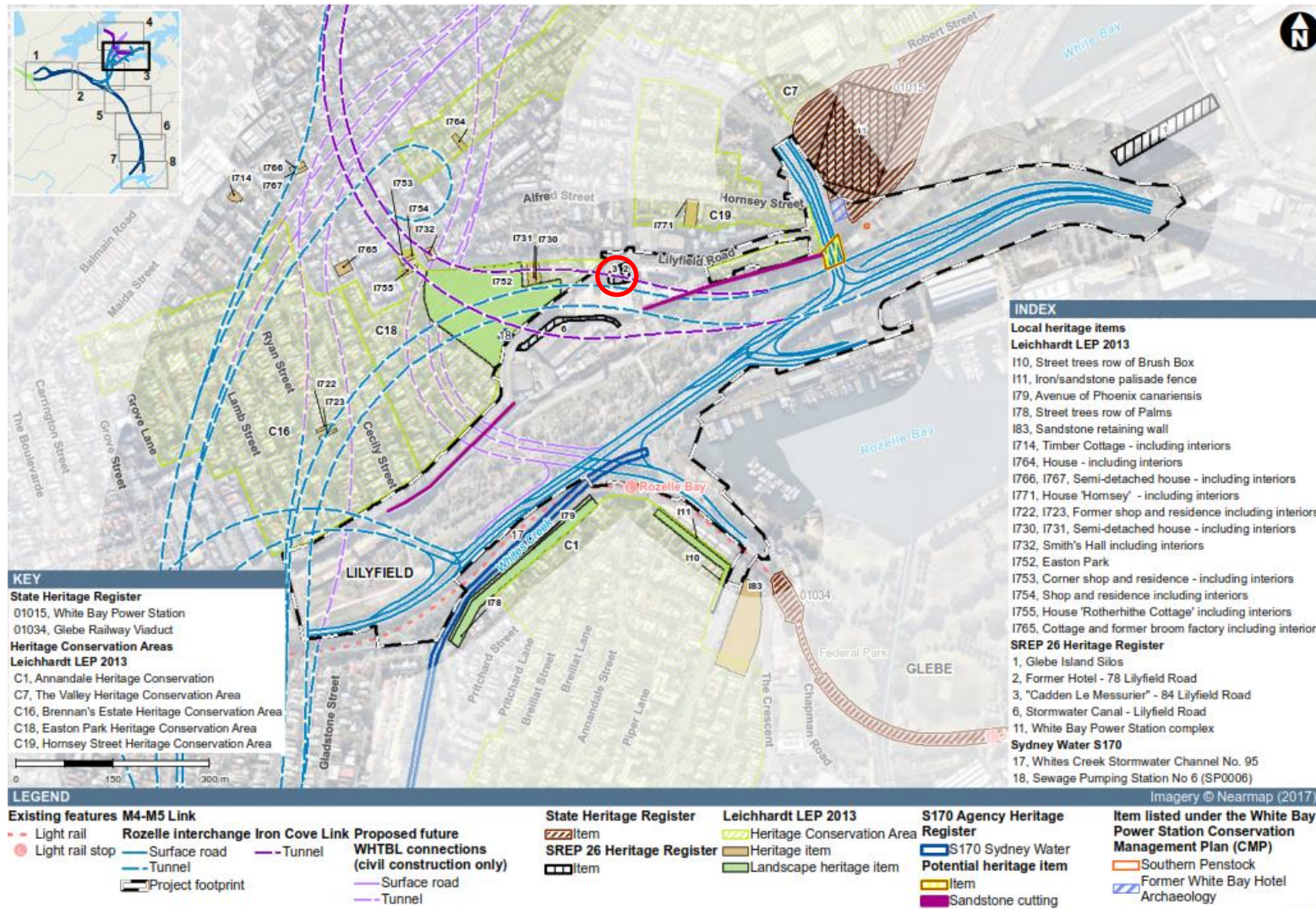


Figure 3. Map showing 84 Lilyfield Road (Item No. 3 outlined in red) marked as on the SREP 26 Heritage Register (Source: RMS EIS 2018, p.32).

3. Historic context

84 Lilyfield Road, Rozelle is the site of Çadden Le Messurier.¹ The property lies on part of 500 acres granted to William Balmain in 1800 and was subdivided in the late 1800s as a part of Flood’s Hotel subdivision (Figure 4). Prior to the construction of the current structures, a weatherboard cottage was located within the subject area.

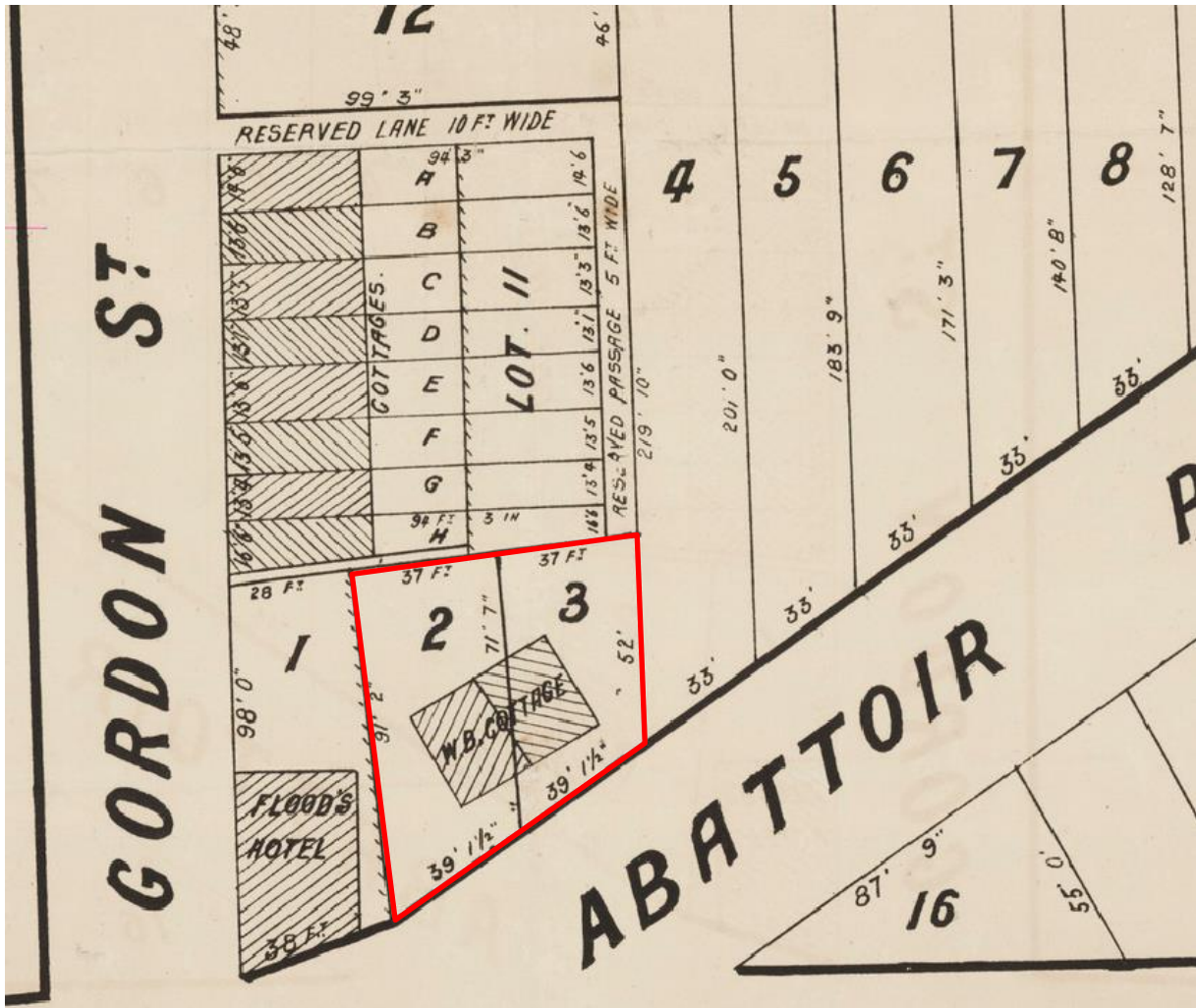


Figure 4. Balmain ‘Flood’s Hotel’ subdivision plan by Richardson and Wrench. Lots 2 & 3 (outlined in red) belonging to the site (Source: State Library of NSW, Call No. Z/SP/L8).

The subject site was previously occupied by small industrial buildings that related to either soap and candle manufacturing, or butchery and meat preserving. The most notable was Alston Soap and Candle Manufacturing Co. Ltd which was likely to have occupied the subject building and perhaps further buildings along Abbattoir Road. The site was established in 1876 by William Alston Hutchinson (1839-1897), a manufacturer, merchant, coillery director and politician. Hutchinson was born in Garigill, Cumberland, England, moved to Melbourne in 1857 and arrived

¹ Lilyfield Road has formerly been known as Abattoir Road, and later Storey Street.

in Sydney in 1872 (Harper 1972). He was an alderman of Balmain Council from 1878 to 1883, its mayor in 1881, and was MLA for Balmain 1882-85 (City of Sydney n.d.).

By 1902 Alston Soap and Candle Manufacturing Co. Ltd was described as one of the enterprises that 'gained for Balmain the prestige that it enjoys as a great industrial suburb of Sydney,' (*Australian Town and Country Journal*, 10 December 1902, 36). At this time the company employed about 60 people and was capable of turning out '300 tons of soap, 10,000 boxes of candles and 250 tons of soda crystals per month' as well as many other products (*Australian Town and Country Journal* 1902, p. 36). The company appears to have remained in this location until c.1930 when Southern Blue Metal Quarries Ltd took over the property (Sands Directory 1930).

From this period the site has been occupied by several different businesses. The current name of the site originates from the private timber manufacturing company of Çadden Le Messurier Pty. Ltd which had also been known as Cadden Alstergen Pty. Ltd in the 1990s till the early 2000s (Osiris, archived 28 July 2002).

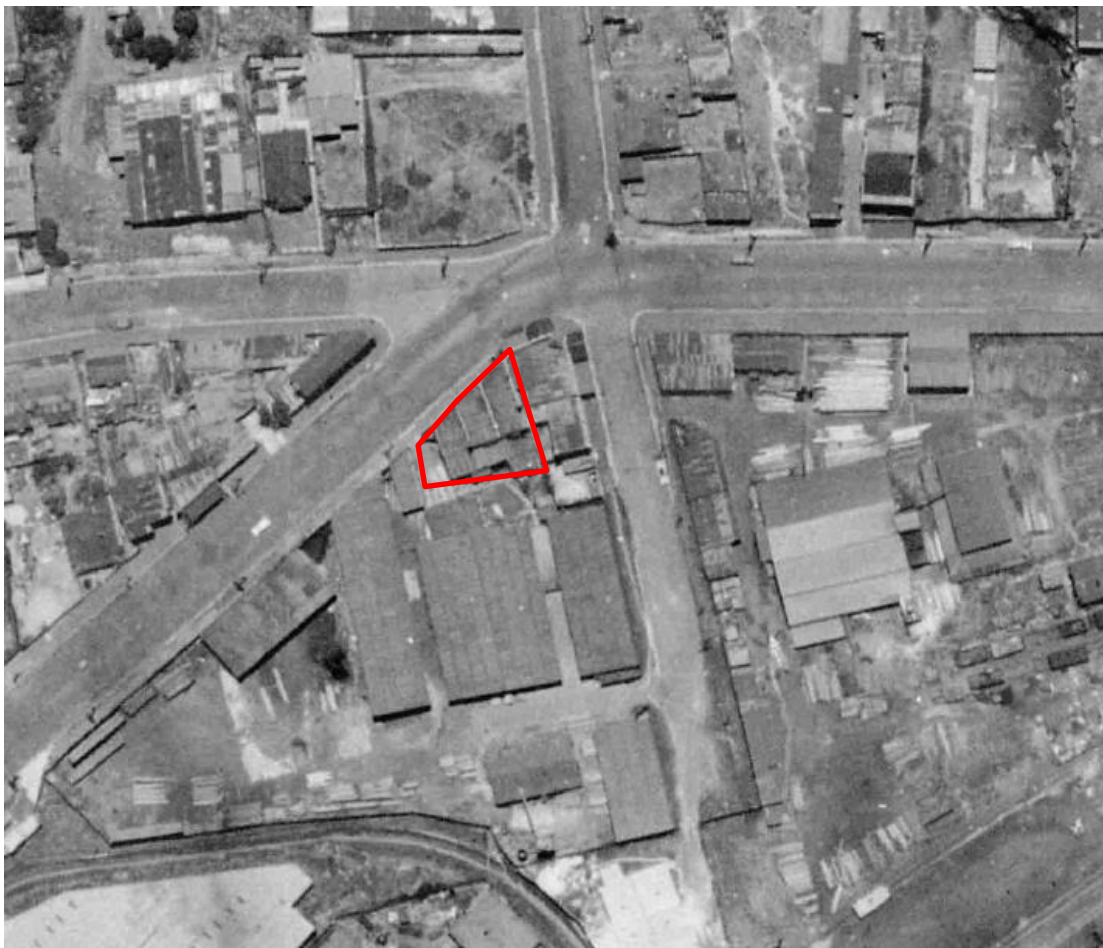


Figure 5. Aerial Photographic Survey 1949 (Source: City of Sydney, Historical Atlas of Sydney, accessed 2 May 2019).

4. Physical description

4.1 Exterior

The subject site is a Victorian style, two-storey rendered brick commercial building. It comprises of three semi-detached buildings with the western third of the structure a single storey building with a roof terrace accessed through the second floor. The structure has a decorative parapet that has three triangular arched pediments. There are two decorative vase-type urns placed at each corner of the façade. To the rear is one profiled rendered brick chimney.

The two windows on the first-floor façade are timber double hung sash windows with corbelled sills. The first floor also contains two sets of faux French style timber doors with transom, with steel security grills to the lower half of the openings. The seven timber windows to the ground floor façade are large double hung sash windows with corbelled sills. These windows are screened by vertical steel security grills. There is also a modern entry door on the single-storey section of the façade covered by a glass and metal awning.

To the side and rear of the building, several timber windows have corrugated iron awnings. To the rear of the building there is an external set of stairs beneath a corrugated iron verandah that provides rear access to the building. The sandstone footings of the building are visible on the western side.

4.2 Interior

The interior has been significantly modified, with minimal evidence of the original interior remaining apart from several large double-hung sash windows. Major additions from the c.1990s include a dropped false ceiling, timber floorboards, steel framed staircase, skylights and glass doors.

5. Photographic Archival Recording

5.1 Photographic recording sheets


| Site Name. | Date |
|---------------|--|
| Photographer: | Louise Radclyffe |
| Date: | 17 April 2019 |
| Camera: | Canon EOS 5D and 7D |
| Lens: | 16-35mm, 24-105mm |
| Comments: | Photographs taken in mid-morning light. Fine conditions. |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 001_84_LILYFIELD_RD_2019 | S | View to the façade from Lilyfield Road. |  |
| 002_84_LILYFIELD_RD_2019 | SE | View to the façade from Lilyfield Road. |  |
| 003_84_LILYFIELD_RD_2019 | SE | View to the façade from Lilyfield Road. |  |
| 004_84_LILYFIELD_RD_2019 | SW | View from corner of Lilyfield Road and Burt Street. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|--|--|
| 005_84_LILYFIELD_RD_2019 | SW | View from corner of Lilyfield Road and Burt Street. |  |
| 006_84_LILYFIELD_RD_2019 | SW | View from corner of Lilyfield Road and Burt Street. |  |
| 007_84_LILYFIELD_RD_2019 | SE | View from the west along Lilyfield Road. |  |
| 008_84_LILYFIELD_RD_2019 | SE | View from Lilyfield Road. |  |
| 009_84_LILYFIELD_RD_2019 | E | View of façade and western elevation of from Lilyfield Road. |  |




| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 010_84_LILYFIELD_RD_2019 | S | Building front entrance showing window, entry door and parapet. |  |
| 011_84_LILYFIELD_RD_2019 | S | Detail of building front entrance. |  |
| 012_84_LILYFIELD_RD_2019 | NE | Overview of Room 1 on first floor. |  |
| 013_84_LILYFIELD_RD_2019 | E | Detail of boarded up fireplace in Room 1. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 014_84_LILYFIELD_RD_2019 | SW | Overview of Room 1. |  |
| 015_84_LILYFIELD_RD_2019 | NW | Overview of Room 1, showing French doors and windows. |  |
| 016_84_LILYFIELD_RD_2019 | SE | Room 2 on first floor with view to window. |  |
| 017_84_LILYFIELD_RD_2019 | NE | Detail of cabinets in Room 2. |  |
| 018_84_LILYFIELD_RD_2019 | NW | View to door of Room 2 leading to Hallway 1. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 019_84_LILYFIELD_RD_2019 | S | Overview of Hallway 1 on first floor |  |
| 020_84_LILYFIELD_RD_2019 | N | Overview of Hallway 1 on first floor. |  |
| 021_84_LILYFIELD_RD_2019 | NW | Overview of Room 3 on first floor showing double sliding doors leading to roof terrace. |  |
| 022_84_LILYFIELD_RD_2019 | N | Overview of Room 3. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|--|--|
| 023_84_LILYFIELD_RD_2019 | SE | Overview of Room 3, facing towards internal sliding doors and staircase to ground floor. |  |
| 024_84_LILYFIELD_RD_2019 | E | Overview of Room 3. |  |
| 025_84_LILYFIELD_RD_2019 | SW | Overview of Room 3 facing towards the rear of 84 Lilyfield Road. |  |
| 026_84_LILYFIELD_RD_2019 | W | Overview of Room 3 looking towards roof terrace. |  |
| 027_84_LILYFIELD_RD_2019 | NW | Overview of Roof Terrace on first floor. |  |
| 028_84_LILYFIELD_RD_2019 | S | Overview of roof terrace showing detail of awning. |  |
| 029_84_LILYFIELD_RD_2019 | E | View from first floor Roof Terrace towards entrance to Room 3. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 030_84_LILYFIELD_RD_2019 | E | Exterior of 78 Lilyfield Road, as viewed from Roof Terrace. |  |
| 031_84_LILYFIELD_RD_2019 | NE | Detail of Roof Terrace. |  |
| 032_84_LILYFIELD_RD_2019 | SE | View of staircase to ground floor. |  |
| 033_84_LILYFIELD_RD_2019 | E | Overview of staircase from first floor looking downwards to ground floor. |  |
| 034_84_LILYFIELD_RD_2019 | - | View of ceiling sky light. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 035_84_LILYFIELD_RD_2019 | N | View of Staircase and Hallway 1 on first floor. |  |
| 036_84_LILYFIELD_RD_2019 | SE | Overview of staircase showing first floor and ground floor. |  |
| 037_84_LILYFIELD_RD_2019 | W | View of Hallway 2 from staircase. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 038_84_LILYFIELD_RD_2019 | NW | View of Hallway 2 from staircase. |  |
| 039_84_LILYFIELD_RD_2019 | SW | View of Hallway 2 towards Room 6. |  |
| 040_84_LILYFIELD_RD_2019 | E | View of Hallway 2 towards staircase. |  |
| 041_84_LILYFIELD_RD_2019 | NE | View of Hallway 2 towards staircase, Room 4 and Room 5. |  |
| 042_84_LILYFIELD_RD_2019 | NE | Overview of Room 4 on ground floor. |  |
| 043_84_LILYFIELD_RD_2019 | NW | Overview of Room 4. |  |
| 044_84_LILYFIELD_RD_2019 | SW | Overview of Room 4 towards Hallway 2. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|--|--|
| 045_84_LILYFIELD_RD_2019 | SE | Overview of Room 4. |  |
| 046_84_LILYFIELD_RD_2019 | N | Detail of double sash windows in Room 4. |  |
| 047_84_LILYFIELD_RD_2019 | NW | Overview of Room 5 on ground floor. |  |
| 048_84_LILYFIELD_RD_2019 | NE | Room 5 showing the three timber windows. |  |
| 049_84_LILYFIELD_RD_2019 | SE | Detail of Room 5 towards Hallway 2. |  |
| 050_84_LILYFIELD_RD_2019 | SW | Overview of Room 5. |  |
| 051_84_LILYFIELD_RD_2019 | N | Detail of casement windows in Room 5. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 052_84_LILYFIELD_RD_2019 | S | Overview of Hallway 2 towards Bathroom on ground floor. |  |
| 053_84_LILYFIELD_RD_2019 | NE | Overview of storage Room on ground floor. |  |
| 054_84_LILYFIELD_RD_2019 | N | Overview of storage Room on ground floor. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|-------------------------------|--|
| 055_84_LILYFIELD_RD_2019 | SE | Overview of women's bathroom. |  |
| 056_84_LILYFIELD_RD_2019 | E | Overview of men's bathroom. |  |
| 057_84_LILYFIELD_RD_2019 | SE | Detail of men's bathroom. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|--|--|
| 058_84_LILYFIELD_RD_2019 | SW | Overview of Room 6 on ground floor. |  |
| 059_84_LILYFIELD_RD_2019 | W | Overview of Room 6. |  |
| 060_84_LILYFIELD_RD_2019 | E | Overview of Room 6. |  |
| 061_84_LILYFIELD_RD_2019 | NE | View of Room 6 towards Hallway 2. |  |
| 062_84_LILYFIELD_RD_2019 | S | Detail of double sash windows in Room 6. |  |
| 063_84_LILYFIELD_RD_2019 | W | View from Hallway 2 towards Entrance Room. |  |
| 064_84_LILYFIELD_RD_2019 | SW | Overview of Kitchen on ground floor. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|--|--|
| 065_84_LILYFIELD_RD_2019 | W | Overview of Kitchen. |  |
| 066_84_LILYFIELD_RD_2019 | N | Overview of Kitchen. |  |
| 067_84_LILYFIELD_RD_2019 | SE | Overview of Kitchen and rear door. |  |
| 068_84_LILYFIELD_RD_2019 | SE | View of Entrance Room on ground floor. |  |
| 069_84_LILYFIELD_RD_2019 | SW | View of Entrance Room on ground floor. |  |
| 070_84_LILYFIELD_RD_2019 | N | Entrance Room showing entrance to 84 Lilyfield Road. |  |
| 071_84_LILYFIELD_RD_2019 | W | Detail of double sash windows in Entrance Room. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 072_84_LILYFIELD_RD_2019 | N | Detail of windows and door in Entrance Room. |  |
| 073_84_LILYFIELD_RD_2019 | E | View of western elevation. |  |
| 074_84_LILYFIELD_RD_2019 | E | View of western elevation. |  |
| 075_84_LILYFIELD_RD_2019 | NE | View of western and southern elevations. |  |
| 076_84_LILYFIELD_RD_2019 | N | View of southern elevation. |  |
| 077_84_LILYFIELD_RD_2019 | S | View of western elevation showing detail of driveway. |  |

| Image Name. | Direction | Details | Thumbnail |
|--------------------------|-----------|---|--|
| 078_84_LILYFIELD_RD_2019 | E | View of southern elevation showing detail of verandah and steps leading to rear entrance. |  |
| 079_84_LILYFIELD_RD_2019 | N | View of southern elevation. |  |
| 080_84_LILYFIELD_RD_2019 | NW | View of 84 Lilyfield Road from 78 Lilyfield Road. |  |
| 081_84_LILYFIELD_RD_2019 | NW | View of 84 Lilyfield Road from 78 Lilyfield Road. |  |

5.2 Photographic proof sheets

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



001_84_LILYFIELD_RD_2019 f/20 ISO 800 1/500
s 2019/04/17 13:08:05



002_84_LILYFIELD_RD_2019 f/22 ISO 800 1/320
s 2019/04/17 13:53:37



003_84_LILYFIELD_RD_2019 f/20 ISO 800 1/500
s 2019/04/17 13:08:35



004_84_LILYFIELD_RD_2019 f/22 ISO 800 1/320
s 2019/04/17 13:54:34



005_84_LILYFIELD_RD_2019 f/22 ISO 800 1/320
s 2019/04/17 13:54:12



006_84_LILYFIELD_RD_2019 f/22 ISO 800 1/500
s 2019/04/17 13:54:49



007_84_LILYFIELD_RD_2019 f/18 ISO 800 1/500
s 2019/04/17 13:09:02



008_84_LILYFIELD_RD_2019 f/14 ISO 800 1/500
s 2019/04/17 13:09:28



009_84_LILYFIELD_RD_2019 f/13 ISO 800 1/500
s 2019/04/17 13:10:15



010_84_LILYFIELD_RD_2019 f/22 ISO 800 1/200
s 2019/04/17 13:53:04



011_84_LILYFIELD_RD_2019 f/22 ISO 800 1/100 s
2019/04/17 13:52:22



012_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/100
s 2019/04/17 13:16:08

1 of 7

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



013_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/100 s 2019/04/17 13:16:19



014_84_LILYFIELD_RD_2019 f/7.1 ISO 800 1/100 s 2019/04/17 13:16:37



015_84_LILYFIELD_RD_2019 f/7.1 ISO 800 1/100 s 2019/04/17 13:16:50



016_84_LILYFIELD_RD_2019 f/5 ISO 800 1/100 s 2019/04/17 13:18:35



017_84_LILYFIELD_RD_2019 f/5 ISO 800 1/100 s 2019/04/17 13:18:45



018_84_LILYFIELD_RD_2019 f/5 ISO 800 1/100 s 2019/04/17 13:18:57



019_84_LILYFIELD_RD_2019 f/7.1 ISO 800 1/100 s 2019/04/17 13:19:29



020_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/100 s 2019/04/17 13:19:53



021_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/100 s 2019/04/17 13:20:15



022_84_LILYFIELD_RD_2019 f/4 ISO 800 1/100 s 2019/04/17 13:20:31



023_84_LILYFIELD_RD_2019 f/4 ISO 800 1/100 s 2019/04/17 13:20:46



024_84_LILYFIELD_RD_2019 f/3.5 ISO 800 1/100 s 2019/04/17 13:21:01

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



025_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/100 s 2019/04/17 13:21:17



026_84_LILYFIELD_RD_2019 f/8 ISO 800 1/100 s 2019/04/17 13:21:44



027_84_LILYFIELD_RD_2019 f/16 ISO 800 1/400 s 2019/04/17 13:22:10



028_84_LILYFIELD_RD_2019 f/16 ISO 800 1/640 s 2019/04/17 13:22:32



029_84_LILYFIELD_RD_2019 f/16 ISO 800 1/100 s 2019/04/17 13:23:18



030_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200 s 2019/04/17 13:24:09



031_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200 s 2019/04/17 13:24:36



032_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200 s 2019/04/17 13:26:26



033_84_LILYFIELD_RD_2019 f/6.3 ISO 800 1/100 s 2019/04/17 13:27:11



034_84_LILYFIELD_RD_2019 f/16 ISO 800 1/100 s 2019/04/17 13:27:23



035_84_LILYFIELD_RD_2019 f/9 ISO 800 1/100 s 2019/04/17 13:27:41



036_84_LILYFIELD_RD_2019 f/8 ISO 800 1/100 s 2019/04/17 13:28:09

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



037_84_LILYFIELD_RD_2019 f/5 ISO 800 1/100 s
2019/04/17 13:28:42



038_84_LILYFIELD_RD_2019 f/3.5 ISO 800 1/50 s
2019/04/17 13:29:07



039_84_LILYFIELD_RD_2019 f/3.5 ISO 800 1/50 s
2019/04/17 13:29:25



040_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/50 s
2019/04/17 13:29:52



041_84_LILYFIELD_RD_2019 f/3.2 ISO 800 1/50 s
2019/04/17 13:30:06



042_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/80 s
2019/04/17 13:30:26



043_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/80 s
2019/04/17 13:30:37



044_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/80 s
2019/04/17 13:30:52



045_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/80 s
2019/04/17 13:31:03



046_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/80 s
2019/04/17 13:31:12



047_84_LILYFIELD_RD_2019 f/4 ISO 800 1/50 s
2019/04/17 13:31:36



048_84_LILYFIELD_RD_2019 f/5 ISO 800 1/50 s
2019/04/17 13:31:47

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



049_84_LILYFIELD_RD_2019 f/4 ISO 800 1/50 s
2019/04/17 13:32:02



050_84_LILYFIELD_RD_2019 f/4 ISO 800 1/50 s
2019/04/17 13:32:19



051_84_LILYFIELD_RD_2019 f/8 ISO 800 1/50 s
2019/04/17 13:32:33



052_84_LILYFIELD_RD_2019 f/2.8 ISO 800 1/50 s
2019/04/17 13:32:54



053_84_LILYFIELD_RD_2019 f/2.2 ISO 800 1/50 s
2019/04/17 13:33:56



054_84_LILYFIELD_RD_2019 f/2.2 ISO 800 1/50 s
2019/04/17 13:34:05



055_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/50 s
2019/04/17 13:35:03



056_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/80 s
2019/04/17 13:35:44



057_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/80 s
2019/04/17 13:36:00



058_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/80 s
2019/04/17 13:37:10



059_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/80 s
2019/04/17 13:37:20



060_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/80 s
2019/04/17 13:37:29

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



061_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/60 s
2019/04/17 13:37:41



062_84_LILYFIELD_RD_2019 f/8 ISO 800 1/60 s
2019/04/17 13:37:56



063_84_LILYFIELD_RD_2019 f/4.5 ISO 800 1/60 s
2019/04/17 13:38:47



064_84_LILYFIELD_RD_2019 f/4 ISO 800 1/60 s
2019/04/17 13:39:19



065_84_LILYFIELD_RD_2019 f/5.6 ISO 800 1/60 s
2019/04/17 13:39:42



066_84_LILYFIELD_RD_2019 f/8 ISO 800 1/60 s
2019/04/17 13:39:56



067_84_LILYFIELD_RD_2019 f/8 ISO 800 1/60 s
2019/04/17 13:40:05



068_84_LILYFIELD_RD_2019 f/6.3 ISO 800 1/60 s
2019/04/17 13:40:57



069_84_LILYFIELD_RD_2019 f/6.3 ISO 800 1/60 s
2019/04/17 13:41:21



070_84_LILYFIELD_RD_2019 f/11 ISO 800 1/60 s
2019/04/17 13:41:36



071_84_LILYFIELD_RD_2019 f/10 ISO 800 1/60 s
2019/04/17 13:41:48



072_84_LILYFIELD_RD_2019 f/16 ISO 800 1/60 s
2019/04/17 13:42:11

'Cadden Le Messurier' 84 Lilyfield Road, Rozelle - Extent Heritage 2019
Photographer: Louise Radclyffe



073_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200
s 2019/04/17 13:44:57



074_84_LILYFIELD_RD_2019 f/10 ISO 800 1/320
s 2019/04/17 13:49:55



075_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200
s 2019/04/17 13:44:29



076_84_LILYFIELD_RD_2019 f/13 ISO 800 1/320
s 2019/04/17 13:46:52



077_84_LILYFIELD_RD_2019 f/16 ISO 800 1/320
s 2019/04/17 13:50:19



078_84_LILYFIELD_RD_2019 f/10 ISO 800 1/320
s 2019/04/17 13:50:38



079_84_LILYFIELD_RD_2019 f/16 ISO 800 1/200
s 2019/04/17 13:43:59



080_84_LILYFIELD_RD_2019 f/13 ISO 800 1/500
s 2019/04/17 12:53:25



081_84_LILYFIELD_RD_2019 f/13 ISO 800 1/500
s 2019/04/17 12:47:06

5.3 Photograph direction plans



Key:
 Direction
 No direction

EXTERIOR, 84 LILYFIELD ROAD, ROZELLE

Type: Direction Plan
 Date: May 2019
 Scale: Not to scale
 Source: Six LPI

Figure 6. Direction Plan of Exterior of 84 Lilyfield Road.

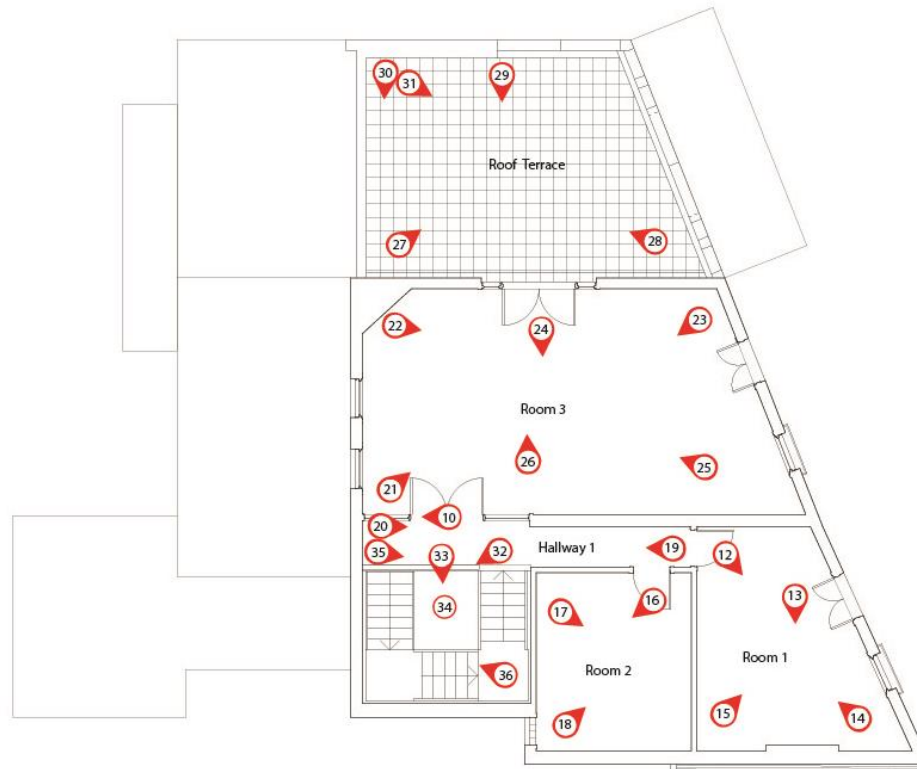


Figure 7. Direction Plan of First Floor of 84 Lilyfield Road.



Key:
 Direction
 No direction

GROUND FLOOR, 84 LILYFIELD ROAD,
ROZELLE

Type: Direction Plan
 Date: May 2019
 Scale: Not to scale
 Source: The Archivist
 DWG No: EPH_MDA3.01

Figure 8. Direction Plan of Ground Floor of 84 Lilyfield Road.

6. Salvage Report



6.1 Overview

The following section outlines an inventory of existing historic building fabric within the subject building. A table of existing fabric has been provided below, as well as floor plans to assist with the identification of historic building fabric during works.


This fabric should form part of a catalogue of heritage fabric to be reused in line with the strategy provided in Section 6.4 Re-Use of Salvaged Material.


6.2 Building Fabric Catalogue

External

| Ref # | Feature | Quantity | Thumbnail |
|-------|---------------------------|----------|--|
| 1 | Sandstone footing | 1 |  |
| 2 | Urn on parapet- vase type | 2 |  |

Internal

| Ref # | Feature | Quantity | Thumbnail |
|-------|--|----------|--|
| 3 | Window joinery and associated hardware - large timber double-hung sash | 16 |  |

| Ref # | Feature | Quantity | Thumbnail |
|-------|----------------------------------|----------|---|
| 4 | Door joinery- timber French door | 2 |  |

6.3 Salvage Plans

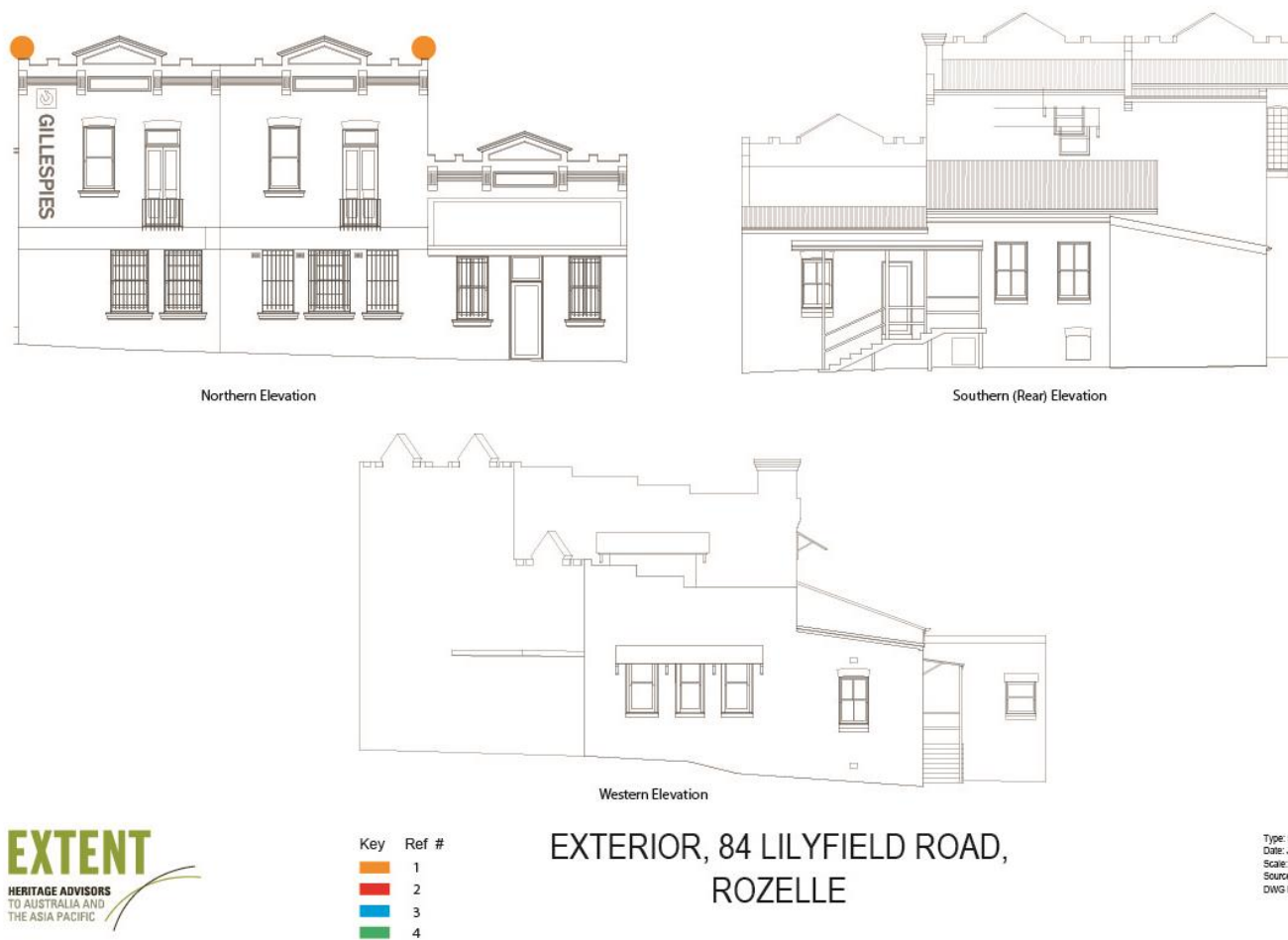
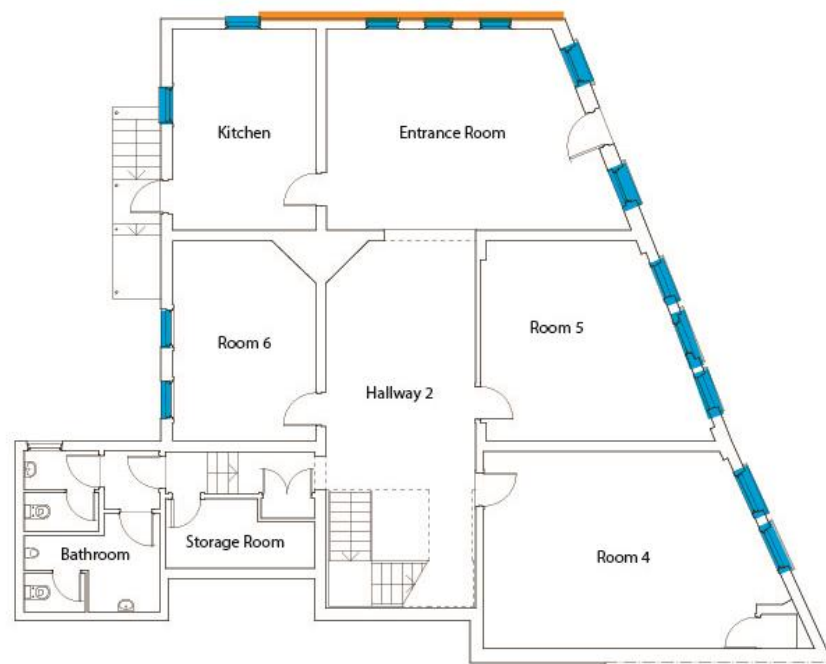


Figure 9. Salvage Plan of Exterior of 84 Lilyfield Road (ref # is taken from Section 6.2).



| Key | Ref # |
|--------|-------|
| Orange | 1 |
| Red | 2 |
| Blue | 3 |
| Green | 4 |

GROUND FLOOR, 84 LILYFIELD ROAD,
ROZELLE

Type: Salvage Plan
Date: May 2019
Scale: Not to scale
Source: The Archivist
DWG No. EPH_MDA3.01

Figure 10. Salvage Plan of Ground Floor of 84 Lilyfield Road (ref # is taken from Section 6.2).



| Key | Ref # |
|---------------------------------------|-------|
| ■ | 1 |
| ■ | 2 |
| ■ | 3 |
| ■ | 4 |

FIRST FLOOR, 84 LILYFIELD ROAD,
ROZELLE

Type: Salvage Plan
Date: May 2019
Scale: Not to scale
Source: The Archivist
DWG No. EPH_MDA3.02

Figure 11. Salvage Plan of First Floor of 84 Lilyfield Road.

6.4 Re-use of salvaged material

The below section has been prepared in fulfillment of Condition E165 which states:

Following archival recording as required by Condition E163, and prior to demolition, the Proponent must assess options for sympathetic reuse (including integrated heritage displays and interpretation) on the Project or other options for conservation, including architectural salvage for re-use in comparable buildings and displays.

Specifically, this section includes the following items:

- Identification of options and processes for dissemination of salvaged items to owners, community groups and interested parties; and
- Provision of sympathetic reuse options for heritage fabric, either within the WestConnex project or within the wider community.

6.4.1 Options for dissemination of salvaged fabric

There are numerous benefits with respect to disseminating salvaged items to owners, community groups and interested parties, including:

- **Environmental** - Impacts associated with utilising reclaimed heritage building fabric is less than that of producing new building materials. This helps to retain the fabrics 'embodied energy', that is, the energy consumed by all the processes associated with the production of a building or particular building fabric (CSIRO 1997).
- **Social** - Maintaining built fabric of architectural and historical value within the Rozelle and/or Inner West area helps to preserve the heritage character of these locations. Communities benefit from the protection of fabric, including the preservation of this fabric for future generations (Australian Government Department of Environment and Heritage 2004:4).
- **Economic** – There are economic benefits from the salvage of heritage building fabric, including a reduced cost for owners of other listed heritage properties when given the opportunity to re-use salvaged items.

The building fabric catalogue (Section 6.2) provides a list of items considered to be salvageable. Post-salvage, there are several organisations that may be contacted to understand their interest in taking the elements for restoration and repair of similar buildings and/or for distribution to landowners. These can be found in the below table.

Where possible, salvaged building fabric should first be offered to members of the local community and/or considered for re-use within the project area prior to other interested parties (i.e. organisations dealing in the sale of salvaged material) being contacted.

| Organisation | Contact | Comments |
|--|---|---|
| Balmain Association Inc | Email: Contactable through a form on their website located at the below link Website: https://balmainassociation.org.au/contact/ | <ul style="list-style-type: none"> Covers Balmain, Birchgrove and Rozelle. Formed to preserve the best of the suburb's history, architecture and natural beauty. Aims to 'maintain all features having natural, architectural and or historical value of the area and keep a permanent collection of historical interest'. |
| Inner West Council | Phone: (02) 9392 5000 Email: council@innerwest.nsw.gov.au Website: https://www.innerwest.nsw.gov.au | <ul style="list-style-type: none"> Local Council for the Local Government Area (LGA) covering the suburb of Rozelle. Could be contacted to help facilitate communication between owners of locally listed properties within the Rozelle area and JHCPB JV. |
| Inner West Council Community History and Heritage Team | Email: history@innerwest.nsw.gov.au . Website: https://www.innerwest.nsw.gov.au/explore/libraries/community-history/contact-the-community-heritage-and-history-team | <ul style="list-style-type: none"> As above, the Inner West Council Community History and Heritage Team may be able to provide more heritage-specific LGA information and contacts for locally listed properties. |
| Historic Houses Association of Australia | Phone: (02) 9252 5554 Email: enquiries@hha.net.au Website: https://www.hha.net.au/ | <ul style="list-style-type: none"> A registered charity and volunteer organisation that supports owners and promotes public interest in historic houses and properties throughout Australia. |
| Chippendale Restorations | Phone: (02) 9810 6066 Email: mail@chippendalerestorations.com.au Website: chippendalerestorations.com.au | <ul style="list-style-type: none"> Located in Rozelle. Specialises in antique recovery and restoration of interior and exterior fittings. |
| Heritage Building Centre | Phone: 02 9567 1322 Email: sales@heritagebuilding.com.au Website: https://www.heritagebuilding.com.au/ | <ul style="list-style-type: none"> Specialises in the sale of material from 1850 to 1950. Stocks second hand, reproduction and recycled building materials. |

6.4.2 Options for re-use of fabric

In addition to the dissemination of salvaged items to owners, community groups and interested parties, additional options include the sympathetic re-use of built heritage fabric within the project area for future heritage interpretation.

Utilising salvaged fabric from heritage buildings is an increasingly popular method of heritage interpretation for community sites. Re-use of heritage fabric in this way conveys a sense of dignity and respect for heritage places within the local community, and can help support in creating a 'sense of place'.

Interpretive elements may include:



- Original building fabric installed as-is, with accompanying signage providing contextual information about the fabric,
- Original building fabric re-used for functional purposes such as seating or retaining walls, or
- Original building fabric elements utilised as part of public community art projects.

The below table identifies elements from the building fabric catalogue in Section 6.2 that may be re-used for interpretation, and examples of how similar re-use opportunities have been undertaken in other areas.

It is understood that a Heritage Interpretation Strategy is being prepared for the Rozelle Interchange project (*WestConnex Stage 3 Rozelle Interchange Interpretation Strategy* in preparation by Extent Heritage). A catalogue of extant building fabric, which is not already disseminated to owners or community groups, should be included within the interpretation strategy to ensure that interpretation options are adequately addressed.

As the subject site will be demolished as part of the new Rozelle Interchange, the salvaged fabric will need to be moved to a new location, such as a park or community facility. It is recommended that re-use of building fabric for heritage interpretation be limited to the Rozelle and wider Inner West area.

| Fabric | Potential re-use | Example |
|-------------------------|------------------|--|
| Sandstone footings (#1) | Seating |  <p data-bbox="1305 740 2051 799">Figure 12. Sandstone blocks used as bench seating (Source: Outdoor Design Source).</p> |
| | Retaining walls |  <p data-bbox="1305 1275 2051 1334">Figure 13. Sandstone blocks used as a retaining wall (Source: Brisbane Sandstone).</p> |

| Fabric | Potential re-use | Example |
|--------|---|---|
| | <p>Interpretive paving or wall stones</p> |  <p>Figure 14. Sandstone blocks used as an interpretive wall (Source: Central Maitland Interpretation Plan 2014:35).</p>  <p>Figure 15. Sandstone blocks repurposed as interpretive paving (Source: Central Maitland Interpretation Plan 2014:25).</p> |

6.5 Salvage Recommendations

6.4.3 Prior to Work

- Contractors should be briefed about the Heritage Condition of Consent regarding the requirement to salvage materials. The elements that have been identified for salvage, and how these materials should be managed, should be listed in a catalogue of materials for salvage should be kept on site for reference at all times.

6.4.4 During Work

Hazardous Materials

- Any salvage material found to contain hazardous material (e.g. lead paint), should be managed in accordance with current hazardous materials legislation.
- Where reasonable and feasible, remediation of hazardous materials from significant salvage items should be undertaken in consultation with a Heritage Advisor.

Removal of Material

- All fabric should be removed carefully to ensure its condition is not compromised. Specifically, extra care should be taken in the removal of window and door elements. Windows/doors and associated components (sleeves, sashes, architraves, etc) and hardware (locks, handles, stays, etc) should be removed as one piece, or labelled as part of a group/assemblage. All grouped elements should be kept together
- A Heritage Advisor should be notified if other potential original (and salvageable) building fabric, which has not been identified in the salvage report, is identified during works. A photograph of this item should be emailed to the Heritage Advisor for assessment of its salvage potential prior to disposal.
- If highly significant material will need to be physically impacted i.e. cut or damaged, in order to be salvaged, seek the advice of a heritage consultant on the most appropriate methodology to minimise the impact.

Storage

- All salvaged fabric should be stored in a dry, secure place after removal.
- All items should be clearly labelled for storage with building, room, and element number (as applicable). It should also be labelled with the date of removal, and date of storage.
- Any material that is wet or mouldy should not be stored in a sealed wrapping. Only store completely dry materials as mould spores can transfer to other materials.

- Do not store any materials that appear to have evidence of pest infestation (such as borer holes, termite frass, etc). It should be disposed unless assessed as highly significant. Highly significant material suffering insect infestation should be treated prior to storage.
- The condition of the material should be inspected for mould, insect activity or other damage every 3 months.

6.4.5 Reuse of salvaged material

- The recommendations outlined in Section 6.4 of this report and presented in the figure below should be followed.
- A list of salvaged fabric should be included within the Heritage Interpretation Strategy (in preparation by Extent Heritage) to ensure that interpretation options are adequately addressed as part of the Rozelle Interchange project.



7. References

Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Burwood, Vic.: Australia ICOMOS.

Australian Government Department of Environment and Heritage. 2004. *Adaptive Reuse: Preserving our past, building our future*. In partnership with The Royal Australian Institute of Architects and Year of the Built Environment 2004.

CSIRO. 1997. *Embodied Energy of Dwellings* CSIRO Division of Building, Construction and Engineering, Melbourne, Australia.

City of Sydney. n.d. *William Alston Hutchinson*, accessed 5 June 2019, <https://www.sydneyaldermen.com.au/alderman/william-alston-hutchinson/>

Harper, H. 1972. 'Hutchinson, William Alston (1839–1897)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, accessed 5 June 2019, <http://adb.anu.edu.au/biography/hutchinson-william-alston-3830/text6079>.

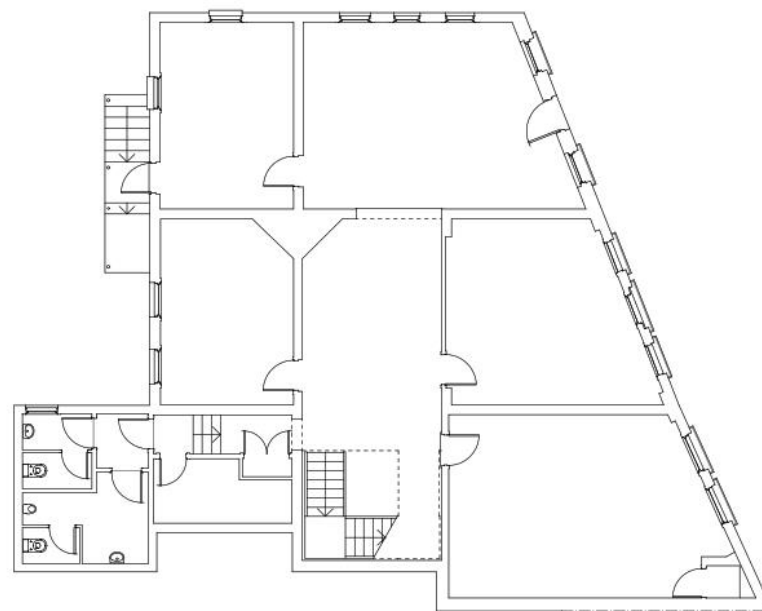
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Roads and Maritime Services (RMS) 2018, *WestConnex M4-M5 Link: Environmental Impact Statement*, NSW Government, p.32.

Sands Directory. 1977-1930, accessed 5 June 2019, <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/1930-1933>

APPENDIX A - Architectural Drawings

Measured drawings have been provided by The Archivist Pty Ltd for 84 Lilyfield Road, Rozelle.



Project:
78-84 Lilyfield Road,
Rozelle
MEASURED DRAWINGS
for:
Extent Heritage Advisors

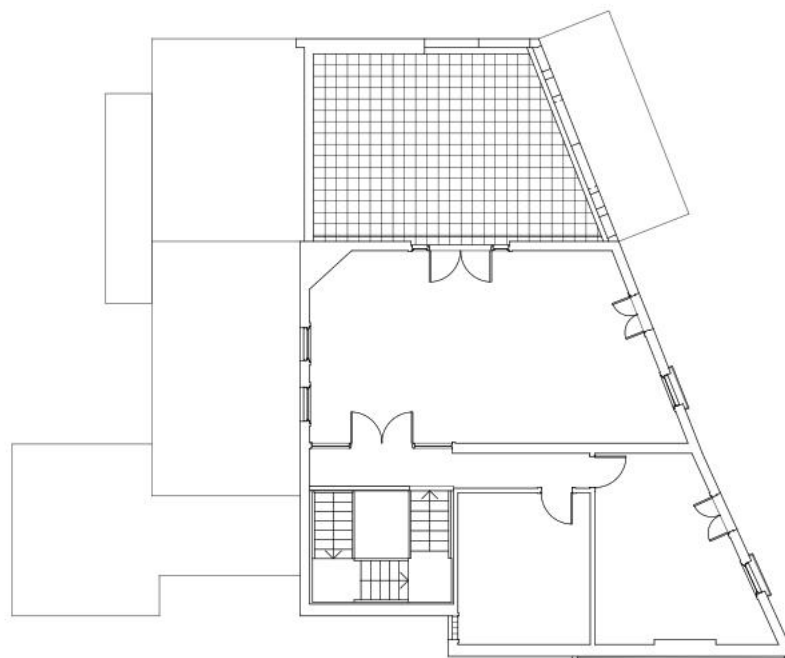
Prepared by:
The Archivist
58 Wardell Road, Petersham NSW 2049
0410570773
epeter@thearchivist.com.au

Drawing: **Ground Plan 84 Lilyfield Road**

Survey Date: **May 2019** Scale: 1:100@A1

Drawing No: EPH_MDA3.01 Issue: -25.06.19

Figure 16. Ground Floor Plan 84 Lilyfield Road Rozelle, (architectural drawings by the Archivist).



Project:
78-84 Lilyfield Road,
Rozelle
MEASURED DRAWINGS
for:
Extent Heritage Advisors

Prepared by:
The Archivist
58 Wardell Road, Petersham NSW 2049
0410570773
epeter@thearchivist.com.au

Drawing: **Upper Plan 84 Lilyfield Road**
Survey Date: **May 2019** Scale: 1:100@A1
Drawing No: EPH_MDA3.02 Issue: -25.06.19

Figure 17. First Floor Plan 84 Lilyfield Road Rozelle, (architectural drawings by the Archivist).



Project:
78-84 Lilyfield Road,
Rozelle
MEASURED DRAWINGS
for:
Extent Heritage Advisors

Prepared by:
The Archivist
58 Wardell Road, Petersham NSW 2049
0410570773
epeter@thearchivist.com.au

Drawing: Lilyfield Road Elevation, 84 Lilyfield Rd

Survey Date: June 2019 Scale: 1:100@A1

Drawing No: EPH_MDA3.03 Issue: - 25.06.19

Figure 18. Northern elevation drawing, 84 Lilyfield Road, Rozelle (architectural drawings by the Archivist).



Project:
78-84 Lilyfield Road,
Rozelle
MEASURED DRAWINGS
for:
Extent Heritage Advisors

Prepared by:
The Archivist
58 Wardell Road, Petersham NSW 2049
0410570773
e peter@thearchivist.com.au

Drawing: **South Elevation, 84 Lilyfield Road**

Survey Date: **June 2019** Scale: 1:100@A1

Drawing No: **EPH_MDA3.04** Issue: - 25.06.19

Figure 19. Western elevation drawing, 84 Lilyfield Road, Rozelle (architectural drawings by the Archivist).



Project:
78-84 Lilyfield Road,
Rozelle
MEASURED DRAWINGS
for:
Extent Heritage Advisors

Prepared by:
The Archivist
58 Wardell Road, Petersham NSW 2049
0410570773
epeter@thearchivist.com.au

Drawing: **Rear Elevation, 84 Lilyfield Road**

Survey Date: **June 2019** Scale: 1:100@A1

Drawing No: **EPH_MDA3.05** Issue: - 25.06.19

Figure 20. Southern (rear) elevation drawing, 84 Lilyfield Road, Rozelle (architectural drawings by the Archivist).