

5. THE SUBURB OF EASTLAKES



Eastlakes is situated at the northern edge of the former Botany LGA marked as (5) on the above aerial.

The suburb of Eastlakes covers the area from Maloney Street to Eastlakes Golf Club, and from Gardeners Road down to Wentworth Avenue. It was named after the great wetland lake system that sits within it, however Eastlakes as it exists today has changed a great deal.

Originally the land that now makes up the suburb of Eastlakes was a collection of land grants and Crown Land purchases, dominated by the 417 acres made to T.W.M. Winder. Winder was granted this land for its industrial potential due to the abundant water supply, but it was never intensively developed and has continued to be largely open space into the 21st century. The boundaries of some smaller holdings are clearly marked by the road pattern. These smaller parcels were purchased from the Crown and used for market gardens. Owners within the Eastlakes area included James Holt, J. Newton and Charles Whitney.

The wetlands environment of Eastlakes was a significant deterrent for housing and industrial development which was being seen in surrounding areas of North Botany (Mascot), Botany and Banksmeadow at the time. The Eastlakes area remained relatively undeveloped until the 20th century, when its wetlands proved to be instead a considerable advantage for one particular use – golf. In 1928 two golf courses were established on the land surrounding the wetlands; the Lakes Golf Club and Eastlake Golf Club (the latter being a public course). Whereas golf courses usually were designed to suit the existing terrain, the Lakes

Golf course was designed to have the mounds and rolls constructed in the positions where they should ideally be. This added technical skill and enjoyment to the course. In May 1934 the Lakes Golf Club organised the first international golf match held in Australia, and was also host to the Lakes Open and NSW Open and Closed Championships.

One of the most obvious changes to Eastlakes over the years has been the addition of Southern Cross Drive which now dissects the suburb. The government's decision to build Southern Cross Drive in 1968 led to the Lakes course being closed to be redesigned around it.

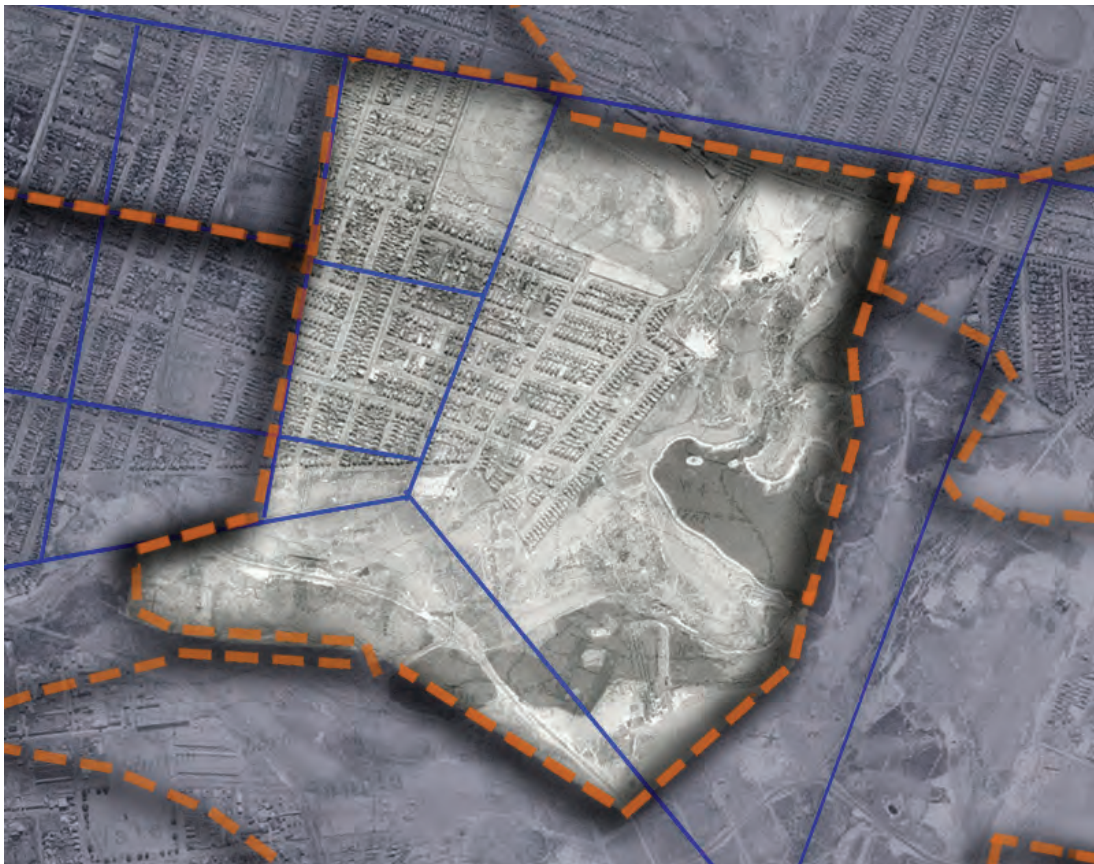
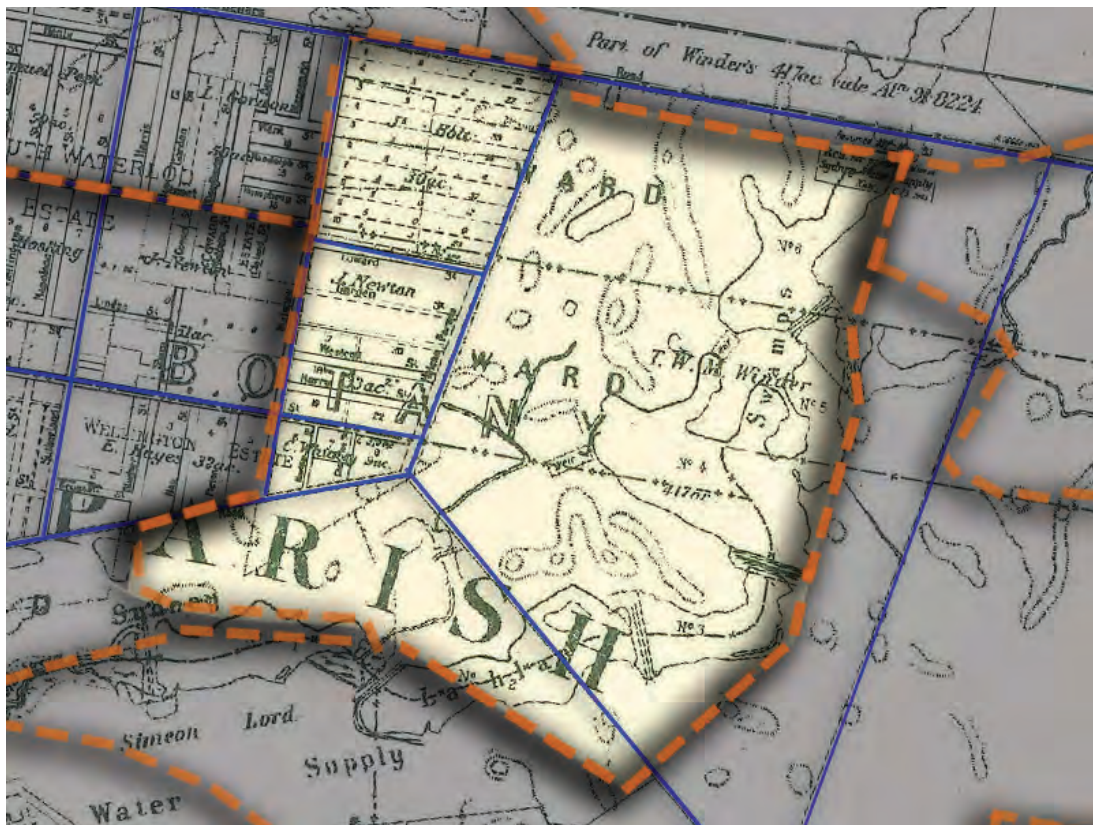
The other major attraction to the area in the 20th century was Rosebery Park Racecourse, which, although named Rosebery, was situated in Eastlakes. It was the second 'Rosebery Racecourse' (the first being constructed just outside of the former Botany Bay LGA, on the north-eastern junction of Gardeners Road and Botany Road) and was built in 1906, with a new grandstand estimated at £12,000. It was a very successful attraction and regularly held meets with thousands of attendees. In both world wars, Rosebery Park Racecourse was used as a parade ground and military training ground (including for the 1st Light Horse Brigade in World War I) and became the headquarters of the 8th Division of the Australian Imperial Force in World War II.

In 1961 the Sydney Turf Club sold Rosebery Park Racecourse to Parkes Developments Pty Ltd. Over the next ten years the old racecourse was replaced by the Lakes Shopping Centre, and over 65 red brick 'walk-up' style apartments, as well as a handful of public housing developments – including a complex designed by noted architect, Harry Seidler (1923-2006). The remainder of the suburb was developed for detached residential cottages.

(top) The area covered by the subdivision plans at BCHA.

(below) The suburb of Eastlakes in 2014. Approximately two-thirds is within the area of two of the earliest land grants in the Botany District, the 417 acres to Winder and 600 acres to Simeon Lord. They remain wetlands and open space, although now bisected by the elevated carriageway of Southern Cross Drive. The residential area is mostly low density early 20th century detached housing with some areas of higher density, particularly in the area of the former Rosebery Racecourse.





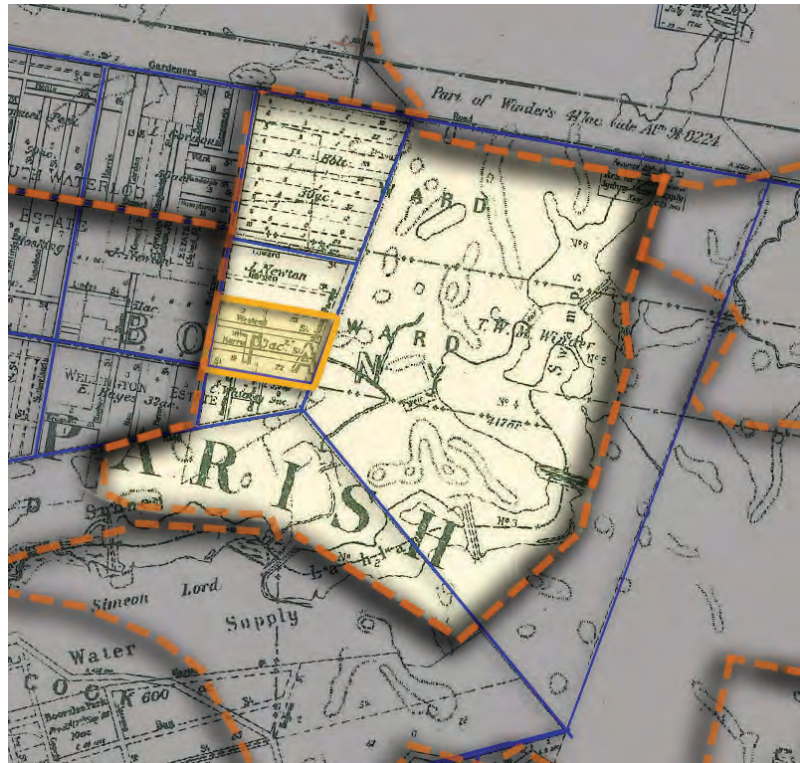


Facing page:

(top) In 1909 Eastlakes was largely undeveloped, with market gardens along the western fringe.

(below) By 1943 extensive residential development can be seen. The area of Rosebery Racecourse is clearly visible.

(this page) Simeon Lord's original 600 acre grant extended into the southern part of the suburb. The area was not suitable for building and has remained open space, although now bisected by the elevated carriageway of Southern Cross Drive.



BOTANY ROAD,
SHOWING THE
SUBDIVISION OF THE PROPERTIES
OF THE LATE
R. J. WANT, ESQ R

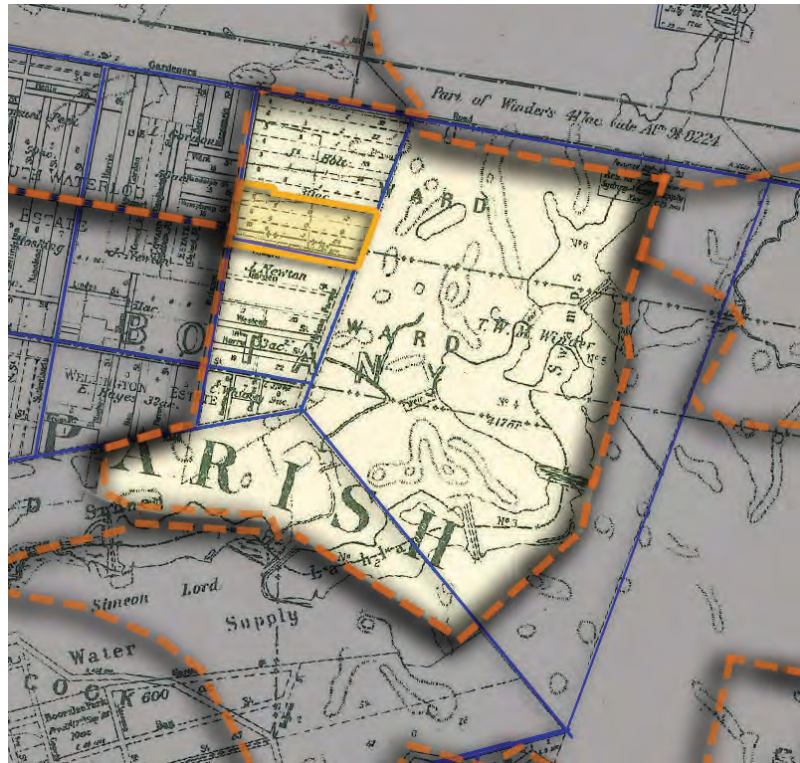
FOR SALE ON THE GROUND, SATURDAY, DECEMBER 15, AT THREE O'CLOCK,
BY
W. PRITCHARD.

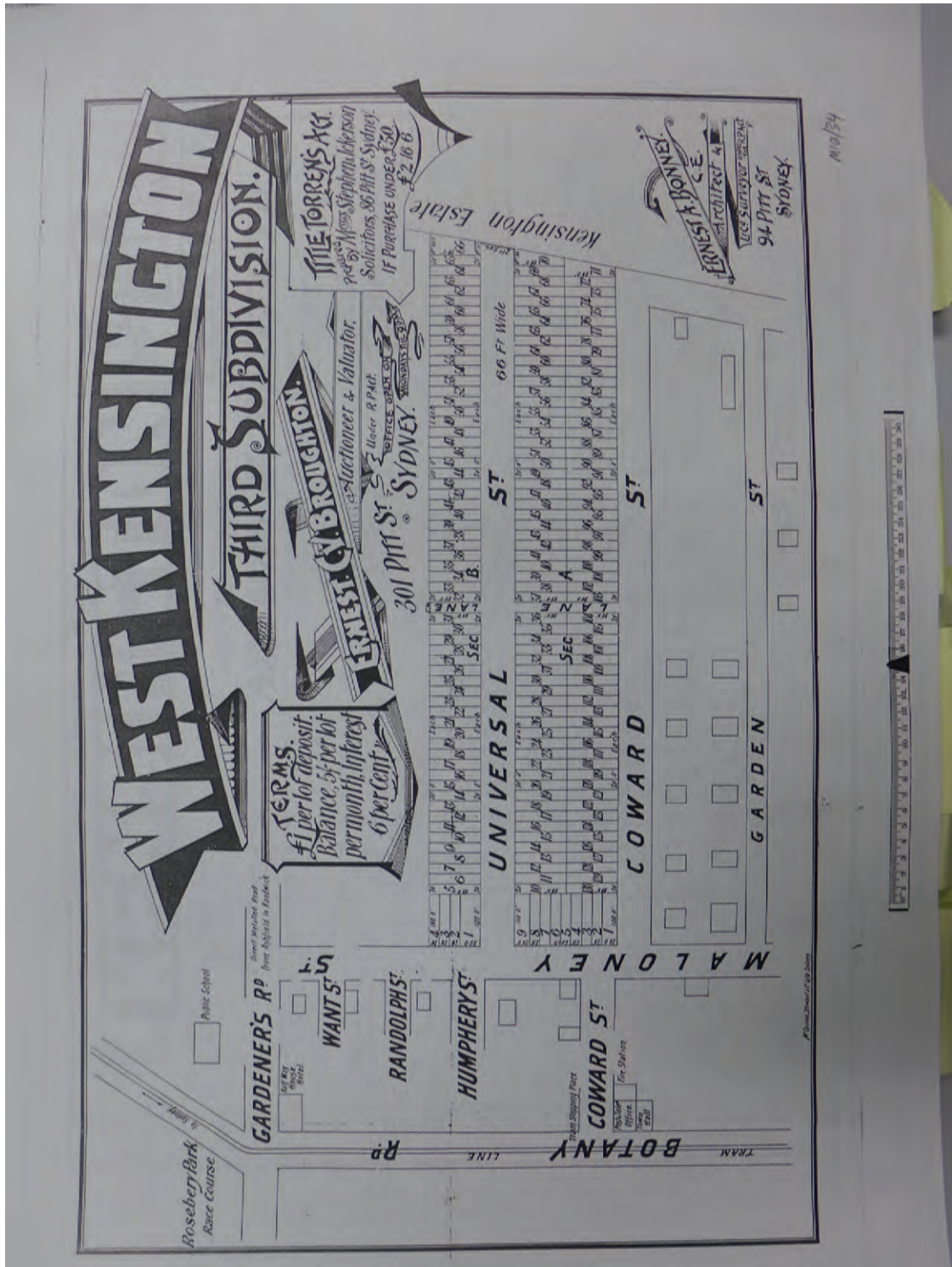
Waterloo Estate.

W. M. BROUGHNIDGE,
Licensed Valuer,
14, St. George Street,
Admission for Sale Tickets 1/6.

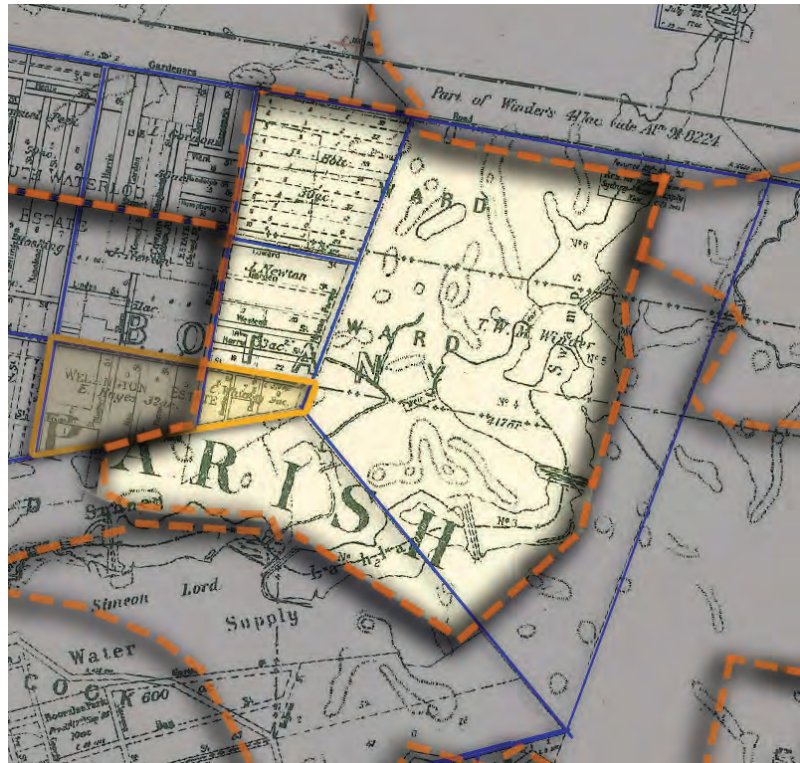
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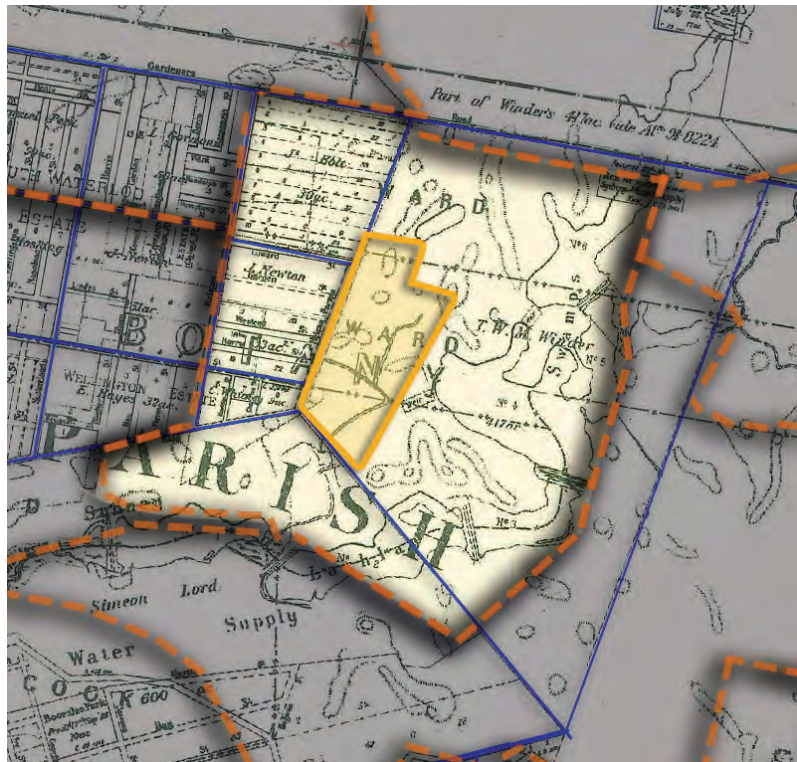
Ollive, Shillack & Co., Printers, 100 Pitt Street, Sydney.





THEMATIC HISTORY - FORMER CITY OF BOTANY BAY





AMIDST SYDNEY'S GREAT PLAYGROUNDS & WITHIN 5 MILES OF G.P.O.

KENSINGTON

GOLF LINKS
ESTATE NO. 2

FOR PRIVATE SALE BY
NORMAN H. WHITFIELD
Managing Agent for the Mortgagees
9 Castlereagh St Sydney Phone B 1668

TERMS
10 per cent Deposit
Balance by 60 equal
Monthly payments.
Interest 6% - monthly rests

TORRENS TITLE
The Lakes Golf Links

City Water,
Gas & Electric
Light & Sewer
before the Estate

All dimensions are subject
to Deposited Plan

P. Cunningham & Co. Ltd. Litho. Sydney
11/19/35

Only 5 miles from G.P.O. Sydney

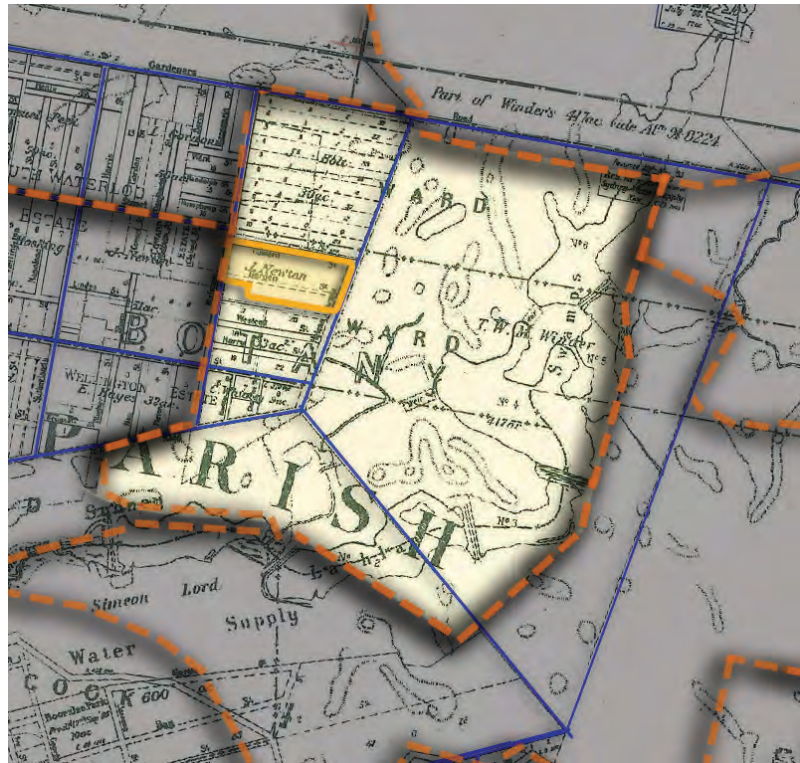
- 1 Central Railway Station
- 2 Conquer Beach
- 3 Royal Agricultural Show Ground
- 4 Centennial Park
- 5 Bushwick & Kensington Racecourses
- 6 Kensington Golf Links
- 7 adjoining the Lakes Golf Links

Commissioners for
Railways & Tramways
Land

Kensington Golf Links Estate No. 1
All sold and built on

ARTH H. ROBINSON
1080

THEMATIC HISTORY - FORMER CITY OF BOTANY BAY



6. THE SUBURB OF HILLSDALE



The suburb of Hillsdale (6) is located at the south-eastern corner of the former Botany LGA. Hillsdale was not actually gazetted as a separate suburb until 1961; prior to this, it had been a part of Matraville – a suburb that sat across both Botany and Randwick municipalities. Matraville was originally part of the Church and School Estate which reserved over 4000 acres of land in Botany (and parts of Randwick) to gradually sell in order to generate revenue intended to pay Anglican clergy and parochial schools. The scheme was abolished in 1833 and the land reverted to the crown in 1917. Daceyville was a grand social housing project allocated on part of this ex-reserve, and Matraville was given a similar role, being allocated for a dedicated settlement for soldiers returning from World War I.

The fact that Matraville extended into both Botany and Randwick Municipalities caused significant issues with both local councils, and so in 1961 it was proposed to formally divide the suburb, giving one 'half' to each. Originally the Botany District's portion of Matraville was to be called 'Gilmore' after Dame Mary Gilmore, however it was soon pointed out by the Postmaster-General's Department that there was already a suburb named Gilmore in New South Wales, and therefore the name of 'Hillsdale' was chosen instead - a name chosen to honour Patrick Darcy Hills (1917-1992), a Minister for Local Government in New South Wales.

As was common throughout parts of Sydney at the time, and especially in the Botany district, apartment

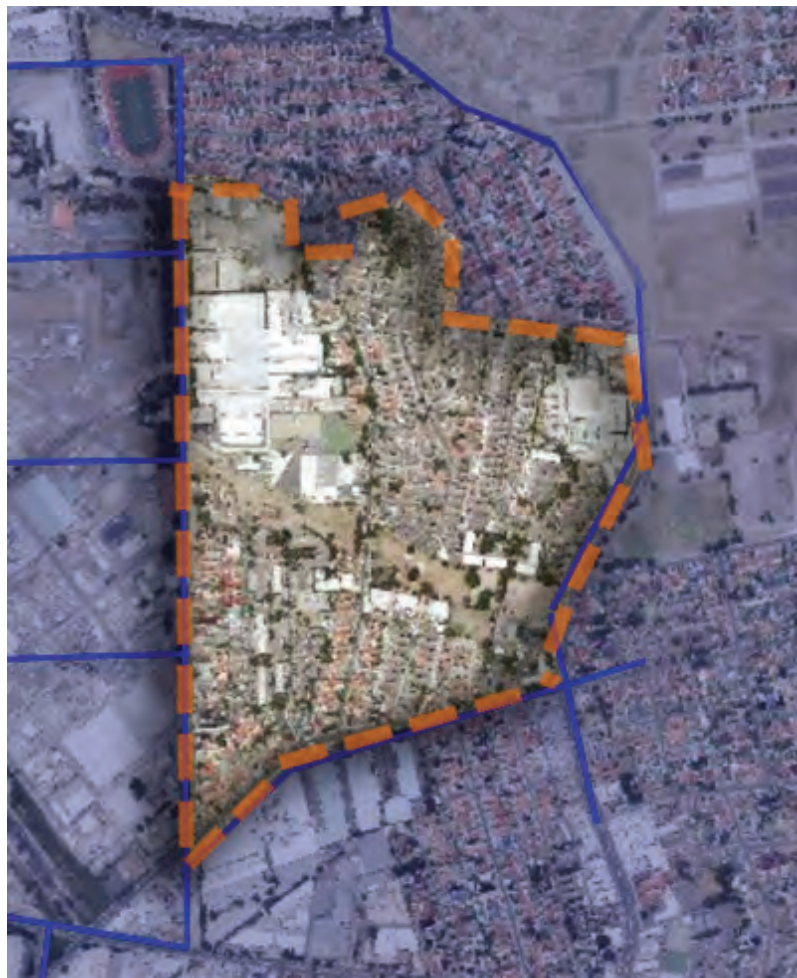
buildings became very popular forms of development and it was not long before the typical Sydney red-brick walk-up flats style of housing outnumbered the earlier cottages in and around Hillsdale.

Hillsdale in 2014

(facing page)

(top) Hillsdale had been subdivided and released as market garden lots under Crown Subdivision of the Church and School Lands Estate.

(below) The 1943 aerial photograph reveals that the wide lots of the original market garden subdivision had been largely re-subdivided into long, thin strip plots, with buildings strung along Rhodes Street in a linear manner.







The only substantial subdivision in Hillsdale was the sale of the Crown Land of the Church and School estate by public auction.

Later subdivisions were more ad-hoc and no plans are held by BCHA.

The area has been extensively redeveloped in the second half of the 20th century for medium density residential flat buildings.



BETWEEN RANDWICK & BOTANY ON THE BUNNERONG ROAD

HARDIE & GORMAN

Auction Sale 18th July 1898

LITH. N^o 2

Upset Prices

Lot	Area	Upset Price
182	1/2 ac	100
183	1/2 ac	100
184	1/2 ac	100
185	1/2 ac	100
186	1/2 ac	100
187	1/2 ac	100
188	1/2 ac	100
189	1/2 ac	100
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270	1/2 ac	100
271	1/2 ac	100

Local Sketch

PLAN

of Portions N^{os} 182 & 185 to 271
Suburban to the City of Sydney
(Formerly part of the Church and School Estate)

PARISH OF BOTANY
COUNTY OF CUMBERLAND
Metropolitan Land District - Land Board District of Sydney
Scale

TERMS Deposit, 25 per cent. Balance in 5 equal annual instalments,
with interest of 5 per cent. per annum.

Within the Boroughs of Randwick & Botany
Within the Population Area of Sydney Procl^d 72nd April '86

ADDITIONAL SALE OF CROWN LANDS

ON THE TRAMLINE FROM BOTANY TO LITTLE BAY

AND THE BUNNERONG ROAD

AT THE ROOMS OF MESSRS.

HARDIE & GORMAN

133 PITT ST. SYDNEY.

ON WEDNESDAY 23RD JULY 1902 AT 11.30 AM.

Upset Prices

182	460	209	474
183	455	210	471
184	51	211	468
185	63	212	465
186	71	213	462
187	83	214	459
188	95	215	456
189	107	216	453
190	119	217	450
191	131	218	447
192	143	219	444
193	155	220	441
194	167	221	438
195	179	222	435
196	191	223	432
197	203	224	429
198	215	225	426
199	227	226	423
200	239	227	420
201	251	228	417
202	263	229	414
203	275	230	411
204	287	231	408
205	299	232	405
206	311	233	402
207	323	234	399
208	335	235	396
209	347	236	393
210	359	237	390
211	371	238	387
212	383	239	384
213	395	240	381
214	407	241	378
215	419	242	375
216	431	243	372
217	443	244	369
218	455	245	366
219	467	246	363
220	479	247	360
221	491	248	357
222	503	249	354
223	515	250	351
224	527	251	348
225	539	252	345
226	551	253	342
227	563	254	339

Local Sketch

PLAN

of Portions Nos 182 & 185 to 271
Suburban to the City of Sydney
(Formerly part of the Church and School Estate)

PARISH OF BOTANY

TRAM

BUNNERONG ROAD

TRAM LINE

1. RMS Deposit, 25 per cent. Balance in Equal annual Instalments, with interest at 5 per cent. per annum.

Within the Boroughs of Randwick & Botany
Within the Population Area of Sydney Precdⁿ 22nd April '85.

AUCTION SALE CROWN LANDS

BETWEEN RANDWICK & BOTANY

UN THE BUNNERONG ROAD

AT THE ROOMS OF MESSRS.
HARDIE & GORMAN
133 PITT ST. SYDNEY.

ON MONDAY, 18TH JULY 1898, AT 11 A.M.

LITHOGRAPH No 2

UPSET PRICES

Lot No.	Area	Upset Price
185	1/2 A.	£100
186	1/2 A.	£100
187	1/2 A.	£100
188	1/2 A.	£100
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PLAN
of Portions N^os 182 & 185 to 271
Suburban to the City of Sydney
(Formerly part of the Church and School Estate)

PARISH OF BOTANY
COUNTY OF CUMBERLAND
Metropolitan Land District - Land Board District of Sydney

TERMS
Deposit, 25 per cent. Balance in 5 equal annual instalments with interest at 5 per cent per annum.

NOTES
Within the Boroughs of Randwick & Botany
Within the Population Area of Sydney Procl^d 72^d April 85
Constructed Roads are shown by Brown tint.
Many of the other Roads are formed but not metalled.
Land for Sale shown thus —

7. THE SUBURB OF MASCOT



The suburb of Mascot ([7] on the aerial photograph above) extends south from Gardeners Road to the Botany Bay foreshore, and is located between Alexandra (Sheas Creek) Canal in the west and Maloney Street and Southern Cross Drive in the east (with a small portion in its north-eastern corner allotted to Rosebery). Within its boundaries are a wide variety of residential and commercial buildings, as well as part of the Botany wetlands/Mill Pond site and Sydney's Kingsford Smith Airport (part of which is not included in the photograph above).

The suburb was the location of the first European land grants (see above) made in the Botany area. The first, Edward Redmond's 'Mudbank' in 1809 (135 acres), was located near today's heliport at Kingsford Smith Airport. It was bounded on the west by Mary Lewin's 30 acres known as 'Newcastle' and on her west, Andrew Byrne's 30 acre grant named 'Sea View', both of which were also granted in 1809. Byrne and Lewin later married and consolidated their holding. It was not long before more small parcels of between 20 and 30 acres each began to be granted to various individuals. These grants were situated further north in the vicinity of Gardeners Road, Botany Road and O'Riordan Street today.

The suburb was not known as Mascot until 1911; in its infancy it was usually referred to as simply 'Botany', and following more residential development in the mid-19th century it became known as 'North Botany', the name adopted when the Municipality was incorporated in 1888.

In the first half of the 19th century Mascot remained mostly small scale farms and market gardens. European landholders, who were either granted these farms or who later purchased them, saw the value in Mascot's good soil and many either grew produce for market themselves or leased their land to Chinese gardeners (many of whom migrated to New South Wales on the back of the gold rush of the 1850s to 1880s). Mascot (and the surrounding Botany Bay area) was not as devastated by drought as was most of the Sydney Basin due to its bountiful water supply found in the Botany aquifer and freshwater wetlands. Because of this, produce from both Mascot and Botany often fetched very high prices at market, and it was once quoted that while the rest of Sydney prayed for rain, the market gardeners of Mascot and Botany prayed no less fervently for a continuation of dry weather. Most of the noxious trade industries that dominated the Botany District from the 1830s onwards were located further south down in Botany and Banksmeadow, however there was one major tannery, Birdsall Tannery, which was established in 1883 in Beresford Street, Mascot. Birdsall Tannery still operates however has since moved to premises in Botany.

One of the larger grants in the area, Thomas Torkington's 100 acres between today's King St and Joyce Drive and west of O'Riordan Street (now largely within the airport) was the first attempt at a major subdivision in the area, with the entire area divided into 18 sections, each with approximately 16-18 lots laid out in a strict grid pattern, with areas reserved for churches and parks. The subdivision was not successful and the area remained large market garden lots.

The economy and population provided by the influx of market gardeners (and to some extent, tanners and woollscours) in North Botany led to the development of a small village in the area by the 1880s. It included businesses which were small in scale and targeted to the needs of the local community, including butchers, bakers, grocers and confectioners. Before long solicitors, hairdressers, dressmakers and even saloons (billiard rooms) had also arrived at North Botany. Two major pubs were built in Mascot; the first being the Half-Way House Hotel in 1855 (re-built and renamed the Newmarket Hotel in 1900) and the second, The Tennyson Hotel, built by 1880, and possibly even earlier. North Botany gained a post office (1889), fire service (1891) and a Public School (Mascot Primary School) in 1922. Ascot Racecourse opened in Mascot in 1906, followed by the Ascot Theatre in 1912; both were popular additions to Mascot which by that time had evolved from being a small village one passed through on

Mascot in 2014. The western and southern parts of the suburb are dominated by the airport.

route to Botany into a thriving local community in its own right.

Although the Ascot Theatre was perhaps the most enjoyable development for many young Mascot residents in the early 20th century, the most significant development to occur in the locality was the establishment of Kingsford Smith Airport. Originally operating in a fattening paddock between Alexandra Canal and Ascot Racecourse, the Mascot Aerodrome quickly grew from a private field for flying enthusiasts in 1919 to becoming an Australian Government project in 1921 and in 1936 was given the status as an official international airport, named Kingsford Smith Airport. It was expanded several times over the 20th century, causing the re-alignment of Cooks River and leading to major land reclamations which eventually subsumed Lauriston Park village, the Australian Gun Club and Ascot Racecourse.

Today, Mascot suburb is dominated by the airport and an industrial precinct between Alexandra Canal and O'Riordan Street, most of the businesses within which service the cargo industry. Residential development grew steadily in the eastern part of the suburb in the late 19th and early 20th centuries following re-subdivision of the sites originally used primarily for market gardening.

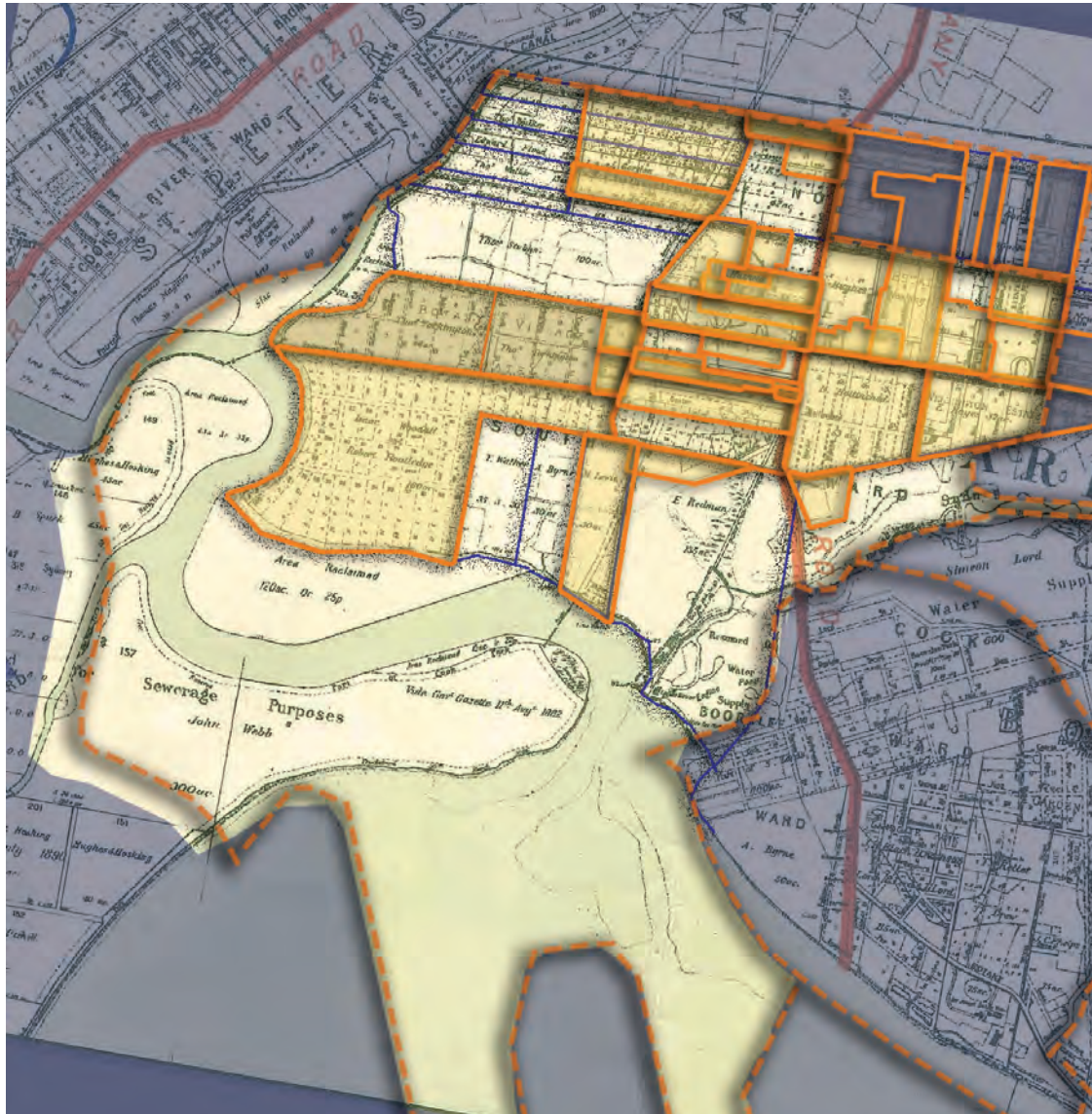




In 1909 the area was still largely semi-rural with much of the land used for market gardens. The western half of the area evolved into an industrial area and the eastern into a residential one. The construction of the airport expanded the area of the suburb considerably and has overwritten all evidence of many of the early subdivisions, including the original land grants. The boundary has also been adjusted to reflect reclamation and the re-alignment of the Cooks River.



By 1943 residential development was well-established to the east of Botany Road and the western area was starting to be dominated by the airport and its runways.



Location of subdivision plans held by Council - shown on the 1909 base (above) and 2014 aerial photograph (facing page).





1843

Subdivision of Mr Flood's Land

612



In 1841 a speculative private subdivision proposed the “Township of Botany” in the area now known as Mascot. The subdivision plan shows a basic grid-pattern with little internal differentiation. A small reserve was proposed for a church. The plan also shows the names of some existing occupants and footprints of nearby buildings. A path to the St Peters area is also shown - a bridge was provided to cross Sheas Creek. The development did not proceed, and the land remained in its original configuration and market garden use.



R.J. Want aggregated a considerable holding in the Mascot area which by the date of the plan to the right (1869), extended from Mudbank Road to Winder's Grant in the east. Most was tenanted to market gardeners, and portions were released for sale periodically, with the residue lots being re-offered over many years. It is these subdivisions that have played an important role in the pattern of development of the suburb today. The shaded areas above show the area to the east of Botany Road that was offered in 1857., and the light green areas on the plan to the right show the lots that had been sold.



In 1864 this area had been purchased by Edward Lord, Simeon Lord's son and had been subdivided into large, square lots as the Mudbank Estate. The later "Edward Lord's Estate" shows that the western area had been re-subdivided into smaller lots, but was still marketed as "market garden leaseholds". The advertisement also shows the details of the use of the handle area, with buildings, fences and sheds all included.



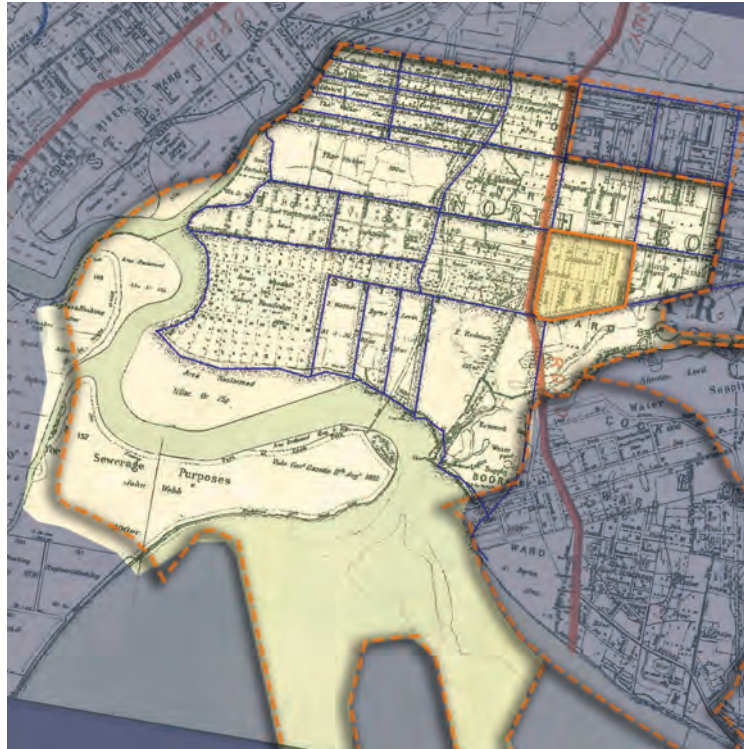
EDWARD LORD'S ESTATE

BOTANY

MARKET GARDEN LEASEHOLDS

This is a detailed survey map of Edward Lord's Estate in Botany, showing market garden leaseholds. The map is divided into numbered lots (57-89) and includes labels for 'Cooks River', 'Gardens', and 'Leaseholds'. The map is dated 1841/5.

For Private Sale by
RICHARDSON & WRENCH
 Auctioneers
ATCHISON
SCHLEICHER
 Civil Engineers & Lic^d Surveyors Eldon Chambers St. P.O.S.



HOLLINSHED'S

SOUTH WATERLOO

For Auction Sale on the GROUND 3pm.

SATURDAY 27th NOV 1886

E. HAYES

100
90
80
70
60
50
40
30
20
10
0
10
20
30
40
50
60
70
80
90
100

RICHARDSON AND WRENCH

Terms 10% Deposit
BALANCE BY CREDIT
at 6% interest

TORRENS TITLE

NOTE
Lots Coloured
Red For Sale

REUSS & NOTT
Surveyors
72 Pitt St.

W. Akhurst & Co. Sydney.



WELLINGTON ESTATE

FREEHOLD WATERLOO

TENNISON HOTEL

TRAMWAY TO BOTANY TO SYDNEY

ON THE BOUNDARY OF THE CITY
WITHIN THE MEANS OF ALL CLASSES
FOR SALE ON THE GROUND ON

SATURDAY
27TH MAY AT 3 P.M.

BY **WATKIN & WATKIN.**
AUCTIONEERS.

TORRENS TITLE
THE EASIEST TERMS YET OFFERED
£4 DEPOSIT ON EACH LOT BALANCE BY
EQUAL MONTHLY PAYMENTS OF 5 PER CENT

NOTE THIS!!!
5 ALLOTMENTS WILL BE
GIVEN AWAY AMONG THE PURCHASERS.
WORKINGMEN BE
YOUR OWN LANDLORDS

SOLICITOR
TO THE ESTATE
T. J. DICKSON, ESQ.
CASTLE REACH STREET.

CAATCHISON
SURVEYOR

CIBBS SHALLARD & CO. LITH. SYDNEY.

J. HARDIES.
Holingshead Grant

BONAPARTE STREET

ROLFE (wherry)
MARKET GARDEN.

BLUCHER STREET

SEC. 3.

NEY STREET

SEC. 4.

PICTON STREET

SEC. 5.

PONSONBY STREET

SEC. 6.

RESERVE.

CHARLES ST

SEC. 8.

ST HELENA ST

WELLESLEY STREET

NAPOLÉON

UP GUARDS AND BY THEM

WELLINGTON'S STATUE,
HYDE PARK, LONDON.

PLAINS OF WATERLOO

SYDNEY

SURREY HILLS

Alexandria

WATERLOO

LAND FOR SALE

BOTANY BAY

TRAM ROUTE SHOWN BY THICK RED LINE.



TENNYSON ESTATE

NORTH BOTANY

For Auction Sale on the Ground

SATURDAY 16th MAY 1903 at 3 p.m. by

BATT, RODD & PURVES LTD.

Auctioneers 88 Pitt Street

TORRENS TITLE

TERMS, £2 Deposit & £1 per Month for each £20 of purchase money without interest, should the whole amount of purchase money be paid within 3 Months a discount of 5% will be allowed.

ABSOLUTE CLEARANCE SALE

Note, All dimensions subject to Deposited Plan.

J.H. LUCAS
 Licensed Surveyor Under R. P. Act
 30 Castlereagh Street
 Tel. 1083





ALICEVILLE ESTATE MASCOT

For Auction Sale **SATURDAY** On the Ground **2ND MARCH 1918.** At 3 O'Clock

EASY TERMS
Vacant Land, £5 per lot deposit, Balance 36 monthly payments for the Cottages
1/6 Deposit, Balance in 12 quarterly payments Interest 5%.

HARDIE & GORMAN PROPTY LTD

AUCTIONEERS,
133 PITT ST, SYDNEY.

KING ST
(5 Minutes from Estate)

HIGH ST

COOK ST

OLD BOTANY RD

BOTANY TRAM LINE

COLLINS & MULHOLLAND,
Solicitors to the Estate,
77 Castlereagh St Sydney.

TORRENS TITLE.

All Dimensions subject to Deposited Plan.

P. Cunningham & Co. Ltd., Litho. Sydney

M/10/16



ASCOT ESTATE MASCOT

ON THE GROUND,
SATURDAY 15TH MARCH 1919
 AT 3 P.M.

—TORRENS TITLE—
RAINE & HORNE
 AUCTIONEERS
 70 PITT STREET
 SYDNEY.

RESUMED FOR RAILWAY SYDENHAM ROAD TO BOTANY ROAD

LORDS ASCOT RACE COURSE

BAXTER ROAD

(Now widened from 40 to 52 feet)

BRICK COTTAGES

W.A. Lewis Licensed Surveyor P.A. 22 Pitt St. Sydney.

Solicitor to the Estate
E.S. DUNHILL Esq.
 1 High St. Sydney.

TERMS
 10 PER CENT DEPOSIT.
 Balance 36 monthly payments
 Interest 5 per cent.

All Dimensions subject to Squared Plan.
 William Brady & Co. Ltd. 17 Exchange St. Sydney.



O'RIORDAN'S SUBDIVISION

MASCOT

and various Allotments

at MASCOT AND ALEXANDRIA

Auction Sale on the Ground at 3 p.m.

SATURDAY. 22ND APRIL 1922

Auctioneers in conjunction

Hardie & Corman Prop^y Ltd

36 Martin Place, Sydney.

F. C. Loveridge & Son.

221 Botany Road, Mascot.

Terms
 For the Land - £10 per Lot Deposit. Balance by 12 equal quarterly payments or 36 monthly payments with interest at 6% payable quarterly. For the Cottage - 20% Deposit, Balance 12 quarterly payments. Interest at 6%.

Title to Subdivision: Torrens.
Title to Scattered Blocks: Freehold.

E. KENNY
Licensed Surveyor
under R. F. Act
Trayford House
Cantonment Street, Sydney

GARDENERS ROAD

MURPHY & MALONEY
Solicitors to the Estate
79 Elizabeth Street
Sydney

F. Douglass & Co. Ltd. Lith. Sydney



MASCOT

28 HOME SITES
Fronting BOTANY ROAD, FORSTER & MAGINTOSH STS.

Auction Sale on the Ground
at 3 P.M.

TITLE will be TORRENS

TERMS
10% Deposit, Balance in
12 Quarterly Payments
Interest 5%

MURPHY & MOLONEY
Solicitors to the Estate
28 Elizabeth St. Sydney

TOLLIS ESTATE

*Right at TRAM in BOTANY ROAD, close to
TOWN HALL, PARK & GARDENERS RD.*

SATURDAY 6TH AUGUST 1927
HARDIE & GORMAN PY LTD.
Auctioneers, 36 Martin Place Sydney

F.C. LOVERIDGE & SON
27 Botany Road, Mascot

P. D. WALSH
Licensed Conveyancer
87 Elizabeth St. Sydney

LOCAL SKETCH

Note. Shaded lots are sold

All measurements are subject to Dep. Plan

F. Cunningham & Co. Ltd. Litho. Sydney
1/10/27



MASCOT TOWN HALL ESTATE

Choice Home Sites
 adjoining Mascot Memorial Park
 One minute from Town Hall, Tram, and Motor Bus Route.

FOR AUCTION ON THE GROUND
SATURDAY, 9TH APRIL 1927.
BLOOMFIELDS LTD (at 3 p.m.)
 115 Pitt St Sydney.

C.J. WELLS
 Old South Head & Dover Roads
 Rose Bay

Auctioneers in conjunction

The site plan shows a grid of lots numbered 1 through 43. The streets are Coward Street at the top, Forster Street at the bottom, Oliver Street on the left, and Aloha Street on the right. Memorial Park is located to the right of Aloha Street. A 'MARRIAGE BOARD' is indicated between lots 25 and 27. Dimensions are provided for various lots.

Gas, Electric Light, Water & Sewer pass the Estate

LOCAL SKETCH

LANDS FOR SALE

TERMS

10% Deposit; Balance 3 years terms
 Interest 6%

Director
N. V. Menlove
 100 Carborough St
 Sydney

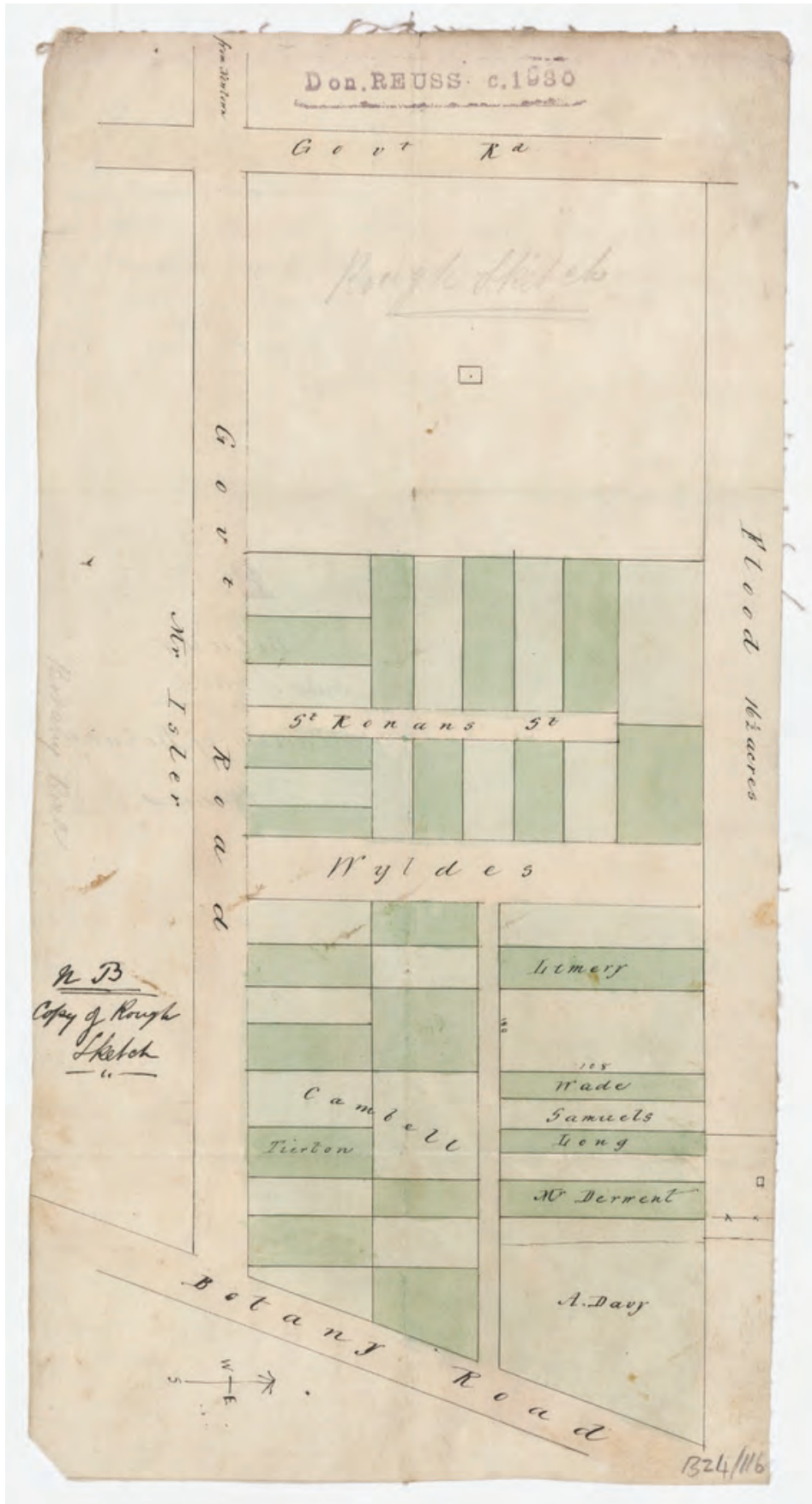
Surveyors
Hardy, Busby & Norman
 329 George St
 Sydney

All dimensions etc. are subject to Deposited Plan.

TORRENS TITLE

F. Cunningham & Co. Ltd, Litho. Sydney











BOTANY

VALUABLE BUILDING SITES

PORTIONS OF
HATFIELD'S GRANT

Nº 1

69	1
68	2
67	3
66	4
65	5
64	6
63	7
62	8
61	9
60	10
59	11
58	12
57	13
56	14
55	15
54	16
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20	50
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18	52
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16	54
15	55
14	56
13	57
12	58
11	59
10	60
9	61
8	62
7	63
6	64
5	65
4	66
3	67
2	68
1	69

OLD BOTANY ROAD

TORRENS TITLE

To Be Sold On The Ground By

RICHARDSON AND WRENCH

on Saturday 8th July at
3. P.M.

LOCAL SKETCH.

W.M. BROWN RIGG
Licensed Surveyor
WENTWORTH COURT

Nº 2

32	31
33	30
35	29
36	28
37	27
38	26
39	25
40	24
41	23
42	22
43	21
44	20
45	19
46	18
47	17
48	16
49	15
50	14
51	13
52	12
53	11
54	10
55	9
56	8
57	7
58	6
59	5
60	4
61	3
62	2
63	1
64	1

BAXTER ROAD

WATERLOO STREET

ROBEY STREET

HIGH STREET

The New Suburb Sec 1 of Waterloo

HATFIELD STREET

GOVERNMENT ROAD

NEW TRAM BOTANY LINE ROAD

JOHN SENDS LITH





VALUABLE ALLOTMENTS
BOTANY
 TO BE SOLD ON THE GROUND SATURDAY MAY 11th AT 3 O'CLOCK
W. PRITCHARD

LOCAL SKETCH

From Sydney **BOTANY ROAD** to Botany

Sec. 1
 1 2 3 8 10 12 14 16 18 20

Sec. 2
 1 2 3 4 5 6 7 8 9

Sec. 3
 1 2 3 4 5 6 7 8 9 10 11 13 15 17 19

Sec. 4
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 5
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 6
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 7
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 8
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 9
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 10
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 11
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 12
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 13
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 14
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 15
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 16
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 17
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 18
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 19
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Sec. 20
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Geo. Bishop, Surveyor
 70, Opposite City Hall

Gibbs, Balfour, & Co., Sydney.
 ppe. 1013

ROBERTSON'S ESTATE
NORTH BOTANY
 for Sale on the Ground SAT. 20th JUNE '96
 AT 3 P.M.
ERNEST C.V. BROUGHTON AUCTIONEER & Valuator
 UNDER R.P. ACT
 250 PITT ST. SYDNEY.

PARK ROAD

BOTANY ROAD

BERESFORD ST.

BRONTI ST.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

LIBERAL TERMS
 TORRENS TITLE

J.G. Geffroy, Licensed Surveyor, Sydney

PARK ESTATE
NORTH BOTANY
 FOR AUCTION SALE, ON THE GROUND
SATURDAY 21st DECEMBER 1907
 AT 3 P.M.
RAINE & HORNE
 AUCTIONEERS 86 PITT ST
 LOCAL AGENT M^{rs} NIPPER

LOCAL SKETCH

PARK ROAD

AVENUE

BOTANY ROAD

TERMS
 £. 2 per lot Deposit,
 Balance £. 1 per lot per Month,
 with interest at 5% per annum.

J. A. Thompson Esq., Licensed Auctioneer, 11 Pitt St.
 E. L. Chamberlains Pitt St.

R. L. Church

Water & Sewerage Board (Local)

TORRENS TITLE

By order of the Executors in the Estate of the late William J. Lupton.
MASCOT
 2 COTTAGES AND 5 BUILDING SITES
 AUCTION SALE **SATURDAY** ON THE GROUND
2nd FEBRUARY 1918
 AT 3 O'CLOCK
HARDIE & GORMAN PROPY LTD
 Auctioneers
 133 Pitt St
TORRENS TITLE

PARK ROAD

BOTANY ROAD

BERESFORD ST.

BRONTI ST.

1 2 3 4 5 6 7 8 9 10 11 12

Collins & Maitland Solicitors 17, Castlereagh St

P. Cunningham & Co. Ltd., Litho., Sydney.













60 ALLOTMENTS OF LAND
SITUATE ON THE
BOTANY ROAD

To be Sold on the Ground by **W. PRITCHARD** on Saturday 12th Ins.^t
AT 4 O'CLOCK SHARP

M^R CASTLE

M^R EADY

Application under Torrens' Act No 2752

SEC 1

SEC 2

HIGH STREET 50 FEET WIDE

WATERLOO ESTATE ROAD

MAIN BOTANY ROAD

OLD BOTANY ROAD

OLD VILLAGE OF BOTANY

Half-way House

TERMS - Liberal Free Title Deeds

GEO. BISHOP
Surveyor &c.
OPPOSITE CITY BANK

S.T. Lough & Co. Printers, Piccad.

8. THE SUBURB OF PAGEWOOD



The suburb of Pagewood is located at (8) in the aerial photograph above.

The eastern part of the suburb of Pagewood was originally named 'Daceyville No.2' and was conceived to be an extension of the philosophical and social experiment that was Daceyville, or Dacey Garden Suburb; and the western was a stripped, commercial version of the 'garden suburb' development known as 'Dudley'.

At the turn of the century Sydney was riddled with slums and disease. In 1909 a Royal Commission was called to investigate methods of fulfilling social and hygienic needs by relocating workers into detached, greened suburban houses. In 1911 John Rowland Dacey (1854-1912), the local State Member and NSW Treasurer, introduced enabling legislation for a 'model suburb' to be constructed at State Government expense to create healthy, affordable housing to serve as standard for municipal councils and as a monument to the social conscience of the first Labor Government of NSW. The Housing Act was passed on 24 April 1912, in effect allowing for the first time the State Government to act as both constructor and landlord of housing. The Housing Board of NSW was established to oversee the work that would be carried out in response to the Act. The NSW Labor Government was the first in the world to secure a site for an entire garden suburb that would remain under government management.

The site chosen for the experiment was a portion of land excised from the abandoned Church and School Estate scheme at Botany. Designed to be the complete opposite of Sydney's inner city slums, Daceyville's planners took a very modern and scientific approach to developing the suburb. The ideals of the British Garden City Movement were a major source of inspiration, as shown by the suburb's alternative name – Dacey Garden Suburb. Born out of the ills of the 19th century industrial city, the 'garden city' movement sought to merge the best elements of city and country life. They were planned to be spacious with wide avenues resembling tree-lined boulevards that radiated outwards from an inner 'hub'. The entrance to the suburb was ideally a garden setting, surrounded by a circular parade of shops and community buildings. Houses were to be set well back from the street to allow for large gardens (where residents were encouraged to grow their own food) and front fences were abolished in favour of wide open greenery. The distinguishing feature of all garden suburbs was its patterns of parks and gardens which linked streets and spaces along wide sweeping avenues.

Even though the self-sufficiency of the British Garden City model intended for Daceyville was not achieved, the layout of the suburb certainly aligned with the overarching philosophy; a range of cottage designs of sizes and arrangements of rooms, no front fences, vistas created by curved residential streets linked by formal avenues, allotments wedge shaped at the street corners and incidental green spaces interspersed among the housing.

Atypically to development of that time, there were to be no back lanes or pubs (both elements being synonymous with 'slum housing'). The deliberate absence of a licensed pub in the suburb was indicative of the Government's agenda for social and moral reform, which advocated the improvement of morality, health and respectability of citizens through the provision of a carefully modelled environment of ordered streets, abundant nature and single-family homes.

The original proposal was grand in scale but rising building and labour costs, combined with a lack of funds, slowed construction. By June 1920, eight years after initial work began, just 315 of the intended 1,473 cottages had been built. The suburb was by no means deserted however, and it continued to have solid population growth for decades after it was 'finished'.

Daceyville on the whole was considered a great success for public housing and before it was even completed a major extension was already being planned. Originally named 'Daceyville No.2', the new housing scheme differed from the original in that instead of providing public housing to citizens in need of welfare, it instead aimed at easing the wider issue of housing shortages in Sydney after World War I. The Nationalist Party, which by this time held power in New South Wales, introduced a new housing policy that provided financial assistance to those who wanted to buy an existing home or purchase land on which to build one.

It was out of this policy that Daceyville's undeveloped southern end was subdivided and offered for private sale.

Construction of the housing development commenced in 1919 on an area of land between the present Birdwood Avenue and Maroubra Bay Road, now Heffron Road. Daceyville No.2 was designed with the same objectives as Daceyville (No.1); uniform cottages on sweeping streetscapes and community-enticing culs-de-sac, surrounding large open park spaces that provided not only a place to play but also vistas of greenery and nature – the epitome of the 'healthy setting' a garden suburb was envisaged to be. It even had something Daceyville did not; a golf club and course (Bonnie Doon Golf Club).

Although it had an 'older brother' to learn from, Daceyville No.2 did have several teething problems. It had a more basic road construction than Daceyville combined with a significant lack of drainage. There were also problems with shifting sand from nearby sand dunes which, culminated with the poor drainage, would have had an adverse impact on buyers. Many plots of land remained unsold as late as the 1940s.

The new ratepayers living at 'Daceyville No.2' were also unhappy with the name of their suburb. They argued it added confusion in the forwarding of mail, and there was a general underlying sentiment that the locals wanted an original name that they could claim to be their own, as a manifestation of local community pride. The notion was raised to perpetuate the name of F.J.Page who had entered the Botany Council at a by-election in 1924 and earned great respect of the citizens for his services as Alderman. In July 1929 Botany Council defined the boundaries of the new suburb and renamed it Pagewood.

The suburb of Pagewood held several major industries that contributed to the history of the Botany area; namely the National Film Studios, the General Motors Holden (GMH) assembly plant, and an 8 acre State Government bus depot. Each of these establishments were situated (at overlapping times) between Heffron Road, Bunnerong Road, Wentworth Avenue and Banks Avenue between 1935 and 1982. Westfield obtained part of this site for the construction of its new Eastgardens Shopping Centre in 1982. The area of Pagewood that immediately surrounded the shopping centre was eventually made a separate suburb in 1999 and was renamed Eastgardens.

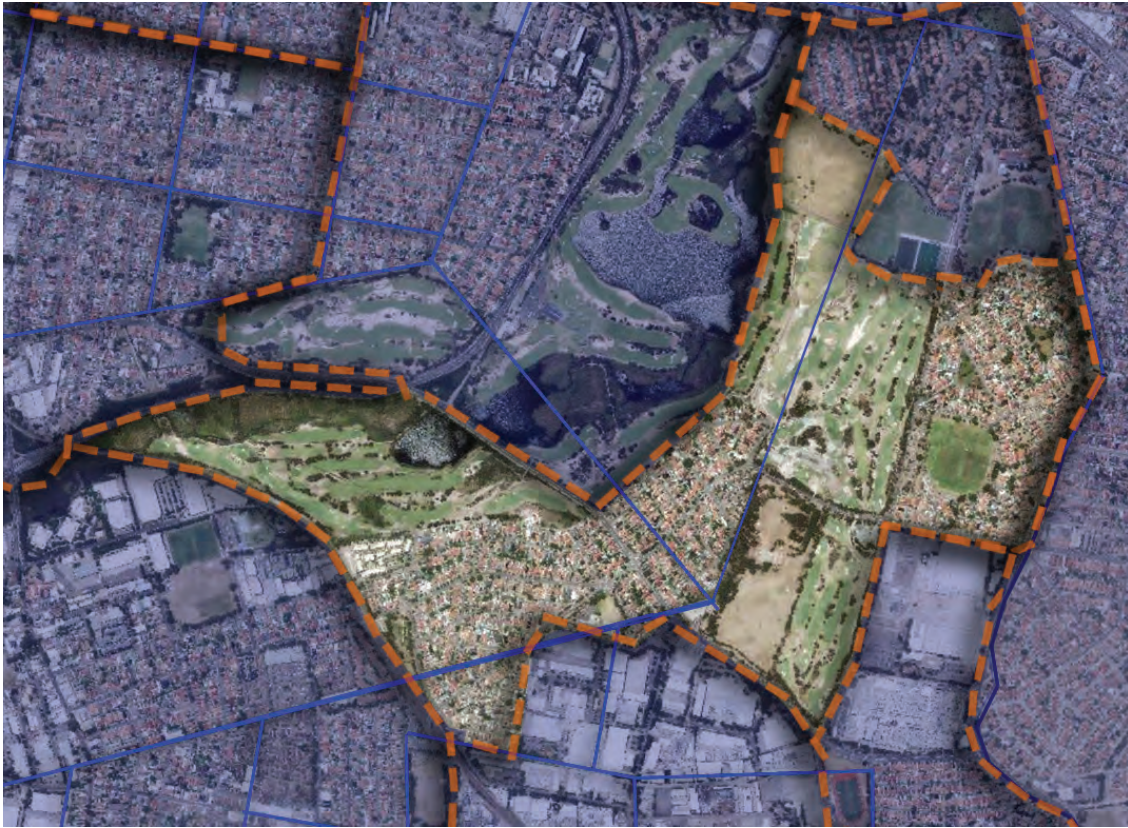
The western end of the contemporary suburb of Pagewood extends over the golf courses and Wentworth Avenue to the railway goods line that separates it from Botany. Most of this area was within Simeon Lord's 600 acre grant aimed at protecting the supply and purity of water for use by his flour mill and woollen cloth manufacturing factory. Although included in the earliest subdivision of Lord's land by his son George Lord, this area remained unsold until purchased and subdivided by real estate entrepreneur H. Dudley, who named the development after himself and set about promoting it enthusiastically as 'Sydney's new garden suburb', despite demonstrating few of the distinctive features of this type of development, such as open space or evidence of a planned layout.

For further reading the following publications are very comprehensive: 'Dacey Garden Suburb: A Report for Daceyville Heritage Conservation Area within its historical context' by Susan Jackson-Stepowski (2002) and 'Audaciousville: The story of Dacey Garden Suburb, Australia's first public housing estate' by Samantha Sinnayah (2012).



Extent of the Pagewood area included in available subdivision plans.



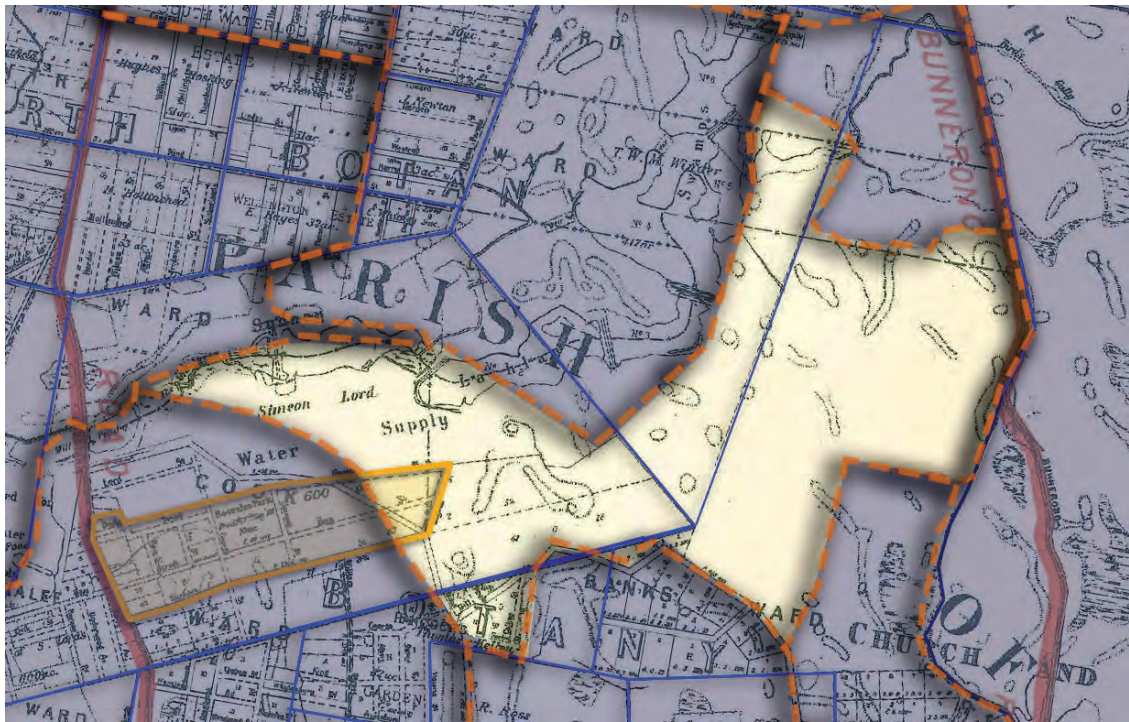


(facing page, top) Like much of the Botany District, the Pagewood area was essentially undeveloped at the turn of the 20th century.

(facing page, below) The 1943 image shows the roads that have been laid for both the new suburb of Dudley (located toward the south) and Daceyville Subdivision 2..

Pagewood in 2014. The suburb covers an extensive area and straddles the three largest early land holdings: Winder's 714 acres, Simeon Lord's 600 acres (to the south-west of Winder's) and part of the Crown Land reserved originally for the Church and School Estate. It also includes two significant subdivisions: the second release of Daceyville which was targeted to the private purchaser but still laid out with careful attention to geometry; and the heavily promoted but only modestly successful Dudley







The Allotments marked Red are Sold.

HANCOCK'S GARDEN

To be sold on the **GROUND** at 3 p.m. **ON SATURDAY 22ND MARCH 1884.**

BY **RICHARDSON & WRENCH**

TERMS £3 Deposit per lot Auctioneers
Balance by 18 Monthly Payments
Bearing Interest at 6% Per Annum.

A Grocott Lith. Bathurst 81

SIR JOSEPH BANKS HOTEL

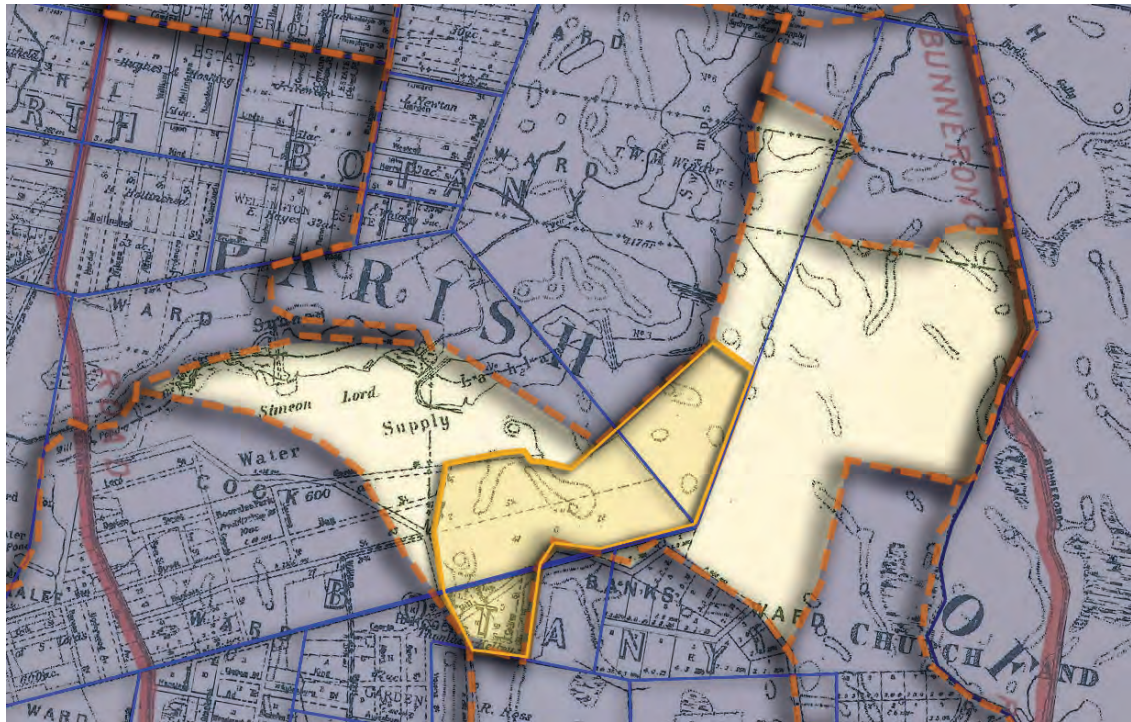
W. H. BINSTED
licensed Surveyor,
88, PITT ST Sydney.

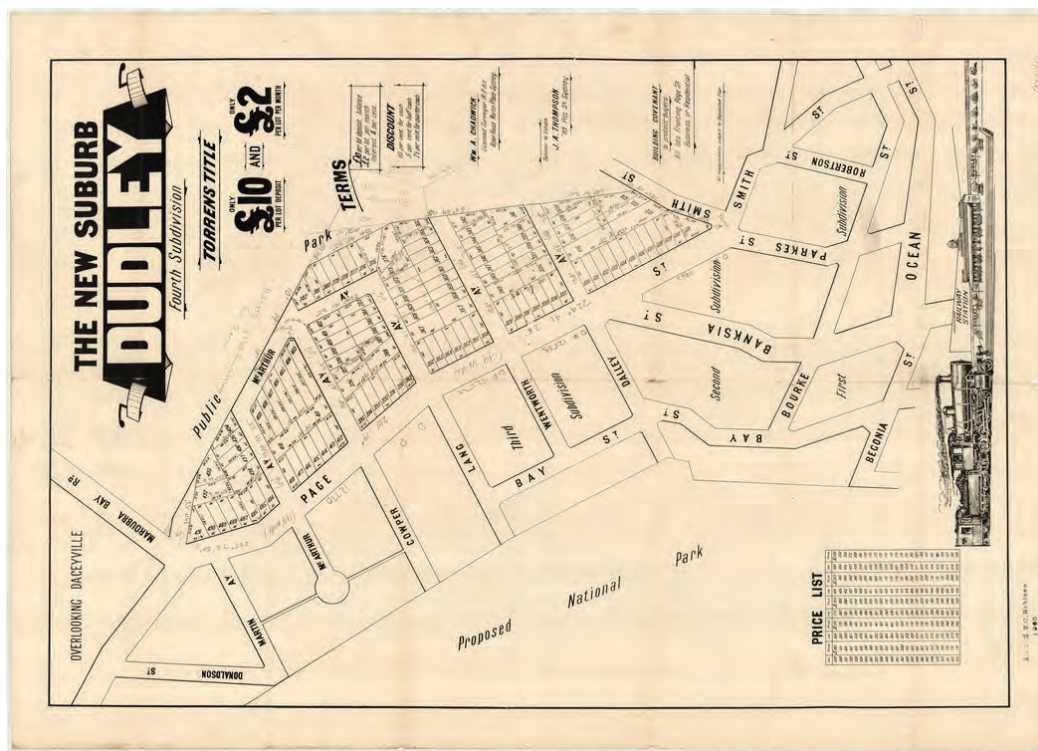
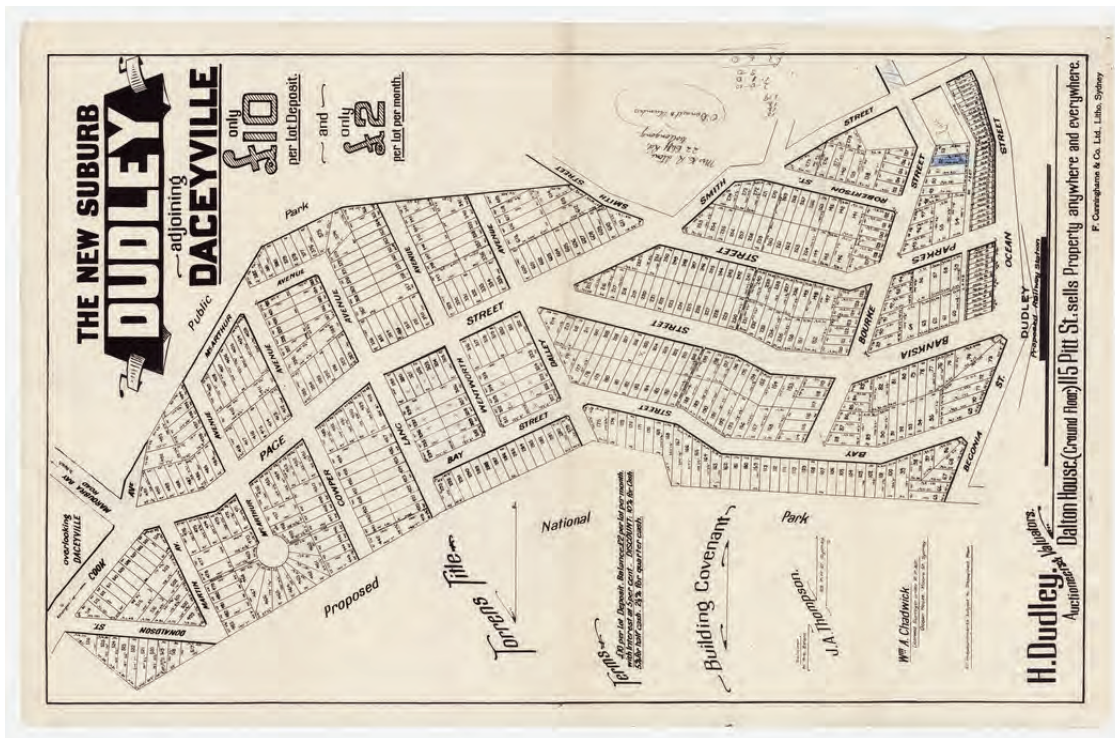
1324/67



THEMATIC HISTORY - FORMER CITY OF BOTANY BAY







9. THE SUBURB OF ROSEBERY



The suburb of Rosebery is located near the centre of the former Botany area (9). Only a small part of the suburb is within the Botany District, the remainder extends north into the Sydney City area. The following historical summary addresses only the land within the former Botany LGA.

The suburb of Rosebery was named after Archibald Phillip Primrose, the fifth Earl of Rosebery, Prime Minister of the United Kingdom from 1894 to 1895. The suburb was named in his honour after his visit to Australia for two months in 1883-84. Rosebery suburb sits across two municipalities; the City of Sydney Municipality, which holds the majority of the suburb, and Bayside Council (formerly City of Botany Bay) which holds a small southern portion of Rosebery that is situated south of Gardeners Road. For such a small area, the 'Botany-side' of Rosebery has been the location of many significant elements in the overall development of the Botany District.

The southern side of Rosebery (within the former Botany Bay LGA) is made up of two small land purchases from the Crown of 50 acres each; one to Samuel Peek in 1839 and the other to L. Gordon in the same year. The two lots were then subdivided and re-subdivided over the years, creating an ever finer grain to the urban pattern bounded by the roads that continue to define the original lots today. The edges of the lots in this Crown subdivision are described by the roads that separate them.

In 1855 a corner acre bounded by Gardeners Road and Botany Road was the site of a very early pub in Botany, named the 'Half-Way House' (as it was sited half way from the City to the Bay, or more likely, to the Sir Joseph Banks Hotel down in lower Botany/Banksmeadow which was a major attraction to Sydneysiders by this time). The Half-Way House was replaced by the Newmarket Hotel and still stands on this corner block today.

In 1913 the publican of the Newmarket Hotel at the time, James Thornton, commissioned a new theatre to be built on the lot he owned adjoining the back of his hotel, fronting Gardeners Road. Picture theatres were a popular attraction in the early 20th century and the Botany District at one time boasted not just one, but five. Thornton's new theatre was unique in the District in that it was designed to be both a picture theatre and skating rink. It opened in 1913 as the 'Rosebery Rink and Picture Theatre' and was popular for many years before falling away from popularity (like all picture theatres of that era) and closed in 1960. The only picture theatre to survive in the Botany District (albeit surviving only in its substance, not in its use) is Rosebery's Marina Theatre, also known as the Roxy Theatre, which continued to be used as a movie theatre up until the 1980s.

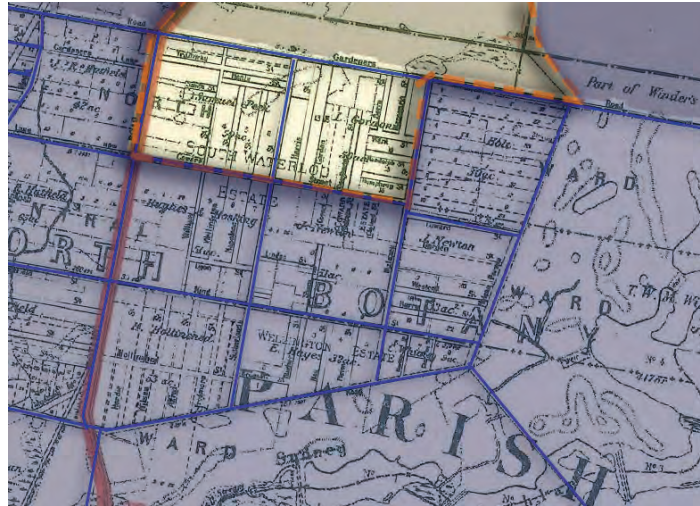
A second hotel was built (also along Gardeners Road) called The Lakes Hotel in 1938 and St Therese's Roman Catholic Church in 1940. The first Rosebery Racecourse had been established in 1895 at the north-western junction of Gardeners Road and Botany Road (diagonally opposite the Newmarket Hotel today). The racing activities were relocated in 1906 to a new site called Rosebery Park Racecourse, soon known as Rosebery Racecourse despite it being situated within the adjoining suburb of Eastlakes.

Rosebery was one of the earliest areas within the former Botany LGA to develop a suburban character. The 1909 plan (top) shows that the area had already been subdivided and developed with a mix of market garden and suburban lots.

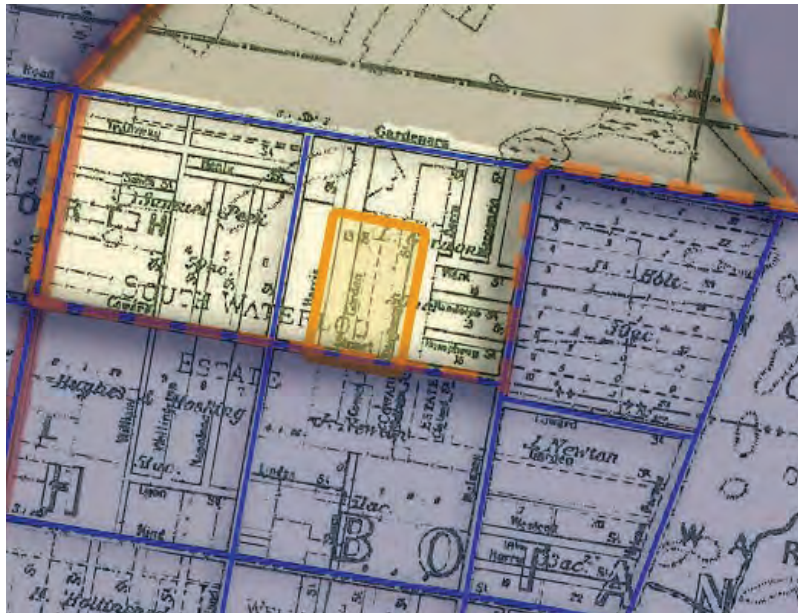
The 1943 (middle) photograph of Rosebery reveals that the area is almost fully developed by residential cottages.

The 2014 aerial shows the overall consistency of land use and lot sizes of the underlying subdivision pattern.

THEMATIC HISTORY - FORMER CITY OF BOTANY BAY



THEMATIC HISTORY - FORMER CITY OF BOTANY BAY



BOTANY

VALUABLE BUILDING SITES

Being Portion of

GORDONS GRANT

GOVERNMENT ROAD

TORRENS TITLE

Dougherty

For Auction Sale
BY
RICHARDSON & WRENCH

AT THE ROOMS
Monday 4th Sept
At 11.30.AM

Subdivided formerly Want's Property

35	36
34	19
33	18
32	17
31	16
30	15
29	14
28	13
27	12
26	11
25	10
24	9
23	8
22	7
21	6
20	5
1	3
2	4

GORDON STREET

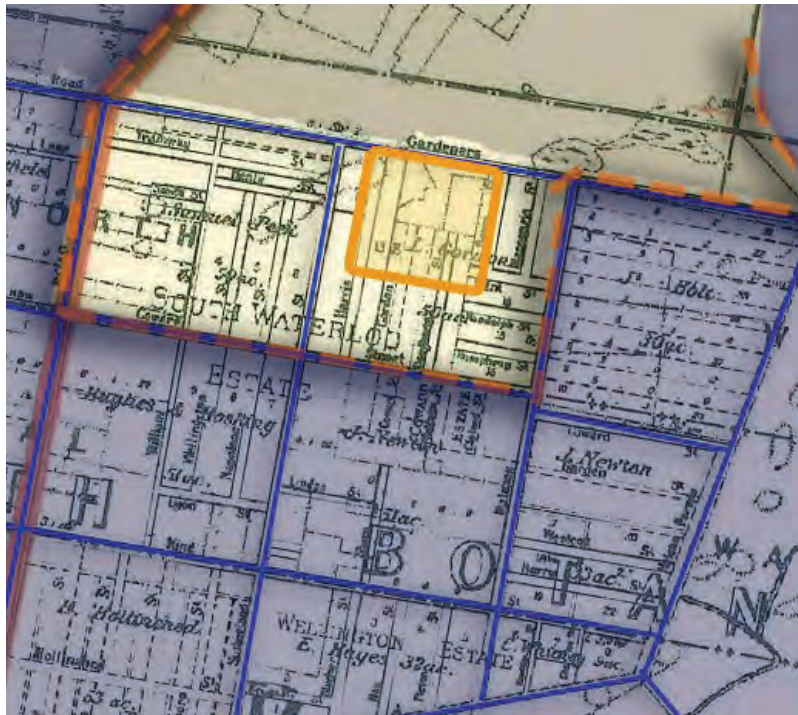
Dougherty

LOCAL SKETCH

GOVERNMENT ROAD

W. M. BRONNIGG
Licensed Surveyor
WENTWORTH COURT.

John Seale's Maps



DOUGHERTY'S ESTATE

NORTH BOTANY



FOR AUCTION SALE ON THE GROUND
SATURDAY, OCTOBER 11TH 1902
 AT 3 · P · M ·
RICHARDSON & WRENCH LTD
 AUCTIONEERS

← To Botany Tram (5 minutes)

GARDENERS ROAD

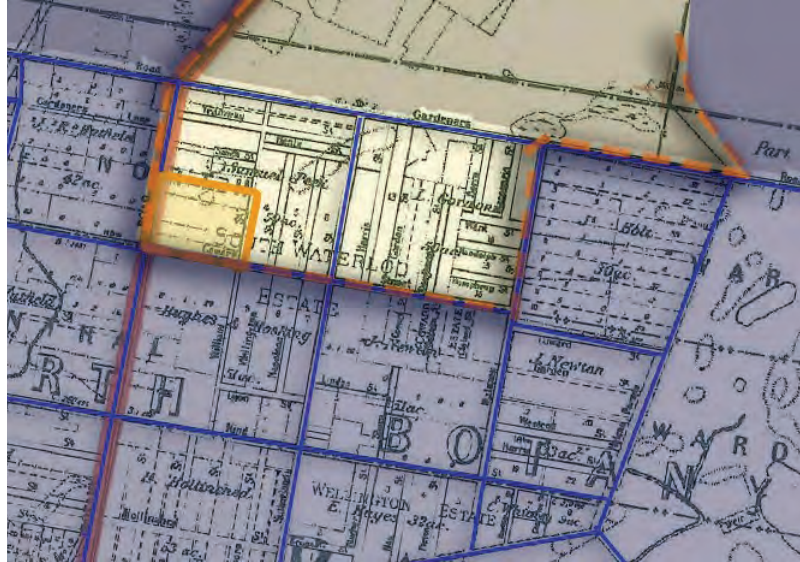
To Randwick &c

HARRIS ST	38' 7"	38'	38'	MARGARET ST	35'	35'	49' 11"	45'	45'	DOUGHERTY ST N TH	34' 9"	34' 11"	34' 9"	BERRY ST
	1	2	3		1	2	3	4	5		1	2	3	
	38' 2 1/2"	38'	38'		7	16	4	4	4		31' 11"	34' 11"	34' 9"	
	114' 2 1/2"	114' 2 1/2"	114' 2 1/2"		8	17	5	5	5		104' 5"	104' 5"	104' 5"	
	112' 10 1/2"	112' 10 1/2"	112' 10 1/2"		9	18	6	6	6		40'	40'	40'	
	111' 8"	111' 8"	111' 8"		10	2	7	7	7		40'	40'	40'	
	113' 7 1/2"	113' 7 1/2"	113' 7 1/2"		11	20	8	8	8		40'	40'	40'	
	112' 3 1/2"	112' 3 1/2"	112' 3 1/2"		12	21	9	9	9		40'	40'	40'	
	113' 4"	113' 4"	113' 4"		13	22	10	10	10		40'	40'	40'	
	113' 7 1/2"	113' 7 1/2"	113' 7 1/2"		14	23	11	11	11		104' 5"	104' 5"	104' 5"	
	113' 0 1/2"	113' 0 1/2"	113' 0 1/2"		15	24	12	12	12		40'	40'	40'	
	40'	40'	40'		171' 10 1/2"	66'	66'	104' 11"	66'		66'	38'	104' 5"	

TORRENS TITLE

TERMS
 10 PER CENT DEPOSIT.
 15 per cent in three months, without interest
 and the balance in 6, 12, 18 & 24 months
 bearing 5 per cent inter. f per annum.

PHILLIP W. RYGADE.
 LICENSED SURVEYOR under N.P.A.
 Phoenix Chambers
 PITT ST



KEATING ESTATE NORTH BOTANY

Auction Sale **SATURDAY 28TH MARCH · 08** at 3^{PM}
on the Ground

H. W. HORNING & CO.

Auctioneers 58 Pitt St Sydney

from Botany to Sydney
BOTANY ROAD Line tram

ROLFE STREET (66 ft wide)
WILLIAM ST

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
42	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
120	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
120	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36

TERMS
£1 deposit, balance
£1 per month,
Interest 5%.



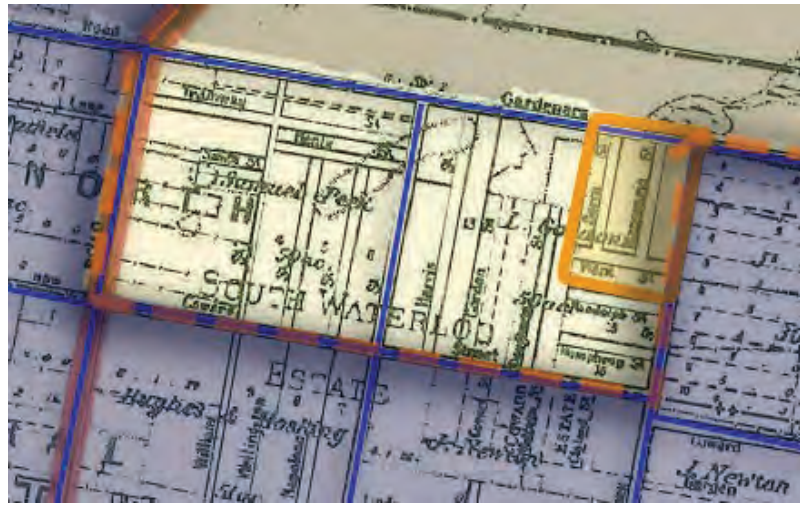
"TORRENS TITLE"

P. W. RYGADE
Licensed Surveyor R.P. Act
164 Pitt St

DAWSON, WALDRON & GLOVER
Solicitors to the Estate
Yaralla Chambers Pitt St

Note. All measurements subject to Deposited Plan.

28/3/08



NORTH BOTANY

29 GOOD BUILDING SITES
 NEAR ROSEBERRY PARK RACE COURSE.

For Auction Sale at 3 P.M. ON SATURDAY
 On the Ground **MAY 20TH, 1911.**

RICHARDSON & WRENCH LTD
 Auctioneers, 38 Pitt St City

Local Sketch.

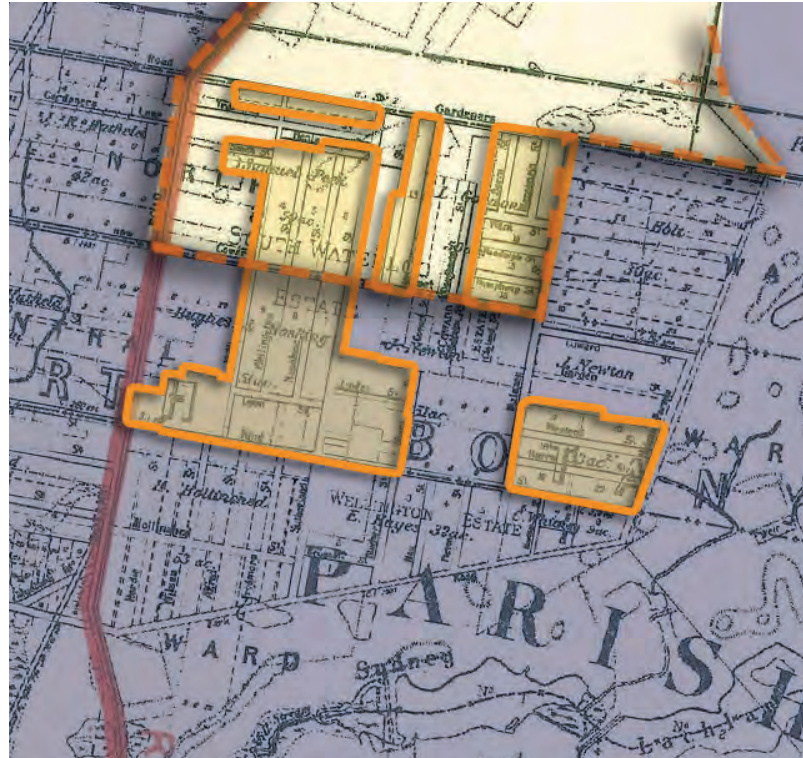
<p>GARDENERS ROAD</p> <p>3</p> <p>7</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sec 1</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">BERRY ST</p>	<p>(66' wide)</p> <p>39</p> <p>16</p> <p>18</p> <p>30</p> <p>29</p> <p>28</p> <p>27 26 25</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sec 2</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">MACQUARIE ST</p>	<p>ROAD</p> <p>Sec 3</p> <p>14 13</p> <p>16</p> <p>17 10</p> <p>18</p> <p>19</p> <p>20</p> <p>21 6</p> <p>1 2 3 4 5</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">MALONEY ST</p>
<p>WANT ST</p>		

TERMS
 15 PER CENT DEPOSIT
 Balance by quarterly instalments
 extending over 2 years at 5% interest.

W. A. Lewis.
 Licensed Surveyor under R.P.A.
 82 Pitt St, Sydney.

All dimensions subject to Final Survey.

William Brown & Co 208 SYDNEY.



BOTANY ROAD,
SHOWING THE
SUBDIVISION OF THE PROPERTIES
OF THE LATE
R. J. WANT, ESQ^R

FOR SALE ON THE GROUND, SATURDAY, DECEMBER 15, AT THREE O'CLOCK,
BY
W. PRITCHARD.

Waterloo Estate.

N
E
S
W

H. M. BROWN & CO.
LONDON
Sole Auctioneers
Agents for the Sale of this Estate

GIBBS, SHAW & CO., PRINCIPALS, 108 FINE STREET, SYDNEY.

