Orlando Conservation Area Photographic Survey February 2010





20 Orlando Avenue

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Mosman Council

Introduction

Overview

This document provides a photographic record of buildings in The Orlando Heritage Conservation Area (HCA), Mosman. This comprehensive record of the streetscape and built form can be used to benchmark and compare changes in The Orlando Heritage Conservation Area over time.

Statement of Significance for The Orlando Heritage Conservation Area

The Orlando Avenue area is a conservation area of residential character containing mostly modest buildings in a wide range of architectural styles and several different types, generally blending well together, though Federation and Inter-War period styles are in the majority. The area demonstrates the pattern of building in Mosman in these periods.

Explanatory note

This document is divided into four parts -

- Part A Orlando Avenue eastern side. Nos. 1-35
- Part B Orlando Avenue western side Nos 2 38
- Part C Spofforth Street eastern side Nos 5 33
- Part D Royalist Rd western side Nos 4-46

Each page contains a boxed key which, for each photograph, identifies –

Street address

eg.. 3 Orlando Avenue

The street address for an individual building is identified in addition to the corner street if applicable. Streets, laneways and passages are also shown

Building title

eg: Talarah

The building title is identified from building façade signage

Heritage item Y/N

eg: N

Items of heritage significance are identified in Schedule 2 of the Mosman Local Environmental Plan 1998

HCA Ranking

eq: 2

The HCA Ranking (based on a scale of 1 to 4) has been identified from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd). A key to the conservation area ranking is provided below.

Other comments

ie: Semi-detached

Other comments provide additional information of interest. For example, may state that the building is semi-detached or part of a series of photos taken to catch some detail otherwise not shown in one photograph

Date of photograph

ie: 9 March 2010

The date the photograph was taken is indicated. Most photographs were taken on 2 & 3 February and 8 & 9 March 2010 but due to obstruction by traffic or weather or other constraints some additional photographs were taken on other days.

Extract from the Mosman Heritage Review 1996

The following is an extract from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd), pages 91-92 of the main report. It is a key to the conservation area rankings (based on a ranking scale of 1 to 4) for each building identified in this photographic survey.

Ranking	Description	Objectives of
		development control
*	A building recommended for individual	Maintain heritage
	heritage listing in the heritage schedule	characteristics and
		streetscape intactness
1	A building with a high degree of intactness	Maintain heritage
	which contributes to the character of the	characteristics and
	area in the terms given in the definition of a	streetscape intactness
	Conservation Area	
2	A building which contributes to the character	Reconstruct original
	of the area but whose significance has been	features by removing
	reduced by loss of original materials or	unsympathetic additions or
	detail (e.g. roofs, chimneys, fences),	using more appropriate
	unsympathetic additions (e.g. verandah	decorative treatment
	infill) or inappropriate decorative treatment	
	(e.g. painting of face brickwork).	
3	A building whose impact on the heritage	Maintain benign impact
	character of the area is neutral	
4	A building which has an adverse impact	Encourage the ultimate
	upon the area because of its scale, design,	replacement of the building
	assertiveness, materials or the like, or	with one less assertive, or
	because its original qualities have been	amelioration of its adverse
	mutilated or removed	impact by sympathetic
		alterations, plantings, more
		appropriate colour scheme
		or other treatment

Part A Orlando Avenue eastern side 1- 35



Street address 1 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν 1



Street address	3 Orlando Avenue
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	2 February 2010



Street address 5 & 7 Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν 1

Other comments Photo 1 of 2 Semi-detached



Street address 5 & 7 Orlando Avenue closer up

Building title
Heritage item Y/N
HCA ranking Ν 1

Other comments Photo 2 of 2 Semi-detached



Street address 9 & 11 Orlando Avenue

Building title Heritage item Y/N HCA ranking

Ν 1 House 4 Carport at no.11

Other comments Semi-detached Date of photograph 2 February 2010



Street address 9 Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν 1

Other comments Semi-detached Date of photograph 8 March 2010



Street address 11 Orlando Avenue

Ν

Building title Heritage item Y/N HCA ranking 1 House 4 Carport

Other comments Semi-detached Date of photograph 8 March 2010



Street address 11A Orlando Avenue

Building title
Heritage item Y/N
HCA ranking 1 House 4 Fence

Other comments Photo 1 of 3 Interwar flats (4)

Ν

9 March 2010 Date of photograph



Street address 11A Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν

Photo 2 of 3 Inter War flats (4) 2 February 2010 Other comments



Street address 11A Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν

Other comments Photo 3 of 3 Side view from Fleet Lane



Street address Fleet Lane

Building title Heritage item Y/N HCA ranking

Taken from Orlando Avenue looking east 2 February 2010 Other comments

N/A



Street address 15 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking Ν 2

Photo 1 of 2 Side view from Fleet Lane Other comments

Date of photograph 8 March 2010



Street address 15 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 2 of 2 Date of photograph 2 February 2010



Street address	17 Orlando Avenue
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	2 February 2010



Street address 19 Orlando Avenue

Ν

Building title
Heritage item Y/N
HCA ranking
Other comments 2 House 4 Carport



Street address 21 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 1 of 2 Summer foliage and high fence obscuring

elevation



Street address 21 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν

Photo 2 of 2 2 February 2010



Street address 23 & 25 Orlando Avenue

Ν

Building title Heritage item Y/N HCA ranking

2 House 4 Front wall

Other comments Photo 1 of 2 Multiple dwelling (4)



Street address 23 & 25 Orlando Avenue

Ν

Building title Heritage item Y/N HCA ranking

2 House 4 Front wall

Other comments Photo 2 of 2 Showing car port & multiple dwelling (4)



Street address 27 Orlando Avenue
Building title
Heritage item Y/N N
HCA ranking 2 House 4 Carport
Other comments
Date of photograph 2 February 2010



Street address 29 Orlando Avenue Building title
Heritage item Y/N
HCA ranking
Other comments Ν 1 House 4 Carport



Street address 31 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 1 of 3 Obscured by summer foliage 2 February 2010



Street address 31 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 2 of 3 Obscured by summer foliage 2 February 2010



Street address 31 Orlando Avenue

Building title Heritage item Y/N HCA ranking

Photo 3 of 3 Looking over front fence 2 February 2010 Other comments



Street address 33 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking
Other comments Ν 3

Photo 1 of 2 Date of photograph 2 February 2010



Street address 33 Orlando Avenue

Ν 3

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Photo 2 of 2 2 February 2010



Street address 35 Orlando Avenue

Building title Heritage item Y/N HCA ranking

Ν

2 House 4 Carport

Other comments Photo 1 of 4 Date of photograph 2 February 2010



Street address 35 Orlando Avenue

Building title Heritage item Y/N HCA ranking 2 House 4 Carport

Ν

Other comments Photo 2 of 4 showing side view from Calliope St



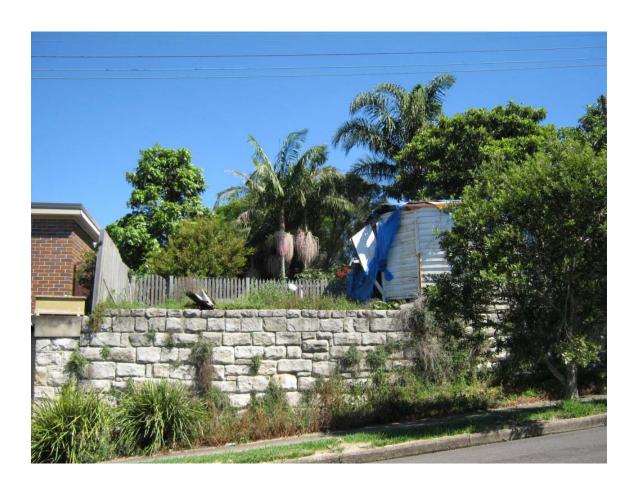
Street address 35 Orlando Avenue, rear yard

Ν

Building title Heritage item Y/N HCA ranking

2 House 4 Carport

Photo 3 of 4 showing side view from Calliope Street Other comments



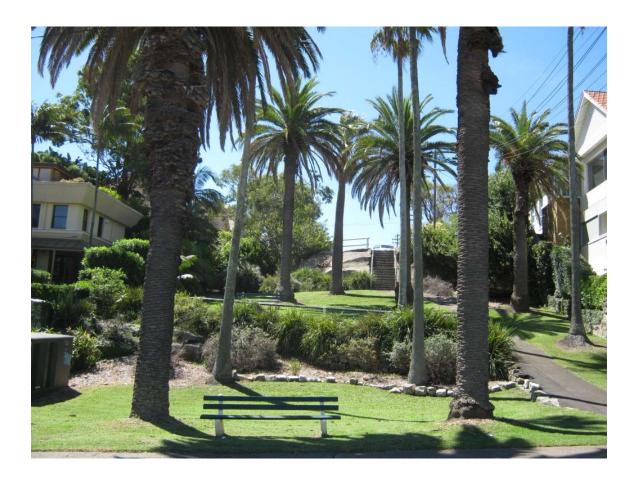
Street address 35 Orlando Avenue, rear yard

Building title
Heritage item Y/N
HCA ranking

2 House 4 Carport Photo 4 of 4 showing side view from Calliope Street Other comments

9 March 2010 Date of photograph

Part B Orlando Avenue western side Nos. 2-38



Street address Southern end of Orlando Avenue Building title Heritage item Y/N MacCauley Outlook - Unformed Road

HCA ranking

Other comments Note steps carved into rock at rear

9 March 2010 Date of photograph



Street address 2 & 4 Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν

Other comments Photo 1 of 2 Semi-detached

Date of photograph 2 February 2010



Street address 2 & 4 Orlando Avenue

Building title Heritage item Y/N HCA ranking Ν

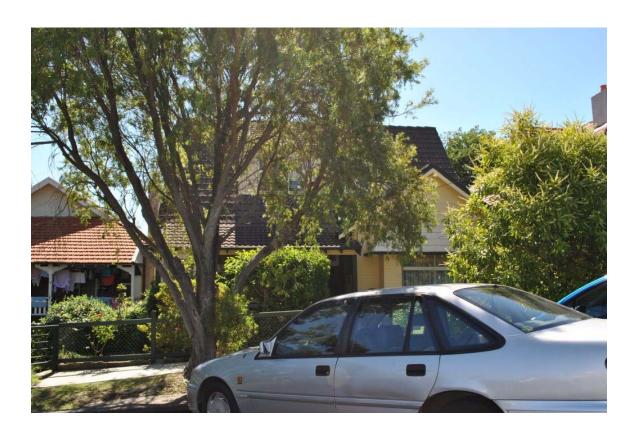
Other comments Photo 2 of 2 Semi-detached

Date of photograph 2 February 2010



Building title
Heritage item Y/N
HCA ranking Not ranked in 1996 heritage study

Other comments Photo 1 of 2 Date of photograph 8 March 2010



Not ranked in 1996 heritage study

Ν

Building title
Heritage item Y/N
HCA ranking
Other comments Photo 2 of 2 Date of photograph 2 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν

Photo 1 of 2 2 February 2010



Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 2 of 2 Date of photograph 9 March 2010



Building title
Heritage item Y/N
HCA ranking Ν

Multiple dwelling (4) 8 March 2010 Other comments Date of photograph



Street address 12 & 12A Orlando Avenue

Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 1 of 2 Semi-detached

Date of photograph 2 February 2010



Street address 12 & 12A Orlando Avenue

Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 2 of 2 Semi-detached

Date of photograph 9 March 2010



Building title
Heritage item Y/N
HCA ranking
Other comments N 2/3

Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking Recommended in the heritage study for individual listing

Other comments Photo 1 of 4 3 February 2010 Date of photograph



Building title
Heritage item Y/N
HCA ranking Recommended in the heritage study for individual listing Photo 2 of 4 showing details of front window

Other comments

9 March 2010 Date of photograph



Ν

Building title Heritage item Y/N HCA ranking Recommended in the heritage study for individual listing Photo 3 of 4 showing side view from Fleet Lane

Other comments

Date of photograph 9 March 2010



Building title
Heritage item Y/N
HCA ranking

Recommended in the heritage study for individual listing Photo 4 of 4 showing side view from Fleet Lane

Other comments

9 March 2010 Date of photograph



Street address Fleet Lane
Building title
Heritage item Y/N N
HCA ranking
Other comments Taken from Orlando Avenue looking west
Date of photograph 3 February 2010



Building title Heritage item Y/N HCA ranking Ν 1/2

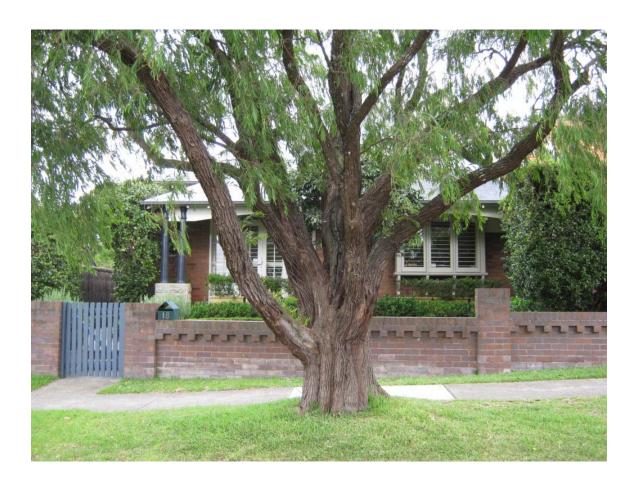
Photo 1 of 3 showing side view from Fleet Lane Other comments

Date of photograph 9 March 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 1/2

Photo 2 of 3 Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking Ν 1/2

Other comments Photo 3 of 3 Date of photograph 3 February 2010



Street address 20 Orlando Avenue
Building title
Heritage item Y/N N
HCA ranking 1
Other comments
Date of photograph 3 February 2010



Street address 22 Orlando Avenue
Building title
Heritage item Y/N N
HCA ranking 1
Other comments
Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Talarah Υ

Date of photograph 3 February 2010



Ν

Building title
Heritage item Y/N
HCA ranking Was ranked as 3

Other comments Building has been demolished since 1996 Heritage Study



Building title
Heritage item Y/N
HCA ranking Recommended in the heritage study for individual listing Photo 1 of 2 Multiple dwelling (5)

Other comments



Building title
Heritage item Y/N
HCA ranking Recommended in the heritage study for individual listing Photo 2 of 2 Multiple dwelling (5)

Other comments



Building title
Heritage item Y/N
HCA ranking
Other comments Υ Item

Photo 1 of 4 Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Υ Item

Photo 2 of 4 Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking Υ Item

Other comments Photo 3 of 4 showing side elevation from garden

9 March 2010 Date of photograph



Building title
Heritage item Y/N
HCA ranking Υ Item

Other comments Photo 4 of 4 showing garden and carport



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 1 of 3 Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 2 of 3 Close-up



Building title
Heritage item Y/N
HCA ranking Ν 2

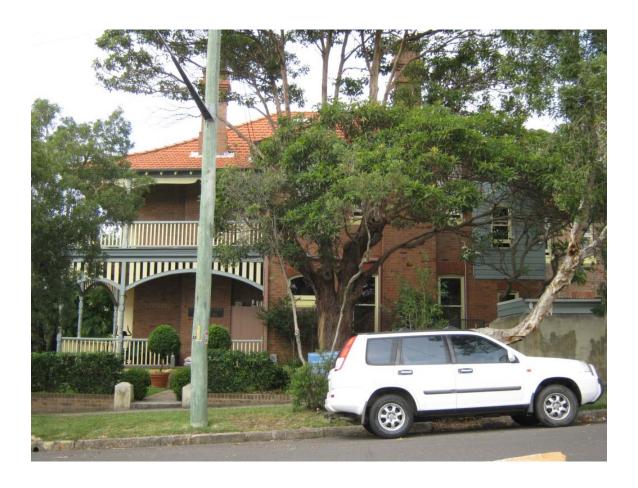
Other comments Photo 3 of 3 Date of photograph 3 February 2010



Street address 36 to 38 Orlando Avenue

Building title
Heritage item Y/N
HCA ranking Recommended in the heritage study for individual listing

Photo 1 of 3 Other comments 3 February 2010 Date of photograph



Street address 36 to 38 Orlando Avenue

Building title

Heritage item Y/N HCA ranking Recommended in the heritage study for individual listing Photo 2 of 3 showing side view from Calliope St

Other comments

3 February 2010 Date of photograph



Street address 36 to 38 Orlando Avenue,

Building title

Heritage item Y/N N

HCA ranking Recommended for individual listing

Other comments Photo 3 of 3 showing rear as seen from Calliope St

Date of photograph 3 February 2010

Part C -Spofforth Street Nos. 5- 33



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 1 of 3 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 2 of 3 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

Photo 3 of 3 8 February 2010



7 Spofforth Street

Street address
Building title
Heritage item Y/N
HCA ranking 2 House 4 Carport Photo 1 of 3

Ν

Other comments Date of photograph 8 February 2010



Ν

Building title Heritage item Y/N HCA ranking 2 House 4 Carport Other comments Photo 2 of 3 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments 2 House 4 Carport Photo 3 of 3 Date of photograph 8 February 2010

Ν



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 1 of 3 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 2 of 3 8 February 2010 Date of photograph



Ν

Building title
Heritage item Y/N
HCA ranking

2 (Carport too dominant) Photo 3 of 3 Other comments Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 1 of 2 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 2 of 2 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Two storey flats? 8 February 2010 Date of photograph



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 3

Photo 1 of 3 Date of photograph 8 February 2010



Street address 15 Spofforth Street

Building title
Heritage item Y/N
HCA ranking
Other comments Ν 3

Photo 2 of 3 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking Ν 3

Other comments Photo 2 of 3 Side view from Fleet Lane

Date of photograph 9 February 2010



Street address Building title
Heritage item Y/N
HCA ranking
Other comments

Taken from Spofforth Street looking east 8 February 2010 Date of photograph

Fleet Lane



17 Spofforth St from Fleet Lane Street address

Ν

Building title
Heritage item Y/N
HCA ranking
Other comments

Photo 1 of 4 Date of photograph 9 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 2 of 4 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 3 of 4 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 4 of 4 8 February 2010 Date of photograph



Street address	19 Spofforth Street
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	
Date of photograph	8 February 2010



Street address 21 Spofforth Street
Building title
Heritage item Y/N N
HCA ranking 2 House 4 Brick front wall
Other comments
Date of photograph 8 February 2010



Ν

Building title
Heritage item Y/N
HCA ranking 1 House 4 Brick front wall

Other comments Photo 1 of 2 8 February 2010 Date of photograph



Ν

Building title
Heritage item Y/N
HCA ranking 1 House 4 Brick front wall

Other comments Photo 2 of 2 Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 1 House 4 Stone front wall

Date of photograph 8 February 2010



Street address 25A Spofforth Street
Building title
Heritage item Y/N N
HCA ranking 3
Other comments
Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking

Other comments Photo 1 of 2 Inter War flats (4)

Υ

8 February 2010 Date of photograph



Street address 27 Spofforth Street

Building title

Υ

Heritage item Y/N HCA ranking Recommended for individual heritage listing in study and now

Photo 2 of 2 Inter war flats (4) Photo extracted from the State Other comments

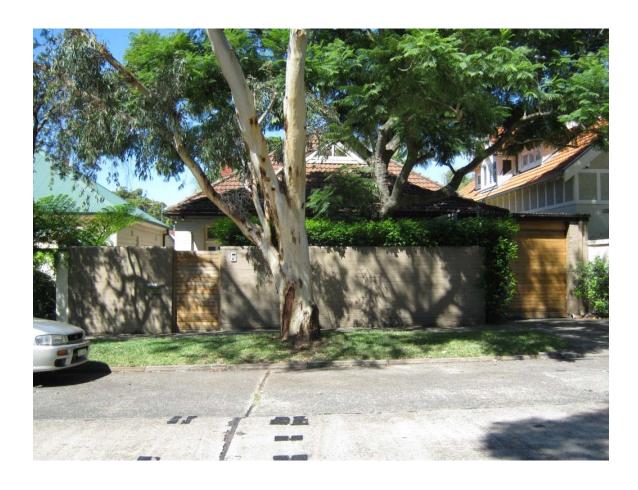
Heritage Inventory database

Date of photograph 6 April 1996



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2 House 4 Brick front wall

Date of photograph 8 February 2010



Building title
Heritage item Y/N
HCA ranking Ν 2 House 4 Brick front wall

Other comments

Date of photograph 8 February 2010



Street address 33 Spofforth Street

Building title

Heritage item Y/N N HCA ranking 2

Other comments Photo 1 of 2

Date of photograph



Building title
Heritage item Y/N
HCA ranking Ν

Photo 2 of 2 showing side view from Calliope Street Other comments

8 February 2010 Date of photograph

Part D -Royalist Road Nos. 4- 46



Street address	4 Royalist Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	8 March 2010



Street address	6 Royalist Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	3 February 2010



Street address	8 Royalist Road
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	
Date of photograph	8 March 2010



Street address 10 & 12 Royalist Road

Building title
Heritage item Y/N Ν HCA ranking 1/2

Other comments Photo 1 of 3 Semi-detached



Street address 10 Royalist Road

Building title
Heritage item Y/N Ν HCA ranking 1/2

Other comments Photo 2 of 3 Semi-detached



Street address 12 Royalist Road

Building title
Heritage item Y/N Ν HCA ranking 1/2

Other comments Photo 3 of 3 Semi-detached



Street address 14 Royalist Road

Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 1 of 2 3 February 2010 Date of photograph



Street address 14 Royalist Road

Building title
Heritage item Y/N Ν HCA ranking

Photo 2 of 2 showing side view and fence from Fleet Lane 4 February 2010 Other comments

Date of photograph



Street address Fleet Lane
Building title
Heritage item Y/N
HCA ranking
Other comments Taken from Royalist Road looking west
Date of photograph 16 March 2010



Street address 16 Royalist Road

Building title
Heritage item Y/N Ν HCA ranking

Photo 1 of 2 showing side wall from Fleet Lane 4 February 2010 Other comments

Date of photograph



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 2 of 2 3 February 2010 Date of photograph



Street address 18 & 20 Royalist Road

Building title
Heritage item Y/N
HCA ranking 2 Ν

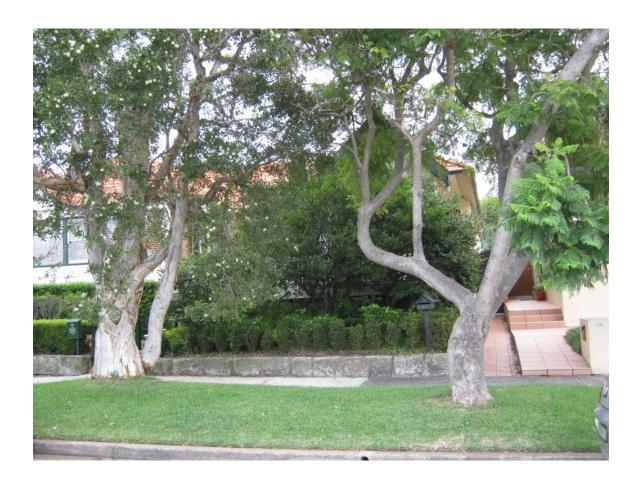
Other comments Photo 1 of 2 Semi-detached

Date of photograph 3 February 2010



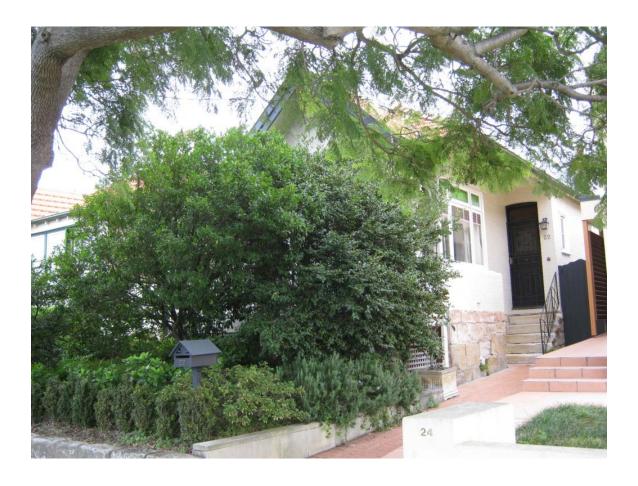
Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 2 of 2 Semi detached



Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 1 of 2 Date of photograph 3 February 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 2 of 2 Date of photograph 8 March 2010



Street address	24 Royalist Road
Building title	
Heritage item Y/N	N
HCA ranking	3
Other comments	
Date of photograph	8 March 2010



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 1 of 2 Date of photograph 8 March 2010



Ν

Building title
Heritage item Y/N
HCA ranking
Other comments 2 House Photo 2 of 2 Date of photograph 8 March 2010



Street address	28 Royalist Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	16 March 2010



Street address 30 Royalist Road
Building title
Heritage item Y/N N
HCA ranking 2
Other comments
Date of photograph 8 March 2010



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 1 of 2 Semi-detached



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 2 of 2 Semi-detached



Building title
Heritage item Y/N
HCA ranking 1 House 4 Carport

Other comments



Building title
Heritage item Y/N
HCA ranking Ν 2

Photo 1 of 4 Semi-detached Other comments



Building title
Heritage item Y/N
HCA ranking Ν 2

Other comments Photo 2 of 4 Semi-detached



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 3 of 4 Semi-detached



Building title
Heritage item Y/N
HCA ranking
Other comments Ν

Photo 4 of 4 Semi-detached



Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 1 of 2 Semi-detached



Building title
Heritage item Y/N
HCA ranking Ν

Other comments Photo 2 of 2 Semi-detached



Building title
Heritage item Y/N
HCA ranking
Other comments Ν 3

Photo 1 of 3 Date of photograph 8 March 2010



Building title
Heritage item Y/N
HCA ranking Ν 3

Other comments Photo 2 of 3 showing side view from Calliope St



Building title
Heritage item Y/N
HCA ranking Ν 3

Other comments Photo 3 of 3 showing side view from Calliope St

8 March 2010 Date of photograph