

History of the development of the land of Eglinton Road Glebe

Eglinton Road is located in Glebe Point, close to Blackwattle Bay. The Point is part of The Glebe or lands originally given to the Church for its support or benefice.

Governor Phillip, the colony of New South Wales' first governor, was instructed to allocate land in Sydney to support a Church of England minister. In 1790, 400 acres of land was allocated to the first Chaplain, Rev. Richard Johnson. He found the land to be unsuitable for cultivating crops, and subsequently abandoned it.

In the 1820s, under Governor Macquarie, an entrepreneurial approach to the management of the economy began to flourish. In that decade, administration began to shift from the rule of the military to a civil administration. Reforms included the restructure of the administration of the Church of England with the establishment of the Church and School Corporation in 1826. In 1828 the trustees of the new Corporation took the decision to fund future promotion of the faith in the colony by selling some of the Church's vast reserves of land.

The sale of the church land at Glebe consisted of a subdivision of 27 allotments initially offered as leaseholds for a period of twenty years with the right to convert to freehold on the expiration of the lease. The allotments were not open to public auction, but offers from prospective purchasers were invited from February 1828. By May of that year George Allen had acquired lots 22, 23 and 24. Allen's leasehold of just over 95 acres (39 ha), which he named Toxteth Park, covered an area situated between present day Victoria Road, Glebe Point Road, Wigram Lane and Johnstons Creek (a frontage to Johnstons Bay was obtained in the mid 1840s).

Among the earliest of later subdivisions for villa lots was Eglintoun Estate at Glebe Point which was proposed and advertised by AB Sparks. Due to financial difficulties he was subsequently forced to sell this landholding in 1841. From around 1845 on there was a steady increase in housing in Glebe Point, supported by improvements in transport.

When George Allen died in 1877, his son George Wigram Allen inherited the estate. From 1884 to 1907 there were 7 subdivisions of the land, of which the Eglinton Road building sites were a part.

The land where Eglinton Road is now situated was a paddock which was used by Chinese market gardeners. In 1893 the council decided to establish better drainage in Park Road and Francis Street, now known as Edward Street. *This council met on the 5th instant. Messrs. Allen and Allen [the law firm begun by George Allen and subsequently headed by his son George Wigram Allen] wrote regarding the Park-*

road and the permission given by them to the council to conduct the surface drainage of Park-road and Francis-street which [leads] on to the paddock known as Eglinton, at Glebe Point and confirming that the trustees of Mr W Allen's estate will indemnify the council and hold them harmless for any damage that may be occasioned to the Chinaman's garden [part of the current Sze Yup temple lands] in that paddock by the increased flow of water that will naturally result from the carrying out of the work. The letter was received, the dedication of the streets having been accepted. The Mayor submitted a minute to the effect that having a substantial sum of money to the credit of the new account opened at the Bank of New South Wales, and being aware that there was a good quantity of work which required to be done and a large number of residents of the Glebe out of employment, he determined, after consultation with the aldermen, to employ as many of the residents as possible (SMH 8 June 1893).

Transport in Glebe Point

The introduction of electric trams running down Glebe Pt Rd (sometimes referred to as Glebe Rd) in 1899 spurred the residential development of Glebe Point and the Toxteth Estate.

Sale of land in Eglinton Road

The land on which Eglinton Road was constructed was auctioned in 1904 as part of the final subdivision on the Toxteth Estate by the Allen family. The map shows plans originally included provision for a number of houses on land which was later resumed to form part of Jubilee Park.

The auction was advertised several times in the Sydney Morning Herald. *The last remaining portion of this formerly large area is now Subdivided and extends from GLEBE POINT ROAD adjoining the FEDERAL PARK to Victoria road FEDERAL AVENUE [all roads] are formed and ballasted, The surface features are varied and the sites will suit for Home or Investment uses. THE LAST OPPORTUNITY to purchase Land out of its original ownership. The district is attractive, highly improved and essentially residential; as*

convenient to the city by numerous easy tram services. 11 Lots on GLEBE POINT ROAD 11 Lots on EGLINTON ROAD 12 Lots on NORTHCOTE ROAD 24 Lots on ALEXANDRA ROAD 13 Lots on FEDERAL AVENUE, 8 Lots on VICTORIA ROAD LITHOGRAPHS Ready, TORRENS Title TERMS 10 per cent deposit; 15 per cent in 3 months balance extending over 3 years at 4 per cent. THE WATER AND SEWERAGE BOARD have approved of the work of extending Sewerage facilities to this Estate being carried out (SMH 19 Oct 1904).

With the exception of one previously-sold site at the top of Eglinton Road, all other lots were sold at auction.

George Allen was a devout Wesleyan, and covenants were placed on properties such that there could be no commercial premises built, ensuring that there would be no inns or hotels. It was further covenanted that houses could be constructed of brick and/or stone only.

Provision of deep sewerage to all lots

In 1905 sewerage was extended to newly developed areas in Glebe and Annandale. Owners of land were notified that they had 90 days to connect their properties. Although most houses in Eglinton Road were yet to be built, connection to deep sewerage was made as they were constructed.

It is hereby notified for the information of the Public that SEWERS have been constructed, and are now available in the undermentioned Streets, Lanes and Private Property ... All owners whose properties are situated in these streets or within 150ft of such sewers, are hereby notified that they must connect within 90 days from this date. Rates to be chargeable on all properties liable to such sewers after the expiration of the 90 days aforesaid. A plan of the works to be carried out at each property must first be obtained from the Board... Line 6. From Line 1 in private property north-easterly 104 links Eglinton-road; thence north-easterly along Eglinton- road to lane on western side of Glebe Point- road. Line 7. From Line 1 in lane on western side of Northcote-road thence south-easterly along said lane to within 51 links of Eglinton -road. Line 8.-From Line 1 in Northcote-road; thence south-easterly along Northcote- road to Eglinton-road. Line 9.-From Line 1 in road (not dedicated); thence easterly 60 links to lane on western side of Glebe Point- road; thence south-easterly along said lane to Eglinton-road ... (SMH 15 Nov 1905)

Construction of a storm water drain in Eglinton Road

Drainage of the area was also improved with the construction of a storm water drain between 22 and 24 Eglinton Road in 1908. Calls for tenders were placed in the Sydney Morning Herald. *Constructing Storm water Channel from Edward street to Eglinton road Specifications may be seen on application to the undersigned during business hours. The lowest or any Tender not necessarily accepted T D Glasscock Town Clerk The Glebe, 30th September, 1908 (SMH 1 Oct 1908).*