



Heritage Assessment

Dulwich Grove Precinct

July 2016

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	01 DRAFT 26 FEB 2016
Report Number	02 FINAL 5 JULY 2016

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Executive Summary

Urbis has been engaged by Baker Kavanagh Architects (BKA), on behalf of Angus Developments, to prepare the following Heritage Assessment (HA), which accompanies a planning proposal for the proposed redevelopment of the subject site, which comprises of properties located at 466-480 New Canterbury Road and 26-40 Hercules Street, Dulwich Hill.

The subject site falls within the area covered by the Marrickville Local Environment Plan (LEP) 2011 and Marrickville Development Control Plan (DCP) 2011. A planning proposal has been prepared to rezone the subject site from light industrial (IN2) to high density residential (R4), along with other amendments, to facilitate the development of a new mixed use building on the subject site.

The subject site is presently characterised by several mid twentieth century low-scale service and industrial buildings covering a majority of the site, four c1920s terrace style shops on the north eastern corner of the site, a late 1970s Greek Orthodox Church (also known as 'Church of the Holy Unmercenaries') located at 28 Hercules Street and an early 1930s inter war period face brick bungalow on the corner of Hercules Street and Kintore Street.

The subject site is not a heritage listed item on Schedule 5 of the Marrickville Local Environment Plan (LEP) 2011, nor is it located within a Heritage Conservation Area (HCA) or in the vicinity of heritage listed items on the LEP. However, Marrickville Council requires a heritage assessment in order to assess the overall character and significance of the site and mainly that of the four 1920s terrace style shops and the late 1970s Greek Orthodox Church.

Based on this assessment, it is considered that the four c1920s terrace style shops has some historic and aesthetic value. Historically, they contribute to a key period of development along New Canterbury Road and aesthetically they demonstrate the principal characteristics of the traditional suburban shopping area with their surviving parapeted roof forms, recessed shopfronts and generally intact first floor shop facades. However, the subject terraces do not meet the criterion for local heritage listing and they do not form a part of the *Dulwich Hill Commercial Precinct Heritage Conservation Area*, identified as being located further east of the subject site near the intersection of New Canterbury Road and Marrickville Road.

Based on this assessment, it is also considered that the late 1970s Greek Church has some historic, aesthetic and social value. Historically and aesthetically, it is somewhat representative of the late twentieth century 'Immigrant's Nostalgic Style'; however, it is not considered to be a good example of the typology. Socially, it may have some significance to the local Greek Orthodox community. However, it does not meet the criterion for local heritage listing.

A preliminary design has been prepared by Baker Kavanagh Architects (BKA) to inform the proposed building envelope and to illustrate what may be achieved through a separate future Development Application. Whilst the four c1920s terrace style shops and the late 1970s Greek Church do not meet the criterion for heritage listing, they are retained in the proposal to erect a new 5-8 storey mixed use development on the site (in line with the overall strategy for growth in Dulwich Hill), with the aim of maintaining the character of the streetscape and precinct.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by Baker Kavanagh Architects (BKA), on behalf of Angus Developments, to prepare the following Heritage Impact Statement (HIS), which accompanies a planning proposal for the proposed redevelopment of the subject site, which comprises of properties located at 466-480 New Canterbury Road and 26-40 Hercules Street, Dulwich Hill.

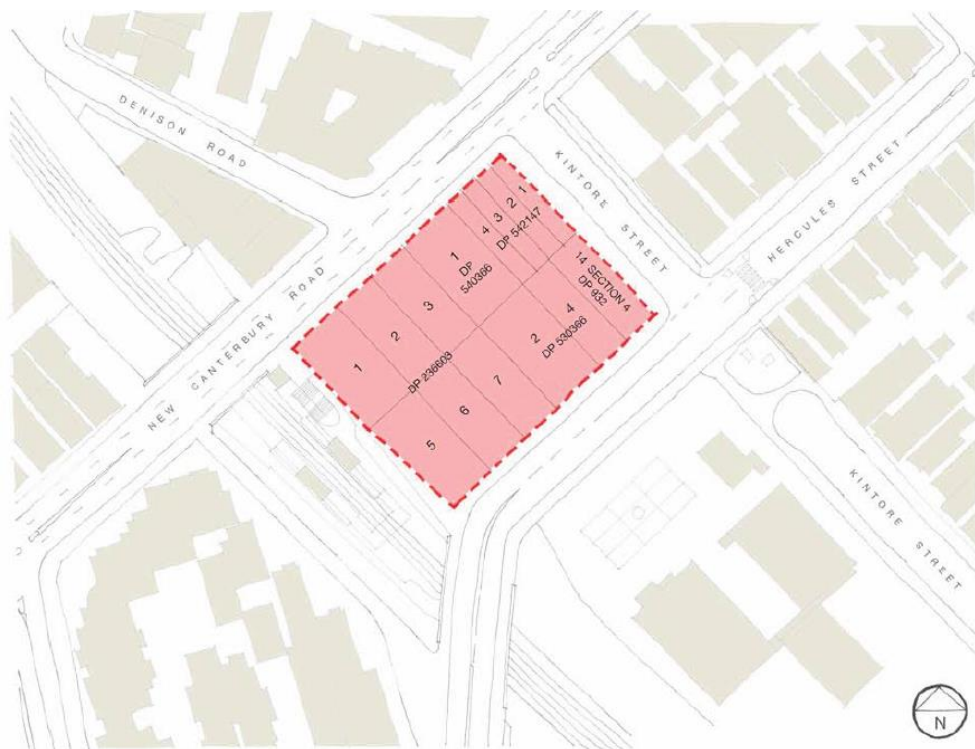
The subject site is not a heritage listed item on Schedule 5 of the Marrickville Local Environment Plan (LEP) 2011, nor is it located within a Heritage Conservation Area (HCA) or in the vicinity of heritage listed items on the LEP. However, Marrickville Council requires a heritage assessment in order to assess the character and significance of the subject site and mainly that of four 2 storey terrace shops located on the corner of Hercules and Kintore Street and a Greek Orthodox Church located at 28 Hercules Street, Dulwich Hill.

This HA assesses the overall character and significance of the subject site and any potential heritage impacts associated with its overall redevelopment.

1.2 SITE LOCATION

The subject site is located in Dulwich Hill, in the Local Government Area (LGA) of Marrickville and covers a large site to the east of the Dulwich Grove Light Rail Station. It comprises of properties located at 466-480 New Canterbury Road and 26-40 Hercules Street, Dulwich Hill (Figure 1).

FIGURE 1 – LOCATION OF THE SUBJECT SITE, BEING 466-480 NEW CANTERBURY ROAD AND 26-40 HERCULES STREET, DULWICH HILL.



SOURCE: BKA ARCHITECTURE

1.3 METHODOLOGY

This HA has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

This assessment of heritage impact responds to preliminary design issue plans prepared by Baker Kavanagh Architects, issued February 2016.

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Marrickville Local Environmental Plan (LEP) 2011 and the Marrickville Development Control Plan (DCP) 2011.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Alicia Vickers (Graduate Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

A preliminary design has been developed to inform the proposed building envelope and to illustrate what may be achieved through a separate future DA.

The envisioned development will comprise of a new mixed use development, with the following key features:

- It is proposed to construct a new mixed use development on the site, separated into 4 principal rectangular building forms comprising of building A, B, C and D, with building C being an 8 storey building located adjacent to Dulwich Grove light rail station and buildings A, B and D comprising of 5 storey buildings, all of which will be situated around a central landscaped courtyard, linking to new thoroughfares across the site.
- The new development will comprise of 3 levels of basement carparking, ground floor retail/business tenancies concentrated around New Canterbury Road and residential accommodation above (with a combination of studio, 1 bedroom, 2 bedroom and 3 bedroom apartments).
- It is proposed to retain the traditional façades/awnings of the four 2 storey terrace shops located to the north east corner of the site. The new development will be built above the terrace shops to the street front boundary, but will allow for a separation between the two built forms. In addition, their awnings will be extended along the northern façade.
- It is also proposed to retain the Greek Orthodox Church (also known as the 'Church of the Holy Unmercenaries') located at 28 Hercules Street and relocate its apse from its rear to its eastern side, to connect to a new community space/garden.
- It is proposed to demolish the existing inter war period cottage located at 26 Hercules Street, on the south eastern corner of the site, and establish a new community space/garden and an extended curtilage to the church.
- It is proposed to have a 6m zone of planting with a 2m wide public thoroughfare and bicycle path to the east of the Dulwich Grove Light Rail Station.

The envisioned design has not been progressed to resolved architecture.

FIGURE 2 – ENVISIONED DESIGN FOR PURPOSES OF THIS PLANNING PROPOSAL



SOURCE – BKA ARCHITECTURE

1.6 SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR STRATEGY

The Sydenham to Bankstown Urban Renewal Corridor Strategy proposes regional strategic direction for this corridor, including at Dulwich Hill and establishes a strategic planning framework to guide future development and infrastructure delivery throughout the corridor. This strategy identifies opportunities for additional housing and jobs around each station and the infrastructure required to support future growth.

Under this strategy, the subject site is identified for medium-rise housing and under the Future Precinct Character, it is described as:

- *Residential apartment building, sometimes with cafes or small shops at ground level typically 8 storeys.*
- *Located in selected core locations generally within 400m of some railway stations.¹*

¹ Dulwich Hill Precinct—Land Use and Infrastructure Analysis.

2 Site Description

2.1 AREA DESCRIPTION

The subject site is located in Dulwich Hill, an inner west suburb of Sydney situated approximately 7.5km south-west of Sydney Central Business District (CBD) and is within the Local Government Area (LGA) of Marrickville. The suburb borders Summer Hill and Lewisham to the north, Marrickville to the east and south and Hurlstone Park to the west.

Dulwich Hill is an established residential area and features two shopping areas, including the main shopping area around the northern end of Marrickville Road and its intersection with New Canterbury Road and a small number of shops on Wardell Road, near Dulwich Hill Railway Station. New Canterbury Road is a major arterial street dividing Dulwich Hill in the north and the south. It stretches from its intersection with Old Canterbury Road in the west and adjoins with Stanmore Road in the east. In recent times there have been a number of new high density developments in the vicinity of Canterbury Road and around the light rail stops in the suburb.

2.2 THE SUBJECT SITE

The subject site is located in the centre of Dulwich Hill and is bound by New Canterbury Road to the north, Kintore Street to the east, Hercules Street to the south and Dulwich Grove Light Rail Station and light rail corridor to the west.

The subject site covers a large site being 466-480 New Canterbury Road and 26-40 Hercules Street, Dulwich Hill and comprises of a number of allotments including the following:

- Lots 1, 2, 3 and 4 of Deposited Plan 542147.
- Lots 1, 2 and 4 of Deposited Plan 540366.
- Lots 1, 2, 3, 5, 6 and 7 of Deposited Plan 236603.
- Lot 14, Section 4 of Deposited Plan 932.

The subject site is characterised by several mid twentieth century low-scale service and industrial buildings covering a majority of the site, four c1920s terrace style shops on the north eastern corner of the site, a late 1970s Greek Orthodox Church at 28 Hercules Street and an early 1930s inter war period face brick bungalow on the corner of Hercules Street and Kintore Street.

The subject site has significantly benefited from the recent establishment of the Dulwich Grove light rail station which has facilitated greater residential density in its vicinity, in accordance with statutory local planning policy.

FIGURE 3 – LOCATION OF THE SUBJECT SITE, BEING 466-480 NEW CANTERBURY ROAD & 26-38 HERCULES STREET, DULWICH HILL.



SOURCE – SIX MAPS

FIGURE 4 – SITE IMAGES



PICTURE 1 – LOOKING SOUTH ON NEW CANTERBURY ROAD TOWARDS EXISTING INDUSTRIAL BUILDINGS LOCATED AT 474-480 NEW CANTERBURY ROAD, ADJACENT TO THE LIGHT RAIL STATION. (SOURCE: BKA ARCHITECTURE)



PICTURE 2 – LOOKING EAST FROM THE OTHER SIDE OF THE LIGHT RAIL STATION SHOWING INDUSTRIAL BUILDINGS OCCUPYING THE SUBJECT SITE ADJACENT TO THE LIGHT RAIL. (SOURCE: BKA ARCHITECTURE)



PICTURE 3 – LOOKING NORTH WEST FROM CORNER OF HERCULES STREET AND KINTORE STREET, SHOWING DWELLING AT 26 HERCULES STREET AND THE GREEK ORTHODOX CHURCH AT 28 HERCULES STREET. (SOURCE: BKA ARCHITECTURE)



PICTURE 4 – LOOKING NORTH FROM THE OPPOSITE SIDE OF HERCULES STREET TO INDUSTRIAL BUILDINGS LOCATED AT 32-40 HERCULES STREET. (SOURCE: BKA ARCHITECTURE)

FIGURE 5 – TERRACE SHOPS ON THE CORNER OF NEW CANTERBURY ROAD AND HERCULES STREET (SOURCE: URBIS)



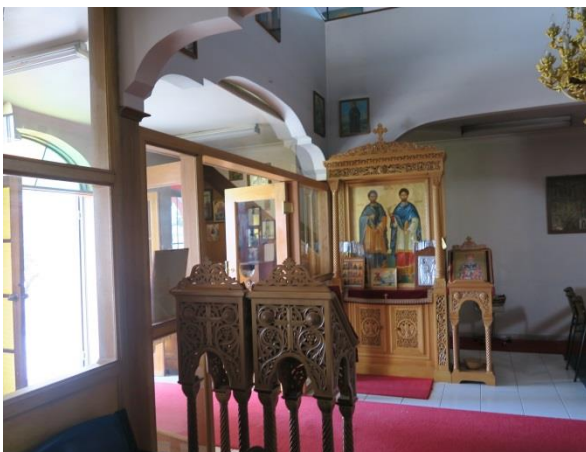
FIGURE 6 – GREEK CHURCH, HERCULES STREET. (SOURCE: URBIS)



PICTURE 5 – FRONT PRESENTATION.



PICTURE 6 – INTERIOR SECONDARY ROOM.



PICTURE 7 – INTERIOR PRINCIPAL ROOM.



PICTURE 8 – INTERIOR PRINCIPAL ROOM.



PICTURE 9 – INTERIOR CORNICE DETAILING.



PICTURE 10 – INTERIOR STAIN GLASS DETAILING.



PICTURE 11 – INTERIOR PRINCIPAL ROOM FROM MEZZANINE LEVEL.



PICTURE 12 – INTERIOR SHOWING FRONT DOOR DETAILING.

3 Historical Overview

The following area history is sourced directly and adapted from the Dictionary of Sydney by Chris Meader in 2008 (available at: http://dictionaryofsydney.org/entry/dulwich_hill)

3.1 AREA HISTORY

Dulwich Hill was originally part of around 700 acres of land granted to Thomas Moore, the colony's shipbuilder, in 1799, of which he called 'Douglas Farm'. This land included part of the present suburbs of Marrickville and Petersham, as well as parts of Dulwich Hill and Stanmore. It was also made up of a number of other smaller land grants, mainly to emancipated convicts.

Dulwich Hill was known to have good soil and an excellent water supply from small creeks running into Cooks River and Long Cove Creek and was once heavily timbered. By the 1860s, market gardens and orchards had emerged, including Chinese market gardens. The residential development of Dulwich Hill was influenced by several wealthy Sydney businessmen including William Starkey, ginger beer and cordial manufacturer, Sir Hugh Dixon, tobacco merchant and Henry Marcus Clark, founder of Marcus Clark retail chain of department stores.

In the late nineteenth and early twentieth centuries, Dulwich Hill developed as a desirable residential district with a small village shopping centre and isolated but significant pockets of industry. By 1890, there was a small but thriving commercial district along New Canterbury Road including Gladstone Hotel, blacksmiths, butchers, tobacconists, a chemist, a produce store and harness markets. These developed around the steam train and horse bus terminus. Dulwich Hill railway station opened in 1895 as 'Wardell Road Railway Station' and was renamed 'Dulwich Hill Railway Station' in 1920.

The main industrial strip developed along the goods line, which opened in 1913. Factories such as the Great Western Milling Company, the Western Timber Mill, and Sidney Williams & Co Pty Ltd in Constitution Road, which made Comet windmills and other engineering products, gained the ability to move their goods quickly and in large quantities.

From the 1930s onwards, there was major development of unit blocks in Dulwich Hill, particularly during the 1960s and many Victorian villas and their gardens were replaced by standard red brick units over the suburb. Post World War two there was a major influx of immigrants to the area.

Dulwich Hill has largely retained its village atmosphere, even with late twentieth and early twenty-first century developments where former factory sites have been redeveloped for large apartment complexes. These complexes are themselves small villages within the suburb of Dulwich Hill.

3.2 SITE HISTORY—NEW CANTERBURY ROAD

3.2.1 TERRACE SHOPS—(466-472 NEW CANTERBURY ROAD, DULWICH HILL)

Historic title records show that the land occupied by the present terrace shops was originally identified as Lot 1 and Lot 2 of Section 4 of Deposited Plan 932 and land fronting New Canterbury Road and the corner to Kintore Street. In 1883, Lot 1 was purchased by David Davies of Petersham, builder and sold immediately to Clara Goodman in 1884, later to Eliza Jemima Field in 1894 and then again to Frank and Sylvia Reynolds Powney in 1905. It is likely that David Davies constructed an early 19th century dwelling on this corner site.

Historic title records also show that in 1921, the adjacent Lot 2 of Section 4 was purchased by Jessie Powney, of Dulwich Hill, Spinster. Both lots were later to Robert Leslie, builder, in 1923, who likely constructed the present early inter war period terrace shops at this time. These were then immediately sold to James Arnot, Civil Engineer, in 1924.

The Sands Directories show the present buildings as first appearing in 1925 and in 1930, the shops are occupied by a stationer, a fish shop, a confectioner and a knitting works. The sands directories also confirm that there was likely an earlier 19th century dwelling on the corner site (occupied by the Powney family for some time), which was demolished to make way for the present row of terraces in c1923. The property was then sold to Andrew Sinclair of Haberfield, Gentleman in 1929 and later to Ernest Edward Davison, of Petersham, newsagent and Flora Mary Davison in 1933.

Aston Leslie Norman Wilde, of Wahroonga, Company director and Eileen May Wilde, became the owners of the property in 1968. A subsequent 1970s survey shows the existing four two storey brick terrace shops as occupying the site, with a right of carriageway at the rear and Athina Christianos of Bexley and Dina Kaliva, Machinists, as the owners of property.

3.2.2 INDUSTRIAL BUILDINGS—(474-480 NEW CANTERBURY ROAD, DULWICH HILL)

The Sands Directories show that there was early development on the south side of New Canterbury Road from the early 19th century, of mainly commercial buildings to the Kintore Street intersection (eastern) end of the site and individual dwellings to the railway (western) end of the site.

Historical research indicates that in 1938, there was a sale of railway land to the Western Timber Company, Pty. Ltd², which comprised of land to the western end of the site, suggesting that early dwellings located here were likely associated with the railway i.e. employee accommodation.

The 1943 aerial shows that by this time, the western end of the site was occupied by a timber mill, with the existing four surviving terrace shops on the eastern end of the site also present as discussed in Section 3.2.1). This aerial suggests that the dwellings on railway land to the western end of the site were demolished to make way for the timber mill.

The Western Timber Company has had a long history in the Marrickville area from its initial establishment in Petersham in the c1920s. In the late 1930s, it was employing at least 20 people when it moved to Dulwich Hill, where it operated the Western Timber Company Mill. The Mill was built in a prime location being next to the goods line, which was opened in 1913. The company was able to sell products quickly and in large quantities all over NSW and provided employment for many local residents.³

The 1970s survey shows that by this time, the land to the western end of the site contained the present two storey factories fronting New Canterbury Road, suggesting that these were constructed in the mid-

² State Records NSW webpage, available at: <http://search.records.nsw.gov.au/items/2286455>, accessed February 2016.

³ Macquarie Joinery webpage, available at: <http://macquariejoinery.com.au/contact/>, accessed February 2016.

twentieth century (post 1943 but prior to 1970), replacing the former timber mill, which moved to Chipping Norton in 1979, and established Macquarie Joinery.⁴

3.3 SITE HISTORY—HERCULES STREET

3.3.1 DWELLING—(26 HERCULES STREET, DULWICH HILL)

Historic title records show that the land occupied by the present dwelling was originally identified as Lot 14 of Section 4 of Deposited Plan 932. In 1902, the land was purchased by Frank and Sylvia Reynolds Powney (note that they also owned the land fronting new Canterbury Road as outlined in Section 3.2.1). This land was sold to Jessie Powney of Marrickville, spinster, in 1909, then to Edward Wassel, Blacksmith, in 1912 and later to Peter Fry, Blacksmith in 1916.

The Sands Directories show that the northern side of Hercules Street contained dwelling houses from as early as the late eighteenth/early nineteenth century. Following the opening of the railway (and by c1920), six dwellings were constructed between Kintore Street and the railway; however, the subject dwelling is one of the last to be constructed in the street. It first appears in the sands directories in 1931 and is occupied by E Charles Fry, indicating that the site was likely vacant land before this.

The 1943 aerial shows the subject site and also shows a row of inter-war period dwellings as occupying the northern side of Hercules Street. This present dwelling was constructed as a typical inter war period house, in a time when Australian architecture was generally conservative, although it has been unsympathetically altered in the late twentieth century.

3.3.2 GREEK ORTHODOX CHURCH—(28 HERCULES STREET, DULWICH HILL)

Historic title records show that the land occupied by the present church was originally identified as Lot 13 of Section 4. In 1921, the land was purchased by Simon Henry Steep and Henry Ralph Steep, both of Marrickville, builder and manufacturer. This land was sold in 1922 to Hannah Hayward, of Marrickville, widow and the land first appears as developed in the sands directories in 1924

The 1943 aerial shows that the subject site contains an inter-war period dwelling, and as discussed above in Section 3.3.1, it is one of a row of inter war period dwellings fronting Hercules Street. In 1952, the property was sold to John George Harper, of Marrickville.

In 1970, Chysostomos Alemangos, Bishop and Galini Karvelas, Nun, both of Marrickville are identified as the registered proprietors of the land. In 1976, The Agious Anargirious Greek Orthodox Church (later called the 'Church of the Holy Unmercenaries') opened in Hercules Street. This coincides with around the time when Alemangos and Karvelas acquired the site.⁵

The present church was constructed as a typical example of post world war two 'Immigrant nostalgic style' architecture. Following world war two, immigrants comprising of a large number of non-British Europeans (principally from Mediterranean countries) came to Australia. This generated a diverse re-interpretation of architecture which reflected the success of migrant groups in Australia. The style was most evident in domestic and religious architecture.

3.3.3 INDUSTRIAL BUILDINGS—(32-40 HERCULES STREET, DULWICH HILL)

The 1943 aerial shows a row of inter-war period dwellings as occupying the northern side of Hercules Street as discussed in Section 3.3.1. The 1970s survey shows the northern side of Hercules Street as occupied by two storey brick factory buildings by this time, suggesting that these were constructed in the mid-twentieth century (post 1943 but prior to 1970), replacing the former inter war period dwellings.

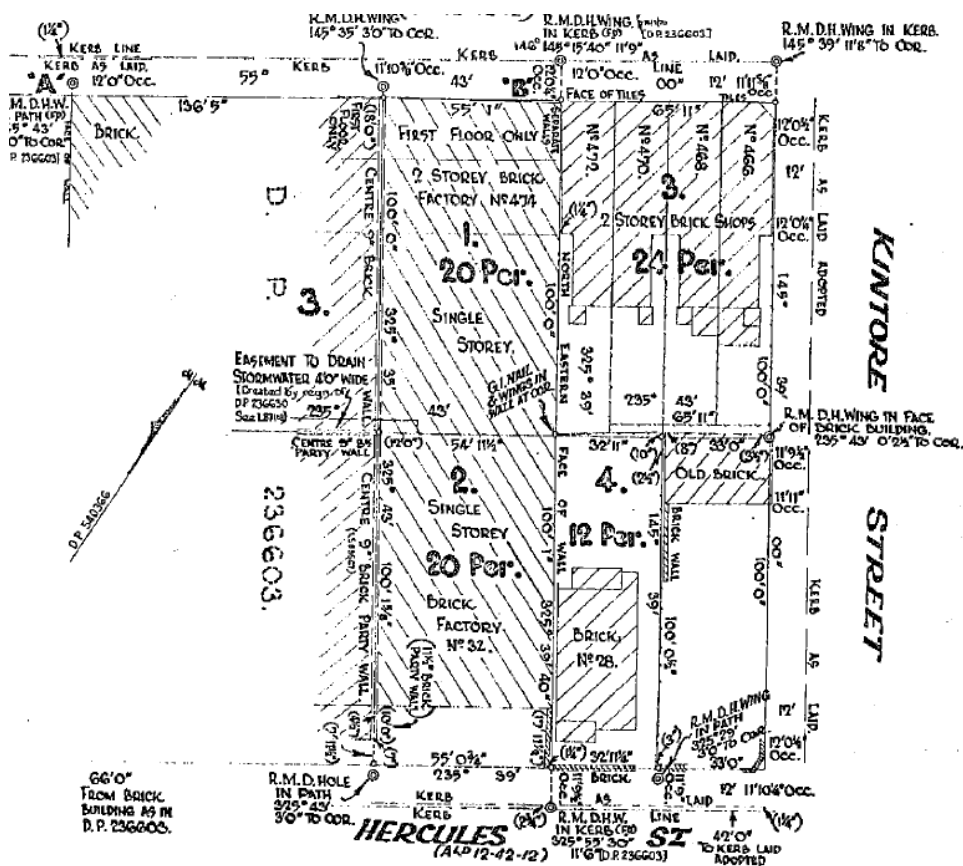
⁴ The establishment of Macquarie Joinery from the Western Timber Company requires additional historical research.

FIGURE 8 – 1943 AERIAL



SOURCE: SIX VIEWER.

FIGURE 9 – SURVEY OF THE SUBJECT SITE, 1970. NOTE THAT THE CORNER OF HERCULES STREET AND KINTORE STREET SHOWS VACANT LAND, HOWEVER HISTORIC RESEARCH SHOWS THAT THE PRESENT COTTAGE WAS CONSTRUCTED BY THIS TIME AND THIS SURVEY LIKELY DID NOT COVER THIS PART OF THE SITE.



PICTURE 13 – VOL 11357/FOLIO 242.

4 Heritage Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<ul style="list-style-type: none"> The existing terrace shops located at 466-472 New Canterbury Road were constructed in the early 1920s. They have some local historic significance for their contribution to the development of the commercial shopping strip along New Canterbury Road and for their representation of its key period of development, being 1890-1938. The existing Greek Orthodox Church located at 28 Hercules Street was constructed in the late 1970s and has some local historic significance as an example of the post war 'Immigrant Nostalgic Style'. The existing dwelling at 26 Hercules Street was constructed in the late 1930s, although it's local historic significance, as an example of an inter war period dwelling, is compromised as it has been subject to substantial modifications. Historic research of the remaining industrial buildings on the subject site, constructed in the mid twentieth century, do not pertain any local heritage significance. They are an example of low cost industrial/warehouse buildings of the time constructed close to the main shopping strip. <p>Overall, it is considered that the existing terrace shops and the Greek Orthodox Church pertain some Local heritage significance; however, they do not meet the threshold for Local heritage listing. In addition, the remaining buildings covering the subject site do not meet the criterion for Historical Significance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> shows evidence of a significant 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with

CRITERIA	SIGNIFICANCE ASSESSMENT
<div>human activity <input type="checkbox"/></div> <div>▪ is associated with a significant activity or historical phase <input type="checkbox"/></div> <div>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></div>	<div>historically important activities or processes <input checked="" type="checkbox"/></div> <div>▪ provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></div> <div>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></div>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<ul style="list-style-type: none"> Historic research of all buildings covering the subject site does not demonstrate any significant associations and they do not meet the criterion for Associative Significance.
<p>Guidelines for Inclusion</p> <div>▪ shows evidence of a significant human occupation <input type="checkbox"/></div> <div>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></div>	<p>Guidelines for Exclusion</p> <div>▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></div> <div>▪ provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/></div> <div>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></div>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<ul style="list-style-type: none"> The existing terrace shops located at 466-472 New Canterbury Road have some local aesthetic significance as Inter war period terrace shops built to address their corner site, and of face brick construction. Although they have recent ground floor shopfronts, their first floor facades are largely intact, and feature original vertical façade detailing, window openings and roof parapet. There is also potential that other original features could also be restored. The existing Greek Orthodox Church located at 28 Hercules Street has some local aesthetic significance as an example of the post war 'Immigrant Nostalgic Style', frequently applied to religious buildings, and features a loggia with semicircular entrance arches and a prominent tower with cupola. Although it is not considered to be a 'better' example of the style. The remaining buildings covering the subject site do not have any aesthetic significance. <p>Overall, the buildings covering the subject site do not meet the criterion Aesthetic Significance.</p>
<p>Guidelines for Inclusion</p> <div>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></div> <div>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></div> <div>▪ is aesthetically distinctive <input type="checkbox"/></div> <div>▪ has landmark qualities <input type="checkbox"/></div> <div>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></div>	<p>Guidelines for Exclusion</p> <div>▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/></div> <div>▪ has lost its design or technical integrity <input checked="" type="checkbox"/></div> <div>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input checked="" type="checkbox"/></div> <div>▪ has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/></div>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a</i></p>	<ul style="list-style-type: none"> The existing Greek Orthodox Church located at 28 Hercules Street has some social significance to the Local Greek orthodox Community, as the building has

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><i>particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>been used continuously as a Greek Orthodox Church for around 40 years. However, it does not meet the threshold for Social Significance.</p> <ul style="list-style-type: none"> The remaining buildings covering the subject site do not meet the criterion for Social Significance. <p>Overall, the buildings covering the subject site do not meet the criterion for Social Significance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<ul style="list-style-type: none"> Historic research shows that the overall subject site previously contained a timber yard, possibly an earlier cottage/building on the corner New Canterbury Road and a row of Inter War period dwellings fronting Hercules Street. Although, the subject site has been heavily disturbed and archaeological potential is considered low. In addition, none of the buildings contain any construction techniques that would warrant research potential. <p>Overall, the subject site does not meet the criterion for Research Potential.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input checked="" type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<ul style="list-style-type: none"> The buildings covering the subject site are not rare. <p>Overall, the subject site does not meet the criterion for Research Potential.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. 	<ul style="list-style-type: none"> It is considered that the existing terrace shops located at 466-472 New Canterbury Road have some representative significance as early 1920s terrace shops It is considered that the Greek Orthodox Church located at 28 Hercules Street have some representative significance as an example of the post war 'Immigrant Nostalgic Style', although it is not considered a 'better' example of the style. The remaining buildings covering the subject site do not meet the criterion for Representative. <p>Overall, the subject site does not meet the criterion for Research Potential.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> is a poor example of its type <input checked="" type="checkbox"/> does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/>

4.3 STATEMENT OF SIGNIFICANCE

4.3.1 INDUSTRIAL BUILDINGS

The industrial buildings at 474-480 New Canterbury Road and 32-40 Hercules Street, Dulwich Hill do not meet the criterion for heritage listing and the properties do not merit retention.

Historic research shows that they were constructed in the mid twentieth century (post 1943 but prior to 1970). Industrial development in particular was known to be concentrated around the former Goods Line (the light rail). They replaced an early timber yard fronting New Canterbury Road and Inter War period dwellings fronting Hercules Street, although archaeological potential is considered low.

The subject buildings do not demonstrate any aesthetic significance. They are representative of low cost commercial/industrial buildings fronting the shopping strip. They are not aesthetically distinctive or rare and they do not make a significant contribution to the streetscape.

Historic research also does not reveal any significant historic associations or social significance of note.

4.3.2 TERRACE SHOPS

The terrace shops located at 466-472 New Canterbury Road pertain some historic and aesthetic significance; however, they are not considered to reach the threshold for heritage listing.

Historic research shows that they were constructed in the early 1920s, during a time of population boom in Dulwich Hill and major development of the retail precinct. They may have replaced an earlier Victorian era cottage/shop dwelling on the corner site, although archaeological potential is considered low.

Aesthetically, the subject terraces are representative of typical Inter War period shops by way of their surviving largely intact first floor facades featuring original vertical façade detailing, window openings and roof parapet.

The extant terraces are not rare and historic research does not reveal any significant historic associations or social significance of note.

It is considered that if the shops were located within the Dulwich Hill Commercial Precinct Heritage Conservation Area (item C28), located further east along New Canterbury Road, they would be considered contributory to the conservation area, which contains a group of commercial and retail buildings demonstrating the principal characteristics of the traditional suburban shopping area. However, where the subject terraces presently stand in the precinct, they are separated from the cohesive character of the New Canterbury Road streetscape in the HCA and is located in a diverse area of industrial and residential development adjacent to the light rail.

4.3.3 GREEK ORTHODOX CHURCH

The Greek Orthodox Church located at 28 Hercules Street has some historic, aesthetic and social significance; however, it is not considered to reach the threshold for heritage listing.

Historic research shows this building was constructed in the late 1970s, during a time of immigration boom in the area post World War two. Aesthetically, it is representative of the 'Immigrant Nostalgic Style' applied to a religious building and features some characteristics of the style; however, it is not considered to be a 'better' example of the style. It may pertain some social significance to the local Greek Orthodox Community.

4.3.4 DWELLING

The dwelling located at 26 Hercules Street does not meet the criterion for heritage listing and the property does not merit retention.

Historic research shows it was constructed in the late 1930s as part of a group of typical Inter War period dwellings fronting Hercules Street. However, it has been substantially modified, including with the enclosure of its front balcony, modifications to its original entrance, and with a new addition at the rear, that it no longer presents as a refined example of the typology. In addition, it effectively stands as a single dwelling and no longer part of a group of dwellings constructed in the same period. Inter war period dwellings are not rare in the locality and it is considered there are far better surviving examples of the style. Historic research also does not reveal any significant historic associations or social significance of note.

5 Heritage Assessment

5.1 HERITAGE LISTING

The subject site is not a heritage listed item on Schedule 5 of the Marrickville Local Environment Plan (LEP) 2011, nor is it located within a Heritage Conservation Area (HCA) or in the vicinity of heritage listed items on the LEP. However, Marrickville Council requires a heritage assessment in order to assess the character and significance of the site and mainly that of the Greek Orthodox Church located at 28 Hercules Street and the shop facades located on the corner of Hercules and Kintore Street.

FIGURE 10 – HERITAGE CONTEXT



PICTURE 14 – MARRICKVILLE LEP 2012

5.2 HERITAGE ASSESSMENT

5.2.1 LOCAL ENVIRONMENTAL PLAN

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
5.10 Heritage Conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Marrickville, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including	It is recognised that the terrace shopfronts on the corner of New Canterbury Road and Kintore Street (466-472 New Canterbury Road), as well as the Greek Orthodox Church (28 Hercules Street) have some heritage significance for their contribution to the overall layers of historical

CLAUSE	DISCUSSION
<p>associated fabric, settings and views.</p>	<p>development of the Marrickville. However, they do not meet the threshold for heritage listing nor are they located in a Heritage Conservation Area. Although, it is recognised that if the terrace shops were located within the <i>Dulwich Hill Shops HCA</i> (item C28), further east of the subject site, then they would be considered contributory for being constructed within its key period of development and for its contribution to the aesthetic character of the New Canterbury Road Streetscape, yet where they currently stand they are separated from the HCA and form part of a diverse mix of development around the light rail station.</p> <p>Nevertheless, whilst the buildings covering the subject site have been assessed as having no identified heritage significance, they will be retained and incorporated into the development, with a number of sympathetic design measures applied to the new development with an aim of maintaining the contributory character of the streetscape and overall area, and this is therefore considered as conserving the environmental heritage significance of Marrickville.</p>
<p>(c) to conserve archaeological sites. (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>Historic research shows that previous development on the subject site comprised of a timber yard, possibly an earlier cottage/shop on the corner of new Canterbury Road/Kintore Street and a row of inter war period dwellings fronting Hercules Street. As such, if any relics were uncovered during the works this would require stop work procedures, however it is considered unlikely given the site has already been disturbed with new development.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This heritage assessment report has been prepared to accompany a planning proposal. It considers the effect of the proposed development on the area concerned.</p> <p>This report concludes that although terrace shopfronts on the corner of New Canterbury Road and Kintore Street (466-472 New Canterbury Road), as well as the Greek Orthodox Church (28 Hercules Street) pertain some heritage significance for their contribution to the overall layers of historical development of Marrickville and for their aesthetic contribution to the streetscape/overall precinct, they are not considered to meet the threshold for heritage listing and they do not form part of a heritage conservation area.</p>

CLAUSE	DISCUSSION
	<p>Nevertheless, they will be retained and incorporated into the development, with the aim of maintaining the character of the streetscape. The following sympathetic design measures will therefore be applied to the new development:</p> <ul style="list-style-type: none"> • The proposal retains the Greek Orthodox Church. By the relocation of its apse and the demolition of the modified inter war period cottage to the east of the church, this provides for an expanded curtilage around the church and makes it a prominent feature in the streetscape, with additional views afforded to the eastern faced of the church and its prominent tower element. • The proposal will encourage the use of the church, by providing it with additional space to congregate, and therefore allowing for greater appreciation of the building and it's identified social and aesthetic significance. • The works will allow for the retention of the heritage shop facades on the corner of New Canterbury Road and Kintore Street. The works will allow for conservation works, such as the removal of non-original elements (including the non-original paint scheme) to be removed and original elements reinstated, and therefore enhancing its contribution in the streetscape. • The proposal allows for a sufficient separation between the heritage listed façade of the heritage shops and the new development above, thereby making them a feature in the design. In addition, their awning will be extended along New Canterbury Road enhancing their contribution in the streetscape. The proposal has been subject to a formal Design Review by Council and the proposal has responded to this review with a revised design. The facades have been maintained with a shadow line and a formal relationship between the new work and the earlier shop facades. The design of the north façade of the new development (fronting New Canterbury Road) directly responds to the façade detailing of the terrace shops, but by consistent with their vertical bays and vertical/horizontal detailing. • It is recognised that the bulk and scale of the development is appropriate given the expectation of increased density around train stations. The proposal is also in line with the Sydenham to Bankstown urban renewal strategy corridor and the future precinct character statement for the Dulwich Hill area.

CLAUSE	DISCUSSION
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This report concludes that although terrace shopfronts on the corner of New Canterbury Road and Kintore Street (466-472 New Canterbury Road), as well as the Greek Orthodox Church (28 Hercules Street) pertain some heritage significance for their contribution to the overall layers of historical development of Marrickville and for their aesthetic contribution to the streetscape/overall precinct, they are not considered to meet the threshold for heritage listing and they do not form part of a heritage conservation area.</p> <p>Nevertheless, they will be retained and incorporated into the development, with the aim of maintaining the character of the streetscape. The proposal has the following merits:</p> <ul style="list-style-type: none"> • The development will replace mid to late twentieth century industrial buildings with are non-descript and austere in their character and appearance, and will therefore improve and enhance the overall precinct in the area. • The new development will create a vibrant and lively area and encourage the future continued use of New Canterbury Road as a shopping district, therefore benefiting the identified significance of the New Canterbury streetscape, identified by the conservation area to the east of the site. • The proposed development is in line with the Sydenham to Bankstown urban renewal strategy corridor and the future precinct character statement for the Dulwich Hill area.

6 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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