

Heritage Data Form

ITEM DETAILS							
Name of Item	Campbell's Dairy						
Other Name/s Former Name/s							
Item type (if known)	Heritage Conservation Area						
Item group (if known)	Urban Area						
Item category (if known)	Other—urban area						
Area, Group, or Collection Name							
Street number	N/A						
Street name	Abergeldie Street, Arlington Street and Union Street						
Suburb/town	Dulwich Hill					Postcode	2203
Local Government Area/s	Inner West						
Property description	Various						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>Located on Wangal Country, the Campbell's Dairy Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values, representativeness and intactness.</p> <p>The HCA demonstrates the course and pattern of historic land ownership and development in Dulwich Hill following British colonisation. This spans from the original land grants in the 1800s, to 'improvement' through clearing and primary production, to subdivision and development of residential housing to accommodate Sydney's burgeoning working population close to mass transport in comfortable dwellings reflecting the design conventions and materials of the interwar period.</p> <p>The Campbell's Dairy HCA was subdivided in 1919 by dairyman Francis Campbell of Petersham, who operated his dairy on this land from about 1899. The subdivision, together with the Abergeldie Estate (1926) to the north, was wholly developed in the period immediately following World War I, and represents the final subdivision in the area comprising affordable, detached, interwar, single-storey houses of the Californian bungalow style.</p> <p>Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of highly intact Inter-War Californian bungalows of similar style and materiality. The houses display typical details of this architectural style including double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences. Overall, the spatial arrangement, pattern, form and rhythm of the composition of streets and land allotments with a largely harmoniously designed suite of interwar housing typologies with a uniformity of colours and materials is aesthetically pleasing.</p>						

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	The HCA retains its original subdivision pattern and largely retains a consistent historic character, which contributes positively to the character of the area and its surrounds.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Various				
Builder/ maker	Various				
Physical Description	<p>Campbell's Dairy HCA is located on the western side of Dulwich Hill and comprises properties on Abergeldie Street and Union Street. It is bounded by Arlington Street, Union Lane and the adjacent existing HCA, the Abergeldie Estate (C51). The area is characterised by a series of Inter-War Californian bungalows of similar style and intactness.</p> <p>The properties are primarily single-storey, single or double fronted buildings of masonry construction. They share common elements such as double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Façades generally feature front verandahs with brick balustrades, timber posts and timber-framed windows.</p> <p>The houses maintain similar setbacks behind small front gardens and brick fences. Overall, the dwellings retain a consistent architectural character, form, and materiality.</p>				
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.				
Construction years	Start year	c.1919	Finish year	c.1928	Circa <input checked="" type="checkbox"/>
Modifications and dates	Some properties within the HCA have been modified with contemporary additions and materials. Examples include carports to the front driveway, replacement of original windows with aluminium-framed windows, replacement of original verandah fabric and removal of decorative elements on the façade. Rear extensions are common in the area, although most are not visible from the street.				
Further comments					

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HISTORY	
Historical notes	<p>Campbell's Dairy HCA is located on the land of the Wangal people.</p> <p>The Campbell's Dairy HCA is located within Robert Wardell's extensive Petersham Estate, which comprised a consolidation of land grants including those of James Bloodworth, John Hammon and John Homerson.</p> <p>In September 1834 Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions. These came to form the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>Campbell's Dairy HCA is in Division 2C of the Petersham Estate. It consists of two subdivisions:</p> <ul style="list-style-type: none"> • '20 Choice Sites Dulwich Hill', 19 May 1883; and • Campbell's Estate, 8 March 1919. <p>In 1883 the Metropolitan Mutual Permanent and Investment Association Limited acquired two portions of land measuring respectively 1 acre 3 roods and 2 roods 17 ½ perches fronting Union Street and Constitution Road bordering the New South Wales Brick Manufacturing Company works at Dulwich Hill. The same year the association subdivided that land into two sections comprising a total of 40 allotments. Section 2, consisting of 26 lots, fronted Union Street between Constitution Lane and the land and creek to the south. The estate was advertised for auction sale on 19 May 1883 as a 'liberal subdivision [which] is in a rapidly improving part of Petersham, with easy access to Petersham and Simmer Hill Railway Stations' (<i>Sydney Morning Herald</i>, 19 May 1883, p 16). Lots 16 to 26 in Section 2, comprised in this subdivision were sold to various owners but were not built upon until the interwar period. It is likely that one reason for the delay in housing development on the land was its proximity to the Standard Pottery Works, which closed in 1911, detracting from residential amenity. Development in this section of Union Street largely took place after World War I and in the early 1920s.</p> <p>Dairyman Francis Campbell acquired over 9 acres of land in 1899 from Samuel Henry Terry's estate. On this land he established a dairy fronting Union Street. In 1915 he acquired an adjoining 5 acres of land from Hugh Dixson plus another small parcel of land, all of which were consolidated and subdivided in 1919 as Campbell's Estate. The subdivision adjoined 'Abergeldie', Hugh Dixson's mansion and grounds, and comprised about 12 acres subdivided into '70 splendid building sites, with liberal frontages and depths' (<i>The Sun</i>, 26 February 1919, p 8) in Abergeldie, Arlington and Union streets. It was advertised for auction sale in March 1919. Richardson and Wrench reported that 53 allotments were sold on the day, realising £11,720. The residue of unsold allotments was progressively sold up until 1928, with the majority sold and built upon in the early 1920s. Houses were erected on the estate throughout the 1920s. Since that time, some infill development has been constructed as have alterations and additions.</p>

THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	Towns, suburbs and villages
National historical theme	4 Building settlements, towns and cities
State historical theme	Accommodation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Campbell's Dairy HCA is substantially intact and provides evidence of a significant period of development in the local area. The area was subdivided in 1919 by Francis Campbell of Petersham, a dairyman. This subdivision was wholly developed in the period immediately following World War I. Together with the Abergeldie Estate (1926) to the north extending to Old Canterbury Road, it represents the final subdivision in the area comprising interwar, single-storey, detached houses of the Californian bungalow style.</p> <p>The Campbell's Dairy HCA has cultural significance at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Campbell's Dairy HCA is associated with dairyman Francis Campbell. In 1899 Francis Campbell purchased some of the Petersham Estate from the Rafferty family, which covered this area. Part of the area was occupied as a dairy by Campbell until at least 1916. The dairy was entered via Union Street. Although this area is associated with Campbell, this association is of dubious historical importance.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Campbell's Dairy HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. It comprises a series of intact Inter-War Californian bungalows constructed during a concentrated period that demonstrate significant consistency in style and materiality.</p> <p>The properties share several common details such as double gabled roofs with timber battens to the gable, decorative ridge finials, timber bargeboards, fascias and exposed rafters. Other elements include masonry verandahs with face brick or rendered balustrades and railings, timber posts with decorative brackets and flat roofs of corrugated sheet metal. Timber is also used for the multipaned, casement windows. The houses have identical setbacks behind small front gardens and brick fences. Overall, the dwellings retain consistent architectural character, form and material and contribute positively to the character of the surrounding area.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment of the Campbell's Dairy HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Campbell's Dairy HCA does not meet the threshold of significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Campbell's Dairy HCA has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The Campbell's Dairy HCA contains a largely intact collection of Inter-War Californian bungalows of similar style. The properties display a good degree of integrity and consistency, providing good examples of this typology. However, though the concentration and number of Inter-War Californian bungalows is somewhat uncommon, this typology is not considered rare in the Dulwich Hill area.</p> <p>The Campbell's Dairy HCA does not meet the threshold for cultural significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The Campbell's Dairy HCA represents interwar housing typologies and their development in the Inner West. The dwellings demonstrate typical characteristics of interwar housing such as their asymmetrical form, double fronted façades and masonry verandahs. The abundance of Californian bungalows within this area is representative of a significant period of interwar development and demonstrates the prevailing historic and architectural character.</p> <p>The Campbell's Dairy HCA reaches the threshold for cultural significance at a local level under this criterion.</p>

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Integrity	The properties within the Campbell's Dairy HCA retain their original lot pattern, scale, form and materiality. However, some properties have been modified with contemporary additions and materials. Examples include the addition of a carport to the front driveway, replacement of original windows with aluminium-framed windows, replacement of original verandah fabric and removal of decorative elements on the façade. Rear extensions are common in the area, although most are not visible from the street. Overall, the Campbell's Dairy HCA has a good degree of integrity because it maintains its uniformity in scale and form.
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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Newspaper Article	<i>The Sun</i>	Petersham Heights	26 February 1919	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	19 May 1883	Trove, National Library of Australia
Plan		DP 9501		NSW Land Registry Services

RECOMMENDATIONS	
Recommendations	<p>Campbell's Dairy should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Campbell's Dairy HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Campbell's Dairy HCA should be included within the Inner West Development Control Plan to guide future development and ensure the conservation of the area's significance. All buildings within the HCA should be identified in the DCP as either contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Residential Heritage Study	Year of study or report	2023
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	April 2023

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IMAGES - 1 per page

Image caption	Map of the Campbell's Dairy HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council



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Image caption	Map of the Campbell's Dairy HCA boundary on aerial photograph.				
Image year	2023	Image by	Nearmaps, GML Heritage	Image copyright holder	Nearmaps, GML Heritage



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Image caption	Aerial photograph of the Campbell's Dairy HCA in 1943 boundary.				
Image year	1943	Image by	SIX Maps with GML overlay	Image copyright holder	NSW Spatial Services



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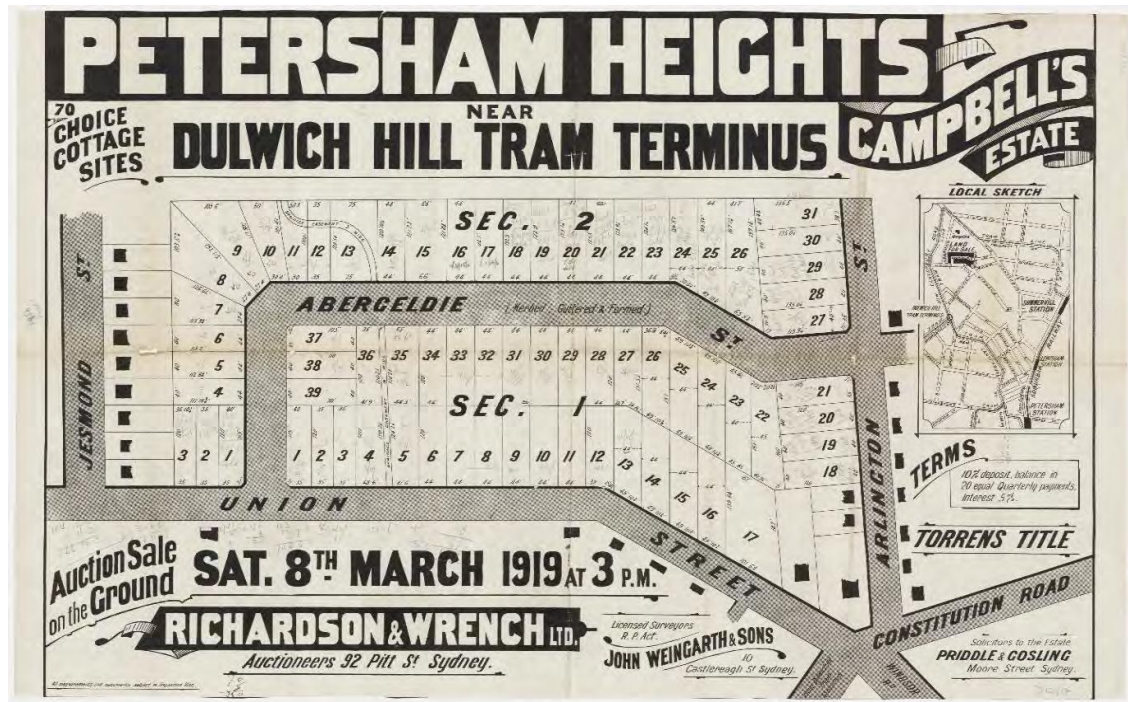
Image caption	Choice Sites Dulwich Hill Petersham'				
Image year	1919	Image by Gibbs, Shallard & Co	'Choice Sites Dulwich Hill Petersham' With GML overlay	Image copyright holder	Out of copyright



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Image caption	Campbell's Estate Petersham Heights				
Image year	1919	Image by Unknown	With GML Overlay	Image copyright holder	Out of copyright



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IMAGES - 1 per page

Image caption	Typical street view within the Campbell's Dairy HCA (Abergeldie Street).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

