



Inner West Heritage Study— Residential (Stage 1)

Prepared for Inner West Council

May 2023



Acknowledgement of Country

We respect and acknowledge the Gadigal and Wangal peoples, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Gadigal and Wangal peoples to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report Register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

| Job No. | Issue No. | Notes/Description | Issue Date |
|----------|-----------|-------------------------|---------------|
| 21-0293D | 1 | Structural Draft Report | 7 March 2023 |
| 21-0293D | 2 | Draft Report | 6 April 2023 |
| 21-0293D | 3 | Final Report | 21 April 2023 |
| 21-0293D | 4 | Revised Final Report | 3 May 2023 |

Quality Management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

NSW Heritage Grant Program

This study was partly funded by the NSW Government through the NSW Heritage Grant program.



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Executive Summary

Inner West Council (Council) engaged GML Heritage Pty Ltd (GML) to undertake the Inner West Heritage Study. The study included three typological components:

- historic pubs;
- historic substations; and
- residential heritage.

The heritage study involved identifying and reviewing a range of existing and potential heritage items and heritage conservation areas (HCAs) throughout the Inner West Local Government Area.

This report focuses on the residential (stage 1) component and will inform a draft planning proposal to amend the *Inner West Local Environmental Plan 2022* (Inner West LEP 2022). It includes the findings of the residential study and provides recommendations for updates to existing heritage items and HCAs, and the creation of new HCAs.

Based on the findings of the residential heritage study, this report recommends that Schedule 5 of the Inner West LEP 2022 be amended as follows:

- List nine (9) new HCAs:
 - Petersham Hill, Dulwich Hill;
 - Campbell's Dairy, Dulwich Hill;
 - The Parade, Dulwich Hill;
 - Woodlands Estate, Marrickville;
 - Terrace Garden Estate, Marrickville;
 - The Warren Estate, Marrickville;
 - David Street, Marrickville: 'C66' reconfigured, extended and renamed to form two new HCAs:
 - Marrickville Market Gardeners Estate, Marrickville;
 - Shrublands Estate, Marrickville; and
 - Fredbert Street, Lilyfield.
- Extend three (3) existing HCAs:
 - Interwar Group—Hollands Avenue, Jocelyn Avenue and Woodbury Street, Marrickville: 'C67';
 - Austenham Estate, Lilyfield: 'C62'; and
 - Campbell Estate, Lilyfield: 'C64' and rename to 'Campbell's Broughton Estate' for clarity).

- Amend the boundaries of three (3) HCAs (involving removal of properties):
 - Rathgael Estate, Croydon: 'C44';
 - Ivanhoe, Croydon: 'C42'; and
 - Fleet Street, Summer Hill: 'C92'.
- Revise the listings for the following heritage items:
 - 56 Liverpool Road (28 Gower Street), Summer Hill (Hospital and outbuildings, including interiors): 'I1614'; and
 - 44–46 Smith Street, Rozelle (School, including interiors): 'I1487'.
- Delist the following heritage items as they do not meet the threshold under the heritage assessment criteria:
 - 40 William Street, Ashfield: 'I409';
 - 24A Railway Road, Sydenham: 'I1750'; and
 - 44 Wellesley Street, Summer Hill: 'I1728'.

Contents

| | | |
|----------|---|-----------|
| 1 | Introduction | 2 |
| 1.1 | What is a Heritage Conservation Area? | 3 |
| 1.2 | What is a Heritage Item? | 3 |
| 1.3 | Statutory Context and Heritage Listings | 3 |
| 1.3.1 | Heritage Act 1977 | 4 |
| 1.3.2 | Environmental Planning and Assessment Act 1979..... | 4 |
| 1.3.3 | Local Environmental Plans and Development Control Plans | 5 |
| 1.4 | Limitations | 6 |
| 1.5 | Acknowledgements | 6 |
| 2 | Methodology and Terminology | 8 |
| 2.1 | Heritage Assessment Methodology | 8 |
| 2.2 | Summary of the Project Scope | 9 |
| 3 | Review of Existing Heritage Items | 12 |
| 3.1 | Overview | 12 |
| 3.2 | 56 Liverpool Road (28 Gower Street), Summer Hill | 14 |
| 3.3 | 44–46 Smith Street, Rozelle | 17 |
| 3.4 | 40 William Street, Ashfield | 20 |
| 3.5 | 24A Railway Road, Sydenham | 21 |
| 3.6 | 44 Wellesley Street, Summer Hill | 22 |
| 3.7 | Summary of Recommendations..... | 23 |
| 4 | Review of Existing Heritage Conservation Areas | 25 |
| 4.1 | Overview | 25 |
| 4.2 | Rathgael Estate HCA, Croydon | 27 |
| 4.3 | Ivanhoe Estate HCA, Croydon..... | 29 |
| 4.4 | Fleet Street HCA, Summer Hill | 31 |
| 4.5 | Summary of Recommendations..... | 33 |

| | | |
|----------|---|------------|
| 5 | Assessment of Proposed Heritage Conservation Areas | 35 |
| 5.1 | Dulwich Hill..... | 37 |
| 5.1.1 | Petersham Hill | 37 |
| 5.1.2 | Campbell's Dairy..... | 44 |
| 5.1.3 | The Parade | 48 |
| 5.2 | Marrickville | 53 |
| 5.2.1 | Woodlands Estate..... | 53 |
| 5.2.2 | Terrace Garden Estate | 57 |
| 5.2.3 | The Warren Estate..... | 61 |
| 5.2.4 | Marrickville Market Gardeners Estate (re-organisation of the existing David Street HCA C66) | 68 |
| 5.2.5 | The Shrublands Estate (re-organisation of the existing David Street HCA C66)... | 73 |
| 5.2.6 | Interwar Group (C67) Extension | 77 |
| 5.3 | Lilyfield | 81 |
| 5.3.1 | Austenham Estate (C62) Extension | 81 |
| 5.3.2 | Campbell's Broughton Estate (extension and renaming of existing Campbell's Estate C64) | 86 |
| 5.3.3 | Fredbert Street..... | 90 |
| 5.4 | Summary of Recommendations..... | 96 |
| 6 | Conclusions and Recommendations | 99 |
| | Attachment A—Inventory Sheets | 102 |

1 Introduction

1 Introduction

Inner West Council (Council) engaged GML Heritage Pty Ltd (GML) to undertake the Inner West Heritage Study in 2021. The heritage study included a study of three typologies:

- historic pubs;
- historic substations; and
- residential heritage.

The heritage study involved identifying and reviewing a range of existing and potential heritage items and heritage conservation areas (HCAs) throughout the Inner West Local Government Area (LGA).

This report focuses on the residential (stage 1) and supports a draft planning proposal to amend the *Inner West Local Environmental Plan 2022* (Inner West LEP 2022). It includes recommendations for heritage items and HCAs.

The approximate location of the Inner West LGA is identified in Figure 1.1.

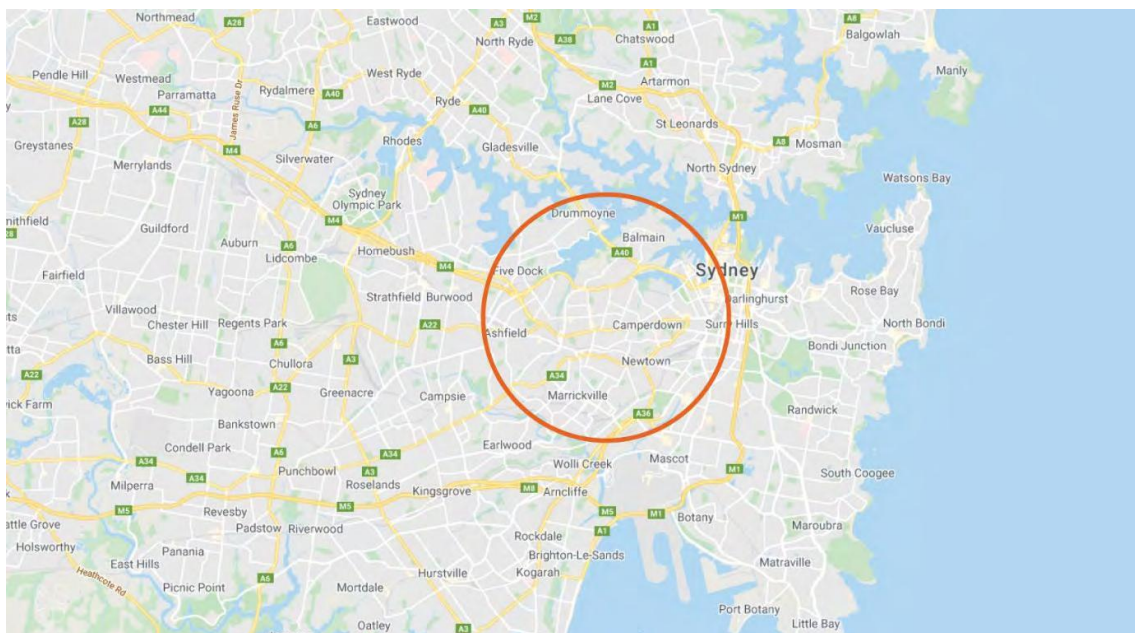


Figure 1.1 Location of the Inner West LGA within the wider Sydney context. (Source: © Google Maps with GML overlay)

1.1 What is a Heritage Conservation Area?

HCAs are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historical character. They often demonstrate one or more significant heritage value(s). Under the NSW *Heritage Act 1977*, there are 7 criteria which are used to assess the significance of places.

HCAs often provide evidence of a particular historical development period and/or a distinct architectural style. They generally have a high proportion of original historic buildings. HCAs are protected because they demonstrate a distinctive identity, that has a particular sense of place and character that is valued by the community. The significance of a HCA is often a function of the underlying landform, subdivision layout and street pattern, and buildings that share common periods of development, with historical associations, and harmonious materials, form and scale.

1.2 What is a Heritage Item?

Heritage items are places, buildings, works, relics, movable objects and precincts that are recognised to have one or more significant heritage value(s). Under the *Heritage Act 1977*, there are 7 criteria which are used to assess significance. Heritage items are important places or objects from the past which should be conserved so they can be accessed, appreciated and enjoyed by future generations. Like HCAs, they often provide physical evidence of a particular historical period or style which is considered to be of importance.

In NSW, heritage items are identified, managed and protected through heritage listing. Heritage listing is a mark of community esteem. It is intended to recognise and safeguard the significant values of places. Both privately and publicly owned places and objects can be heritage listed. Various types of places can be listed, if they are assessed as significant.

1.3 Statutory Context and Heritage Listings

In NSW, items of heritage significance, historical archaeological remains (referred to as 'relics') and Aboriginal objects and places are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPW Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act).

1.3.1 Heritage Act 1977

The Heritage Act is a statute that aims to conserve the state's environmental heritage. The objects of the Act are:

- (a) to promote an understanding of the State's heritage,
- (b) to encourage the conservation of the State's heritage,
- (c) to provide for the identification and registration of items of State heritage significance,
- (d) to provide for the interim protection of items of State heritage significance,
- (e) to encourage the adaptive reuse of items of State heritage significance,
- (f) to constitute the Heritage Council of New South Wales and confer on it functions relating to the State's heritage,
- (g) to assist owners with the conservation of items of State heritage significance.

The Act is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'. Definitions of heritage significance under Clause 4A are as follows:

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Local heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects and precincts.

1.3.2 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment (DPE) and provides for environmental planning instruments to be made to guide the process of development and land use. The objects of this Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

The EPA Act also provides for the protection of local heritage items and conservation areas through LEPs and State Environmental Planning Policies (SEPPs), which provide local councils with a framework within which they make planning decisions.

1.3.3 Local Environmental Plans and Development Control Plans

The Inner West Council area is subject to the provisions of the Inner West LEP 2022. The LEP provides the statutory planning and development framework for the Inner West LGA.

Clause 5.10 covers heritage conservation and sets out the objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are:

- (a) to conserve the environmental heritage of the Inner West;
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;
- (c) to conserve archaeological sites; and
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The LEP contains a list of environmental heritage items, referred to as Schedule 5.

The Inner West LEP 2022 is supplemented by development control plans (DCPs) which provide more detailed planning controls for the former local government areas of Ashfield, Leichhardt and Marrickville. The DCPs provide for the matters set out in Division 3.6 of the EPA Act (preparation of development control plans).

1.4 Limitations

This report is subject to the following limitations:

- Most properties were inspected from the public domain only. No internal inspections were undertaken unless access was granted by the property owners/managers. This access was, however, granted for the following properties:
 - 56 Liverpool Road (28 Gower Street), Summer Hill; and
 - 44–46 Smith Street, Rozelle.
- Historical research has predominantly been undertaken as a desktop assessment. Limited additional archival research was conducted.
- An assessment of Aboriginal cultural heritage values and investigations into Aboriginal archaeological potential was outside the scope of this project.

1.5 Acknowledgements

This project has developed in consultation with Inner West planning and heritage officers. GML gratefully acknowledges the input and assistance of Jennifer Gavin, Nigel Riley, Michaela Newman, Terri Southwell, and Daniel East from Inner West Council.

2 Methodology and Terminology

2 Methodology and Terminology

2.1 Heritage Assessment Methodology

The heritage significance assessments of the HCAs recommended for listing, provided in Section 4 of this report, draw upon the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter) and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance, 2001*.

The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. A specific set of criteria for assessing the significance of items and HCAs, including guidelines for inclusion and exclusion, has been developed in NSW for heritage at state and local levels.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven technical criteria on which significance assessments are based are outlined below:

Criterion (a) Historic—an item is important in the course, or pattern of NSW’s cultural or natural history;

Criterion (b) Associative—an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history;

Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or cultural or natural environments.

An item or area is of state or local heritage significance if it meets one or more of the criteria and satisfies the threshold.

2.2 Summary of the Project Scope

The scope of work for the Inner West Heritage Study—residential (stage 1) was divided into the following steps.

Table 2.1 Summary of the residential (stage 1) project scope.

| Step | Description |
|-------------------|--|
| Step One | <p>Review of existing listings, comprising:</p> <ul style="list-style-type: none"> • eight existing individual listed items; and • three existing HCAs. <p>This review included:</p> <ul style="list-style-type: none"> • physical investigations of each HCA to determine the current integrity and intactness of each item; • additional historical research to further understand the historical development of the item; • review of existing heritage documentation, to understand their heritage context; • where appropriate, review of any development applications or associated documentation to understand alterations and change undertaken at some items; and • assessment of the heritage values against the NSW heritage criteria to determine whether the items continue to meet the threshold for heritage significance. |
| Step Two | <p>Assessment of extensions to three existing HCAs and assessment of nine proposed new HCAs.</p> <p>This review included:</p> <ul style="list-style-type: none"> • physical investigations of each HCA including site inspections, photography, and the preparation of a site description and statement of integrity; • historical research to understand the historical development and significant historical associations of each HCA; • conducting internal 'expert panel' workshops and consultation with the Inner West Council team; • assessment of the heritage values of each HCA against the NSW heritage criteria; and • preparation of report with initial recommendations. |
| Step Three | <p>Preparation of heritage inventory sheets for items recommended for heritage listing and updating existing inventory sheets for existing items recommended to be retained as heritage items.</p> |
| Step Four | <p>Preparation of the final report summarising the findings of steps one and two, and appending inventory sheets.</p> |

This report comprises Step Four of the study. Background studies which informed this report include additional recommendations that will form future stages of the Inner West Heritage Study program.

3 Review of Existing Heritage Items

3 Review of Existing Heritage Items

3.1 Overview

Step One comprised a review of 8 LEP Schedule 5 listed heritage items to determine whether they met threshold for heritage significance. The review identified that changes to Schedule 5 of the Inner West LEP 2022 were necessary for several heritage items as shown below and included on Figure 3.1.

Existing Individual Items

- 56 Liverpool Road (now 28 Gower Street), Summer Hill;
- 44–46 Smith Street, Rozelle;
- 40 William Street, Ashfield;
- 24A Railway Road, Sydenham; and
- 44 Wellesley Street, Summer Hill.

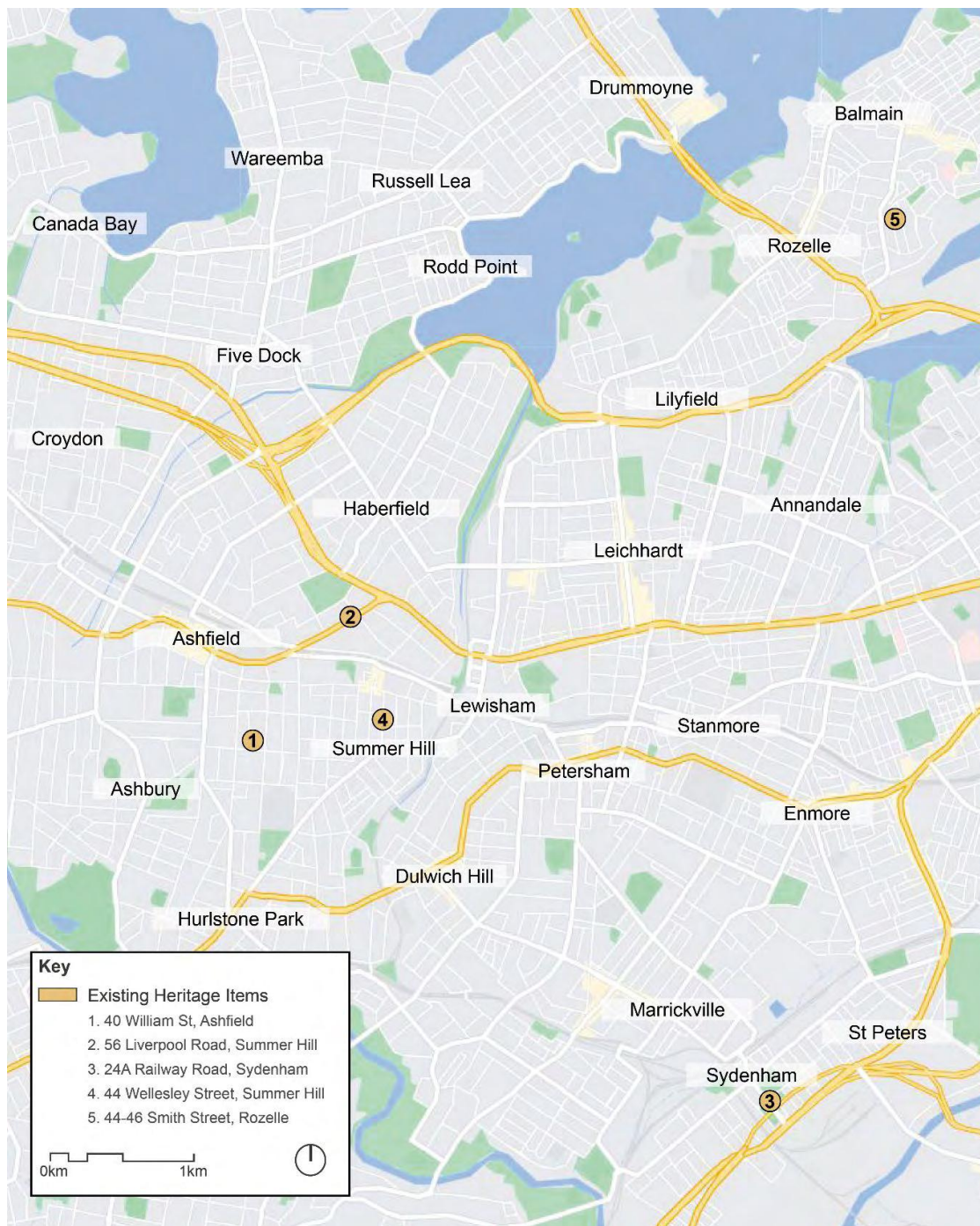


Figure 3.1 The locations of the existing heritage items within the Inner West Council LGA. (Source: © Google Maps 2023, with GML Heritage overlay)

3.2 56 Liverpool Road (28 Gower Street), Summer Hill

In the Inner West LEP 2022 this property is currently identified as item I1614, 'Hospital and outbuildings, including interiors' at 56 Liverpool Road, Summer Hill.

Recommendation

- This item should be retained as a heritage item, as it continues to meet the threshold for individual heritage listing under several criteria, including historic, associative, aesthetic, and representative values.
- Currently the item is identified on the Inner West LEP as 'Hospital and outbuildings, including interiors' at '56 Liverpool Road'. This should be updated to 'Carleton House and Stables, including interiors' at '28 Gower Street'.
- The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be adopted. The significant elements are shown below in Figure 3.2.

Description of the Item

The site currently comprises the grand Victorian building 'Carleton' and the former stables building, along with two modern apartment buildings, plus extensive gardens.

Carleton is a large two-storey Victorian Italianate villa built in 1883. It is largely square in plan, with two full-height projecting faceted bays, one on each side of the main entrance, facing away from Liverpool Road. Flanking the main block are two two-storey verandahs with cast iron foliated posts, pedestals, friezes and brackets. The verandahs terminate at traditional firewalls, beyond which is the large complex of former associated domestic and entertainment spaces. One of these spaces was formerly a ballroom, the location of which is marked by the faceted bay facing Liverpool Road.

The conversion of Carleton to the Renwick Hospital for Children (1921) then Grosvenor Hospital (1965) and various alterations introduced a range of modifications to the building and grounds of the property. However, much of the architectural detail and design of the original mansion were retained, at least externally.

From 2011 to 2014 the house, associated stables and the grounds were converted to 'Carleton Estate', comprising 74 luxury apartments across four buildings. Carleton was restored and converted to several apartments. The stables building was converted to a communal complex and a pool was constructed next to it.

In the early 2010s two apartment buildings were built on the approximate site of mid-twentieth century hospital buildings. The curtilage of Carleton was retained in the new development.

Discussion

The current listing refers to 'Hospital and outbuildings'. Since the hospital site was listed as a heritage item, the nurses' home which comprised part of the hospital complex has been demolished. Although the site's phase of usage as a hospital contributes strongly to its significance, its presentation as a Victorian residence, with associated stables and landscaping, is the most immediately apparent significant value of the site. Therefore, given the loss of the nurses' home and associated hospital structures, which gave context to its description as a hospital site, the site would more appropriately be described as 'Carleton House and Stables', with its hospital usage described in its history.

Despite the conversion of the site to private residences, and the introduction of contemporary apartment buildings, the historically significant main house and the stables complex remain within the site, along with extensive grounds and landscaping. These elements express the history and former use of the site while making a significant visual contribution to the surrounding area. The new buildings introduced to the site respect the original footprint of the early buildings and, although they obscure views of the significant properties, they do not detract from the significance of the remaining buildings.

Further, during the development of the site, the legal address of the complex was changed from 56 Liverpool Road to 28 Gower Street. The LEP description and associated documentation should therefore be updated to reflect this change.

Despite the demolition of hospital structures, such as the nurses' home, and the change of address, the site continues to demonstrate the significant historic, associative and aesthetic values for which it was listed.



Figure 3.2 Aerial view showing the Carleton House and Stables site. (Source: SIX Maps with GML overlay)

3.3 44–46 Smith Street, Rozelle

In the Inner West LEP 2022 this property is currently identified as item I1487, 'School, including interiors'.

Recommendations

- The listing should be retained, as the school continues to represent the historic, aesthetic and representative values for which it was listed.
- The name of the item should be updated to 'Former Smith Street Superior Public School, including interiors' to better represent its historical values.
- The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be adopted. The significant elements are shown below in Figure 3.3.

Description of the Item

The former Smith Street School extends between Smith and Rosser streets. There are several later buildings located around the main Victorian period building, which is situated towards the Smith Street frontage. The school site features open asphalted and paved areas, with a variety of trees and plantings.

The main building is a one and two storey painted and face brick structure with a gabled and half-gabled roof clad in corrugated steel and brick chimneys. The main façade to Smith Street is face brick with brick and stone details and timber-framed multipaned double-hung windows with toplights over and some smaller awning windows. A gable roofed bay at the northern end of the façade has rough-cast rendered finish to the gable end and bracketed extended eave. The base also has a single door opening. The southern end of the façade has a timber gate with brick arch and surround with face stone decorative details. The building entry is located in a single-storey section attached to the northern façade of the building which also has two-storey painted brick, gable roof wings. Gable roofed wings also extend to the west. Despite modifications to expand its usage, the interiors of this building retain a good degree of integrity, with many retaining their original layout and significant original fabric including timber window frames and reveals, original timber staircase and balustrade, and interior windows/room dividers.

The surrounding school buildings include a two-storey timber weatherboard clad building constructed close to the Smith Street frontage on the northeastern corner of the site. The second storey appears to be a later addition with steel stair fixed to the street-facing façade. A two-storey brick and lightweight building is also located in the northwestern corner of the site. A low timber picket fence and gate extends along the northern end of the Smith Street frontage. A central courtyard has been retained between the school buildings and provides an understanding of the context of the original school building.

The Rosser Street frontage is elevated well above street level, with buildings and fences constructed over rock and built-up retaining walls. The school site is a prominent feature of the Smith Street 'hill'. It has with a number of mature trees and plantings including specimen Ficus trees.

Discussion

The Smith Street Superior Public School opened in 1887. It has been continuously occupied as an educational campus for over a century including as the former public school and infants department, Balmain Teachers College, Sydney College of the Arts and Sydney University. In 2001 the site was taken over by the Inner Sydney Montessori School.

Despite changes in ownership, the school has been in near continuous use for education for over a century. The original Victorian building demonstrates a good degree of integrity and intactness. Its original external form and character are clearly legible, with significant original fabric retained. Although modifications have been introduced to allow for expanded use, these are typical of school buildings and provide an understanding of the building's evolution and changing educational requirements and standards. The interiors of the Victorian building also demonstrate a good degree of integrity, retaining significant original fabric and detailing. The retention of the central courtyard is significant to the site, providing context for the setting of the original Victorian building. Although the later school buildings relate to the historic and ongoing use of the school, they are not considered to be significant. The weatherboard structure along Smith Street has been highly modified and is not considered to demonstrate significance. Similarly the later buildings, though sympathetic, are contemporary in character and do not contribute to the significance of the site as a former Victorian school. The site continues to meet the threshold for heritage listing; however, the significant elements—the original Victorian building and central courtyard—should be identified in the heritage inventory sheet.



Figure 3.3 An aerial view of the Former Smith Street Superior School identifying the significant elements. (Source: SIX Maps with GML overlay)

3.4 40 William Street, Ashfield

In the Inner West LEP 2022 this property is currently identified as item I409, 'House, including interiors'.

Recommendations

- The item should be delisted as it no longer meets the threshold for listing as a heritage item.

Description of the Item

This property is a contemporary single-storey dwelling with loft over garage. Constructed in 2002, the building features a pitched roof and is an early example of sustainable design. The basic structure is a timber post-and-beam system, with heavy posts of cypress pine and oregon beams. The walls are built of mud blocks and the floor is concrete. The construction methods were optimal for mass and thermal control. The design is sympathetic to the surrounding street character.

The property was one of the earliest residential buildings in Ashfield to use passive solar design techniques in timber post-and-beam and mud brick construction.

Discussion

Considered to be the first private residence in the former Ashfield LGA to be purpose-designed for environmental sustainability, the property is no longer distinctive in the LGA, nor is it a landmark building in the immediate area, or the Inner West LGA more broadly.

The significant design features pertaining to passive solar techniques are not visible on the exterior. The solar panels on the roof are the only sustainable building design elements that are visible from the public domain. However, these are now used in many homes throughout the LGA and are considered neither unique nor rare.

Further, the significant garden design is no longer distinguishable from non-environmentally sustainable landscapes in private properties throughout the LGA. Therefore, the significant rare environmental design and landscaping for which the property were listed are no longer legible, and, with sustainable design implemented throughout the LGA, these elements are no longer considered to have rarity value.

3.5 24A Railway Road, Sydenham

In the Inner West LEP 2022 this property is currently identified as item I1750, 'Former St Mary and St Mina Coptic Orthodox Church'.

Recommendation

- This item should be delisted, as it no longer meets the threshold for listing as a heritage item.

Description of the Item

The former church building was demolished in 2017 as part of Council plans to extend Sydenham Green. The park was created after the Federal Government bought and demolished houses for the construction of the airport, as it is situated directly under the flight path.

Discussion

The St Mary and St Mina Coptic Orthodox Church building has been demolished. As a former site of religious worship, there were intangible values connected to the site. However, these values were connected to the church building and although they are commemorated in the current sculpture, the site no longer meets the threshold for individual listing.

3.6 44 Wellesley Street, Summer Hill

In the Inner West LEP 2022 this property is currently identified as item I1728, 'House, including interiors'.

Recommendation

- This item should be delisted, as it no longer meets the threshold for listing as a heritage item.

Description of the Item

This house is situated on the southeast corner of Wellesley and Nowranie streets, with its main elevation to Wellesley Street oriented to the north. The dwelling was formerly listed as part of Wellesley Street Group, comprising 17 separate buildings. The group was subsequently separated into individual listings.

The single-storey building has been heavily modified in the mid to late twentieth century, including the introduction of a terracotta tiled roof, the alteration of the primary elevations, the rendering and painting of the external walls, the introduction of intrusive aluminium windows, and an infilled street-facing verandah to Wellesley Street. The house has also been extended to the rear (to the south). There is a garage on the southern boundary of the property which is accessed off Nowranie Street.

These alterations have altered the presentation and footprint of the original dwelling, and have removed much of the significant Victorian details and original fabric. The property has a low degree of integrity and intactness, and is no longer recognisable as part of the former group.

Discussion

The property at 44 Wellesley Street was originally built around 1886 as a single-storey Victorian villa. The dwelling was heavily modified throughout the twentieth century to the extent that its original form, decorative elements, and overall Victorian design and detailing are no longer evident. However, the line from the front steps to the street has been retained, and the location of the former porch (now enclosed) is legible. Although the building retains the significant low scale of the area, overall, the property is not consistent with the scale and character of the streetscape, or the Victorian group of houses which comprise the remainder of the group.

The building does not make a positive contribution to the predominantly Victorian character of the neighbourhood and detracts from the presentation of the (former) Wellesley Street Group, which comprises highly intact detached single-storey houses and two-storey terrace houses.

The dwelling no longer represents the aesthetic values for which it was listed. As a group, the Wellesley group has historic value; however, as the remaining houses within the group have been retained, the removal of the property at 44 Wellesley Street would improve the overall presentation of the item, without detracting from the historical values of the site. The item no longer meets the threshold for listing.

3.7 Summary of Recommendations

Table 3.1 Summary of Recommendations from the Review of Existing Items.

| Item Address | Summary of Review |
|---|--|
| 56 Liverpool Road (28 Gower Street), Summer Hill | <ul style="list-style-type: none"> • Retain listing. • The name of this item should be updated to 'Carleton House and Stables, including interiors' and its address changed to '28 Gower Street' on the Inner West LEP 2022. • The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be uploaded to the State Heritage Inventory. |
| 44–46 Smith Street, Rozelle (Former Smith Street School) | <ul style="list-style-type: none"> • Retain listing. • The name of the item should be updated to 'Former Smith Street Superior Public School, including interiors' on the Inner West LEP 2022. • The updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site should be uploaded to the State Heritage Inventory. |
| 40 William Street, Ashfield | <ul style="list-style-type: none"> • De-list. |
| 24A Railway Road, Sydenham | <ul style="list-style-type: none"> • De-list. |
| 44 Wellesley Street, Summer Hill | <ul style="list-style-type: none"> • De-list. |

4 Review of Existing Heritage Conservation Areas

4 Review of Existing Heritage Conservation Areas

4.1 Overview

Step One partly included a review of three existing HCAs to determine whether they continued to meet the threshold for heritage listing.

The review identified that amendments to Schedule 5 of the Inner West LEP 2022 were required for three existing HCAs as below and shown on Figure 4.1.

Existing HCAs

- Rathgael Estate HCA, Croydon;
- Ivanhoe Estate HCA, Croydon; and
- Fleet Street HCA, Summer Hill.

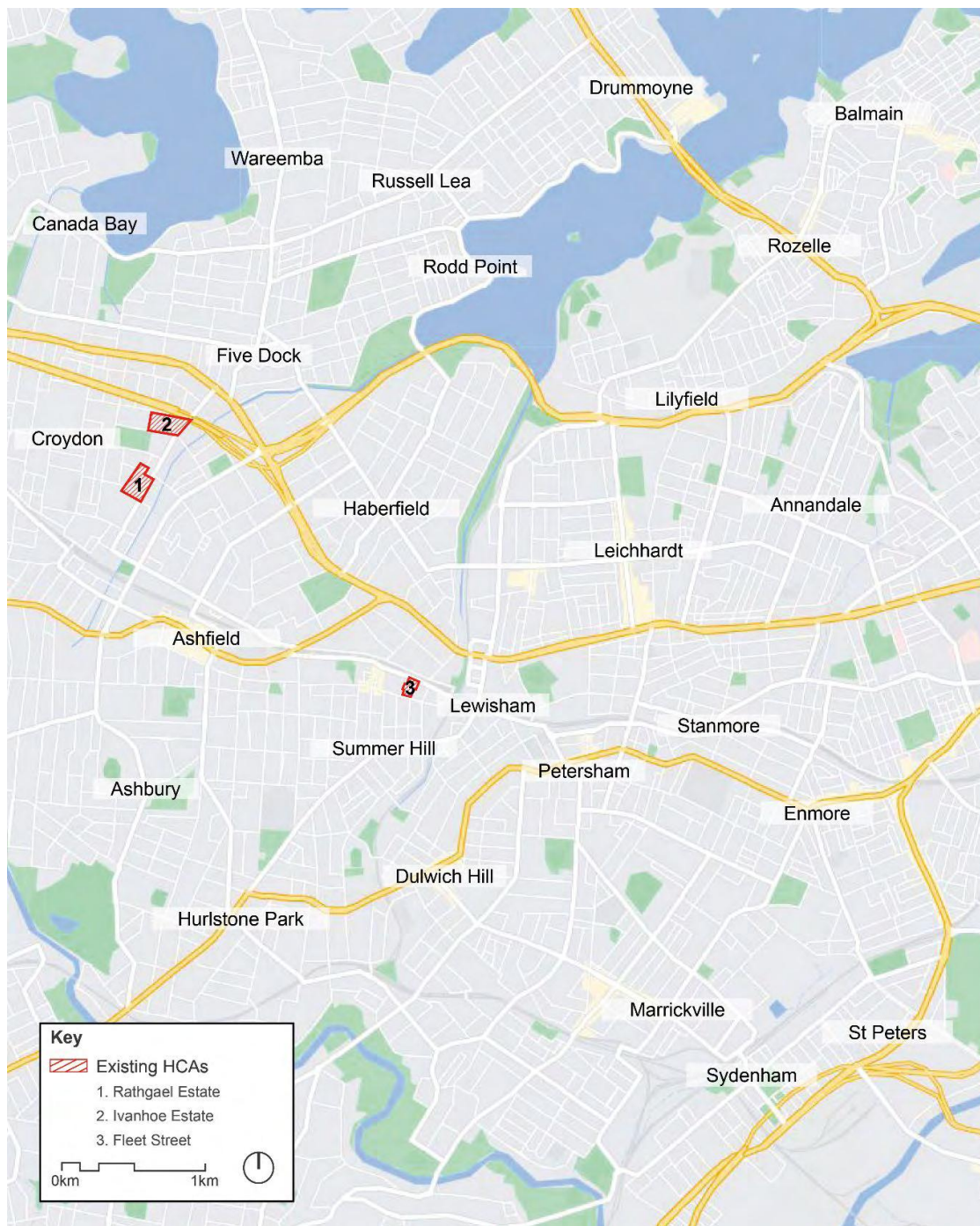


Figure 4.1 The locations of the existing HCAs within the Inner West Council LGA. (Source: © Google Maps 2023, with GML Heritage overlay)

4.2 Rathgael Estate HCA, Croydon

The Inner West LEP 2022 identifies the Rathgael Estate HCA as item C44.

Recommendation

- Retain the HCA listing.
- Amend the HCA boundary to exclude the heavily modified houses at 32 and 34 Bay Street, and the uncharacteristic properties at 79, 79A, 81 and 81A Church Street.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.2.

Description of the Item

The Rathgael Estate area is a residential area. It is bounded by Croydon Road on the east, Bay Street on the north and Church Street on the south. To the south is Centenary Park and Wests Sports Club.

The residential buildings within the area are predominantly detached single-storey dwellings. The exceptions are three pairs of semi-detached houses fronting Croydon Road.

The original subdivision road and lot layout has generally been retained. The topography of the conservation area rises gently from the southeastern corner to the northwestern edge. There are no notable street plantings. Remnant Victorian tree plantings are retained in the grounds of Loreley Court (81/81B Bay Street) and the centre of the conservation area.

The primary architectural character of the area is one of single-storey Federation and Inter-War California Bungalow style houses. The predominant building material is brick; however, there are at least three houses constructed in weatherboard and 'Rathgael' is built in sandstone.

The three-storey brick 1920s residential flat building Loreley Court does not conform to the overall scale and bulk of housing but is consistent with the period of development of the Rathgael Estate.

Houses are generally set back from the street with modest front yards and side driveways with garages to the rear. There are a few houses with carports or garages in the front gardens, including 87, 89, 97 and 103 Church Street.

Overall, the housing collectively retains integrity representing the historic period of development. A small number of houses have been altered resulting in removal of original details and materials. These houses detract from the surrounding character of the HCA. Examples include 79, 79A, 81 and 81A Church Street. The 1970s and

contemporary houses at 4 Bay Street and 79 Church Street are uncharacteristic buildings in the HCA.

Discussion

The Rathgael Estate HCA is a residential area comprising predominantly single-storey Federation and interwar dwellings, of brick construction with hipped and tiled roofs. The area reflects a period of twentieth-century development and, despite modifications, is generally consistent.

Paul Davies and Associates recommended in 2016 that the boundary of the HCA be amended to exclude 32 and 34 Bay Street as they were heavily altered houses. Our assessment has confirmed that these houses have been heavily modified and are no longer contributory to the remainder of the HCA. They detract from the character and presentation of the area. In addition, the properties at 79, 79A, 81 and 81A Church Street do not reflect the architectural character of the area.



Figure 4.2 Map showing the updated boundary of the revised Rathgael HCA (C44). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)

4.3 Ivanhoe Estate HCA, Croydon

The Inner West LEP 2022 identifies Ivanhoe Estate HCA as item C42.

Recommendation

- Retain the HCA listing.
- Amend the boundary of the HCA to exclude the uncharacteristic property at 2 Ranger Road.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.3.

Description of the Item

The Ivanhoe Estate HCA consists of interwar detached brick houses on large lots. The houses are set back from the street with modest front yards, side driveways and rear garages. The streets are lined with wide grassed nature strips and street plantings of palms and brush box. There are a range of Federation Queen Anne and Inter-War California Bungalow house styles throughout the HCA. The housing stock is predominantly face brick single-storey homes with face brick walls, original timber joinery in windows and front doors, unglazed terracotta tiles, and gable ends with original timber shingles, roughcast stucco or imitation half-timbered finishes.

Front fences and gates are mostly original. These include timber picket, low brick, brick and timber picket and timber-framed wire mesh examples. Overall, the houses appear at the street front as intact 1920s and early 1930s housing. Contemporary buildings at 1 Astwin and 2 Ranger Road are uncharacteristic in the HCA. Alterations to 9 Ranger Road, 64 Croydon Road and 10 Kenilworth Street maintain the characteristic composition and scale but do not retain the architectural integrity of the neighbouring houses. Likewise, alterations to 5 and 7 Kenilworth Street, best described as late twentieth-century Mediterranean, are uncharacteristic elements in the Ivanhoe HCA streetscape.

Large over-scaled upper floor and rear additions to 4 and 10 Ranger Road have eroded the intactness of the original interwar houses.

Contemporary buildings have intruded into the HCA at 21 Astwin Street, 2 Ranger Road and 9 Kenilworth Street. These are inconsistent with the historic subdivision and architectural character.

Discussion

Overall, the HCA retains a high degree of integrity and intactness as a group of detached single-storey brick interwar houses built following the land subdivision in 1919.

The streetscape elements comprise grass verges and plantings, which are consistent with the 1919 subdivision pattern and development up to World War II. Despite the intrusion of contemporary development and minor alterations to remnant properties, the HCA continues to demonstrate the historic and aesthetic values for which the area was listed. However, a contemporary building on the periphery of the boundary does not contribute to the presentation of the HCA, and does not appear to have significant historic connections to the area.



Figure 4.3 Map showing the updated boundary of the revised Ivanhoe HCA (C42). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)

4.4 Fleet Street HCA, Summer Hill

The Inner West LEP 2022 identifies Fleet Street HCA as item C92.

Recommendation

- Retain the HCA listing.
- Amend boundary of the HCA to exclude the uncharacteristic property at 41–43 Smith Street.
- Adopt the updated heritage inventory sheet (appended to this report). The significant elements are shown below in Figure 4.4.

Description of the Item

The Fleet Street HCA comprises a range of modest detached and semi-detached Victorian and Federation cottages in Fleet Street, Carlton Crescent and Smith Street. The buildings occupy small, narrow allotments originating in Bartlett's 1880 Fleet Street subdivision. Fleet Street is a compact narrow roadway connecting Carlton Crescent with Smith Street to the south. The site falls gently from the north in Carlton Crescent to the south in Smith Street. The area is characterised by small front gardens and some verandahs built to the street alignment. The HCA is exclusively residential, comprising single and two-storey detached and semi-detached houses. The properties are predominantly built in brick, although there is also at least one weatherboard cottage, at 2 Fleet Street.

The buildings vary in condition and intactness but the precinct overall retains the character, scale and bulk of Victorian and Federation era housing. The integrity of individual properties has been eroded by various modifications with changes to materials such as cement rendering of face brickwork to Federation, replacement of roof cladding, removal of chimneys and unsympathetic front fences. Modern carports have been added at the front of some of the houses within the HCA.

The contemporary building at 41–43 Smith Street is uncharacteristic in this HCA for its bulk, scale and mass.

Discussion

Overall, the HCA retains a generally cohesive group of Victorian and Federation detached and semi-detached houses of one and two storeys on small, narrow allotments dating back to the 1880s subdivision. It includes several significant original buildings such as the set of terrace houses, and a variety of small detached and semi-detached cottages. Throughout the area there is a consistent scale and materiality, with harmonious decorative elements, such as moulded chimneys, and original timber windows, retained throughout.

Several of the properties have been modified and the area is no longer a fine example of Victorian and Federation dwellings. Nonetheless, the area is a good example of a significant period of development in Summer Hill and contributes to the historic character and presentation of the suburb.

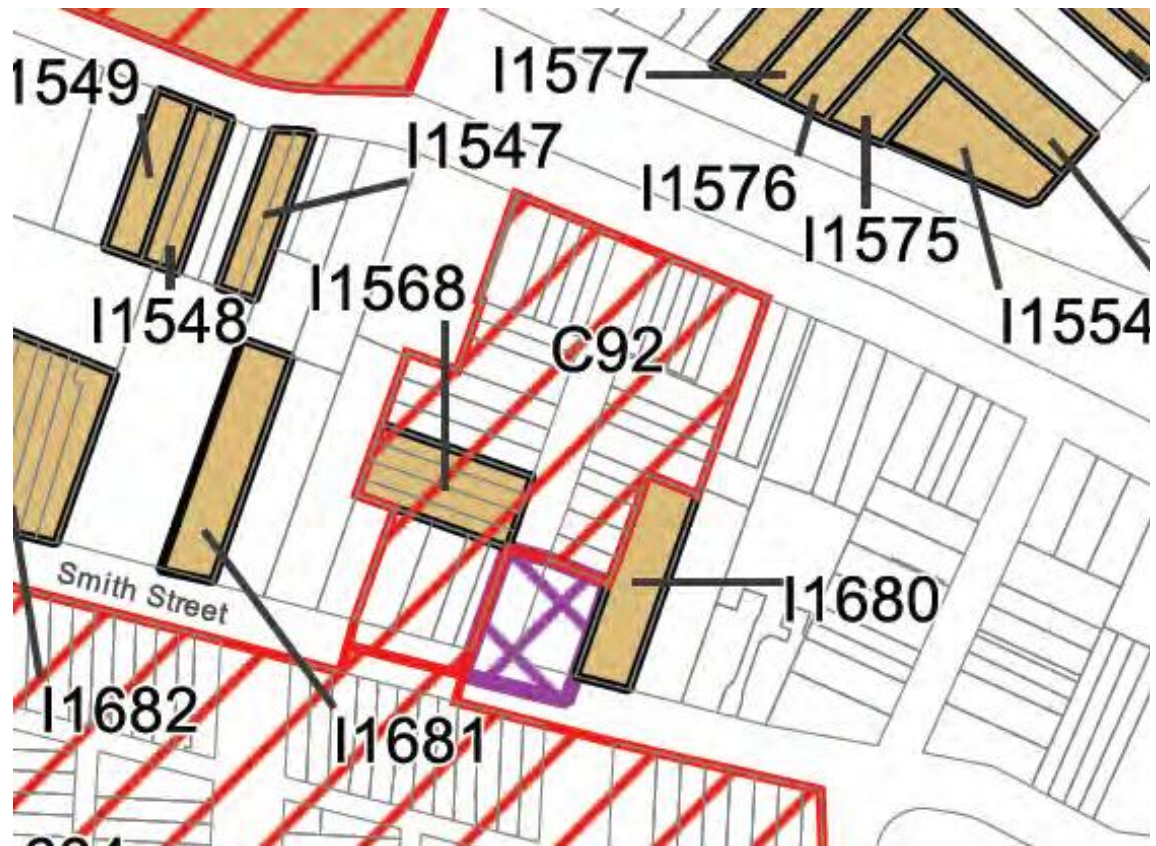


Figure 4.4 Map showing the updated boundary of the revised Fleet Street HCA (C92). Purple cross-hatching indicates areas to be delisted. (Source: Inner West Council)

4.5 Summary of Recommendations

Table 4.1 Summary of Recommendations from the Review of Existing HCAs.

| HCA | Summary of Review |
|-------------------------------|---|
| Rathgael Estate HCA, Croydon | <ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory. |
| Ivanhoe Estate HCA, Croydon | <ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory. |
| Fleet Street HCA, Summer Hill | <ul style="list-style-type: none"> • Retain listing with revised boundary. • Upload the updated heritage inventory sheet (appended to this report) which identifies the significant elements of the site to the State Heritage Inventory. |

5 Assessment of Proposed Heritage Conservation Areas

5 Assessment of Proposed Heritage Conservation Areas

During Step Two of the heritage study GML assessed 12 existing and proposed HCAs including:

- Fredbert Street, Lilyfield;
- Petersham Hill, Dulwich Hill;
- Campbell's Dairy, Dulwich Hill;
- The Parade, Dulwich Hill;
- Woodland's Estate, Marrickville;
- Terrance Garden Estate, Marrickville;
- The Warren Estate, Marrickville;
- Marrickville Market Gardeners Estate (re-organisation of the existing David Street HCA C66), Marrickville;
- The Shrublands Estate (re-organisation of the existing David Street HCA C66), Marrickville;
- The Interwar Group (extension of the existing Interwar Group HCA, C67), Marrickville;
- Austenham Estate (extension to the existing Austenham Estate HCA C62), Lilyfield; and
- Campbell's Broughton Estate (extension to the existing Campbell's Estate HCA C64), Lilyfield.

This section includes assessments of the potential new HCAs, including nine new HCAs and extensions to three existing HCAs. The proposed HCAs are shown in Figure 5.1 below.

The assessments of significance have been undertaken in accordance with the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001. The assessments are supported by HCA specific histories and updated mapping with recommended boundaries of the HCAs.

A summary of the section's recommendations is included in Table 5.1 below.

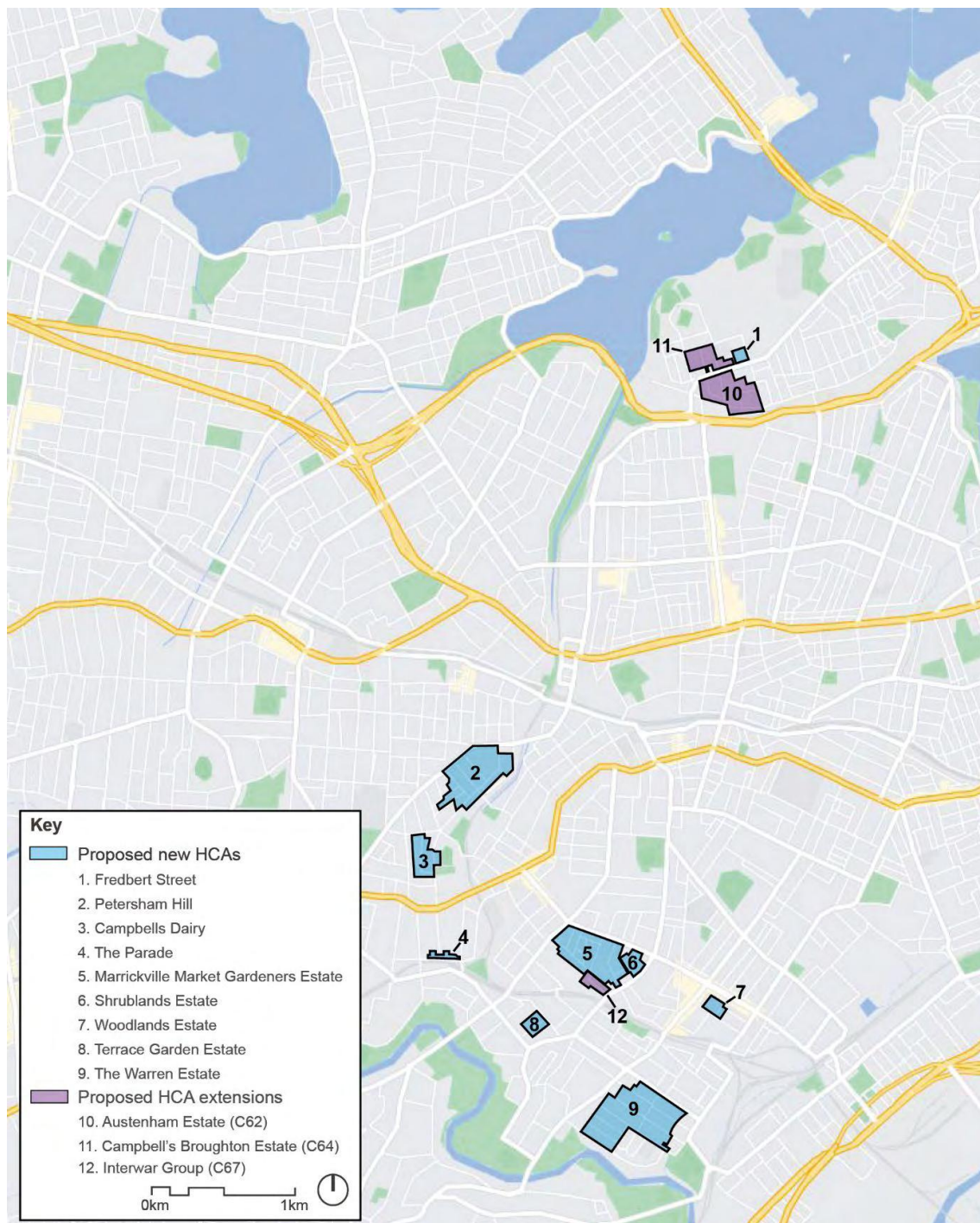


Figure 5.1 Map showing proposed HCAs. (Source: © Google Maps 2023, with GML Heritage overlay)

5.1 Dulwich Hill

5.1.1 Petersham Hill

History

The Petersham Hill HCA is located on the land of the Wangal people. The Aboriginal name for the area is Bulanaming.

The Petersham Hill HCA is located within the 50-acre grant in December 1794 to James Bloodworth, master builder and bricklayer. He had arrived in the colony as a convict on the First Fleet and was appointed master bricklayer. He married fellow convict Sarah Bellamy and they had seven children.

He died insolvent in March 1804. His landholdings at present-day Dulwich Hill were purchased in the 1820s by Dr Robert Wardell and consolidated into the Petersham Estate.

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. They progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.

The area was intensively developed from 1877 when early purchasers in the Canterbury Sydenham Farms and Virginia Water subdivisions further subdivided their landholdings to take advantage of the rapid residential spread and population growth across Sydney.

Local businessmen and merchants including Alexander McIntosh, William Charles Renwick, Captain O'Hagan and John and William Gelding were among the owners who sought to profit from their large blocks at Dulwich Hill.

The Petersham Hill Estate HCA comprises of several subdivisions spanning the 1880s to early 1900s including:

- 22 Choice Allotments, 12 February 1881;
- Fairmount Estate, May 1882;
- Hampstead Hill Estate, 15 November 1884;
- Metropolitan Estate, 12 September 1885; and
- Virginia Estate, 19 October 1901.

In December 1880, Frederick Weston purchased Lot 2 Sec 4 of the Virginia Water Estate from James Finlayson. He promptly subdivided the land into 22 allotments fronting Windsor Road, Weston Street and Channel Street, each lot with 50-foot frontages. The lots, still in old system title, were advertised for auction sale on 12 February 1881. At the

date of the sale there was a brick cottage on Lot 8 Sec 1 at the southeast corner of Windsor Road and Channel Street and a shed straddling lots 1 and 2 in Section 2.

Fairmount House was subdivided between Old Canterbury Road and Windsor Road with two new roadways formed through the estate, Rosedale and Fairmount streets. The Fairmount Estate was advertised for auction sale on 30 April 1882 comprising 'the elegant residence and 42 good Building Sites' (*Sydney Morning Herald*, 29 April 1882, p 8). Fairmount House fronted Old Canterbury Road on Lot 1 while a cottage and attached shed was shown on Lot 28 and the stable straddling lots 26, 27 and 29. In December the same year 'a few choice lots' (*Sydney Morning Herald*, 2 December 1882, p 6) were advertised for sale by the New South Wales Property Investment Company Limited.

The Gelding brothers also saw the potential for profit, subdividing off portions of their Victoria Nursery property in 1884. The Hampstead Hill Estate extended from Windsor Road and Old Canterbury Road, creating two sections, A and B, with allotments fronting Rosedale Street, Hampstead Road and Maddock Street straddling the nursery itself, as well as five allotments each in Windsor Road and Old Canterbury Road. The houses of John and William Gelding were shown on lots 1 and 1A in section B and a single cottage on Lot 19 in Section A. The estate was advertised for auction sale on 15 November.

Alexander McIntosh undertook the first subdivision in late 1880, forming 30 allotments on the Blair Gowrie Estate in Old Canterbury Road, Windsor Road and along one side of Blairgowrie Street opposite his residence. The whole of the subdivision was reportedly sold at the auction sale on 4 December. The house and gardens remained intact until 1902 when an additional 25 villa lots and a cottage were advertised for auction sale fronting Old Canterbury Road, Blairgowrie Street and Benham Street. Several portions of the estate were sold at the August auction sale.

In 1869, brothers John and William Gelding, nurserymen, purchased several blocks of land in the Virginia Water, Petersham View and Canterbury Sydenham Farms subdivisions of the Petersham Estate. They established the Victoria Nursery on the 12 acres fronting Old Canterbury Road. The Gelding brothers had originally formed J & W Gelding, General Nurserymen, Seedsmen & Florists in 1861, founding their first nursery at Rushcutters Bay. They also opened a retail seed and florist shop in the old George Street Market in the city centre.

In 1869, the brothers moved their stock from the Eastern Suburbs location to a site on Old Canterbury Road comprising approximately 12 acres of 'good loamy soil' (*Sydney Mail and New South Wales Advertiser*, 6 May 1871, p 296). The *Sydney Mail and New South Wales Advertiser* account of the nursery on 6 May 1871 described the nursery as being laid out solely as a flower garden, including camellias, rose trees, dwarf and herbaceous plants, tall growing trees and shrubs, with oriental plant trees planted in the road boundary. There were also fruit trees, mostly a variety of stone fruit and pears. The nursery was bisected by a creek providing water to the gardens. Customers entered the

gardens from Old Canterbury Road and the two brothers built homes on either side of the entrance to the nursery.

William Gelding died in 1897, followed by his brother John in 1900. The nursery closed soon after and the land was sold in November 1903 to estate agent Charles Henry Crammond of Petersham. He subdivided lots 1A, 8, 9, 10, 11 and 11A of Section B of DP 1609 (Hampstead Hill) into at least 40 allotments (DP 4293), with the subdivision extending from Old Canterbury Road to Windsor Road, including part of Gelding Street and Manchester Street. The first sales of the lots in this estate commenced in May 1904. They were sold progressively to several individual owners. However, lots 16–23 and 24–29 in Gelding Street were sold to contractor William Robert Ibbotson.

Lot 1 Sec 4 of Virginia Water Estate, consisting of over 5 acres of land south of Old Canterbury Road bounded to the east by Gambling Creek, to the west by Windsor Road and to the south by land owned by George Davis, was purchased in May 1885 by the Metropolitan Mutual Permanent Building and Investment Association Ltd. The land was converted to Torrens title and subdivided the same year as the Metropolitan Estate, comprising 90 allotments in Windsor Road, Old Canterbury Road and Edward Street South (now Weston Street). The auction sale was held on 12 September 1885 with only a few allotments selling on the day. Sporadic land sales in the subdivision took place over several years.

In May 1901, the Australian Mutual Provident Society converted over 1 acre of land forming part of Sec 4 of the Virginia Water Estate to Torrens title. It was also originally part of adjoining land grants to husband and wife James Bloodworth and Sarah Bellamy. The society subdivided the land into 23 allotments fronting Windsor Road, Davis Street and Weston Street as the Virginia Estate. There was a brick cottage offered for sale on Lot 1 in the occupation of Mrs Monaghan. The auction was held on 19 October 1901 though sales of land in the subdivision were not registered on the land title until July 1906.

Collectively the various estates in the HCA established the area's subdivision pattern and residential character across the Victorian and Federation periods.

Assessment Against Criteria

| Criterion | Assessment |
|--|---|
| Historical significance SHR criterion (a) | <p>The subdivision pattern is representative of the key phases of historical land development in the area spanning the Victorian and Federation periods. The area is also historically representative of changing tastes in residential architecture, displaying a variety of Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses.</p> <p>The Petersham Hill HCA evidences an important historical wave of land subdivision from 1877 when early purchasers in the Petersham Estate</p> |

| Criterion | Assessment |
|--|---|
| | <p>(Canterbury Sydenham Farms or Virginia Water subdivisions) took advantage of Sydney's rapid population growth and re-subdivided. Dulwich Hill's prevailing subdivision pattern formed during this period following this phase of division of many of the larger estates and villa properties.</p> <p>Various periods of development reflect the rise and fall in market conditions and changing tastes, including house construction which took place in the 1880s, though the pace of building halted for a period coinciding with the 1890s depression. A second small wave of subdivision took place in the early 1900s and saw Federation-era housing introduced to the area.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p> |
| <p>Historical association significance SHR criterion (b)</p> | <p>Fairmount and Blairgowrie streets are named for their respective houses and subdivisions while others bear romantic garden inspired names, such as Rosemont and Rosedale, probably named by the famous nurserymen John and William Gelding of the Victoria Nursery on Old Canterbury Road. The HCA includes the site of the former Victoria Nursery, commemorated in the street name 'Gelding', and is considered to have significant associations with the Gelding brothers. An old Jacaranda retained on Gelding Street is believed to be a remnant planting from the nursery.</p> <p>The Petersham Hill HCA is considered to have cultural significance at a local level under this criterion.</p> |
| <p>Aesthetic significance SHR criterion (c)</p> | <p>The Petersham Hill HCA has cultural significance for its aesthetic values. The area originates from two subdivisions in the late Victorian era, the Blair Gowrie Estate and Fairmount Estate. It maintains the general subdivision pattern and its historic character is reflected in the late Victorian and Federation housing stock.</p> <p>The area has a high degree of intactness and, with the exception of a small number of modified properties, most dwellings retain a high degree of characteristic detailing and original fabric. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA includes several fine Victorian and Federation dwellings with decorative mouldings and timber detailing. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials. The HCA also includes a variety of two-storey Victorian terraces on Rosedale, Fairmount and Channel streets, many of which demonstrate a high degree of integrity and retain original fabric and finishes including timber-framed windows, and parapets, balustrades and fascias. Although later infill properties have disrupted the integrity of the HCA, they generally do not detract from the presentation of the remnant housing, or the overall character of the area.</p> <p>The Petersham Hill HCA reaches the threshold for cultural significance at a local level.</p> |
| <p>Social significance SHR criterion (d)</p> | <p>A detailed social values assessment 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> |

| Criterion | Assessment |
|--|---|
| | The Petersham Hill HCA is unlikely to meet the threshold of significance under this criterion. |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Petersham Hill 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 Petersham Hill HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The HCA is a largely intact collection of late Victorian and Federation dwellings. They do not represent rare examples of housing typologies in Dulwich Hill nor are they collectively exceptional examples of their type as there are similar examples in the surrounding areas. There are some uncommon typologies for this area of Dulwich Hill, such as intact Victorian terraces, as well as fine examples of Victorian and Federation housing. However, as a whole the HCA is not considered to be rare.</p> <p>The Petersham Hill HCA does not meet the threshold under the criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Petersham Hill HCA represents the subdivision of portions of the Victoria Nursery, Blair Gowrie and Fairmount estates in the 1880s and early 1900s, mirroring the development of former grand estates across the Victorian and Federation periods throughout the district. The HCA retains the original street alignment, allotment plan and boundaries established between the 1880s and 1904. The area contains a good collection of examples of Victorian terraces, Victorian Italianate cottages and Federation brick cottages. These dwellings demonstrate the use of popular architectural styles and preferred building materials through retention of the housing stock with typical elements such as iron lace, sheet metal, bullnose verandah roofs, Marseille tiles, decorative rendered mouldings, timber joinery and gable elements. There is also a consistent setback with small gardens and some original fences to properties. The HCA provides an understanding of the residential development of the Dulwich Hill area at the turn of the century.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Wangal Country, the Petersham Hill Heritage Conservation Area (HCA) has cultural significance at the local level for historical, associative, aesthetic and representative values.

The HCA has historic significance as a suburban development originating in the successive subdivision by owners and investors of portions of the extensive Petersham Estate (Sydenham Farms and Virginia Water) from the 1880s. This Victorian period was characterised by rapid residential spread and population growth across Sydney. The prevailing subdivision pattern in this part of Dulwich Hill was formed by the subdivision of large estates and several villa properties such as Fairmount and Blair Gowrie, as well as land forming part of Gelding's Victoria Nursery on Old Canterbury Road. The first wave of

house construction took place in the 1880s, but the pace of building stalled for a period coinciding with the 1890s depression.

A second small wave of subdivision took place in the early 1900s when larger blocks such as the residue of Blair Gowrie Estate and Gelding's Victoria Nursery were further subdivided, leading to a final phase of residential development. There was renewed building activity in the locality on the eve and early years of Federation, and vacant lots in the earlier subdivisions were sold pre-World War I. The HCA provides an understanding of a key period of historical development in Dulwich Hill, retaining the subdivision pattern established between the 1880s and early 1900s, with much of the original housing stock.

The Petersham Hill HCA has cultural significance for its aesthetic values. It retains a majority of its original housing stock and represents key Victorian and Federation housing styles including Victorian Italianate, Federation Queen Anne, and Arts and Crafts style houses. The area demonstrates a good degree of intactness and retains typical details with the exception of some houses which have undergone modifications to joinery and materiality. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA features a number of uncommon building types for this area of Dulwich Hill including two-storey Victorian terrace rows on Rosedale, Fairmount and Channel streets. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials.



Figure 5.2 Map of the proposed Petersham Hill HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map Sheet 005 with GML overlay)

5.1.2 Campbell's Dairy

History

Campbell's Dairy HCA is located on the traditional Country of the Wangal people.

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.

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.

Campbell's Dairy HCA is in Division 2C of the Petersham Estate. It consists of two subdivisions:

- '20 Choice Sites Dulwich Hill', 19 May 1883; and
- Campbell's Estate, 8 March 1919.

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' (*Sydney Morning Herald*, 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.

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 Dixon plus another small parcel of land, all of which were consolidated and subdivided in 1919 as Campbell's Estate. The subdivision adjoined 'Abergeldie', Hugh Dixon's mansion and grounds, and comprised about 12 acres subdivided into '70 splendid building sites, with liberal frontages and depths' (*The Sun*, 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.

Assessment Against Criteria

| Criterion | Assessment |
|---|---|
| Historical significance SHR criterion (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 criterion (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 criterion (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.</p> <p>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 criterion (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> |

| Criterion | Assessment |
|--|---|
| Technical/research significance SHR criterion (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 criterion (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 criterion (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> |

Statement of Significance

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.

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.

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.

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.

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.



Figure 5.3 Map of the proposed Campbell's Dairy HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 002 and 005 with GML overlay)

5.1.3 The Parade

History

Dulwich Hill occupies the traditional land of the Wangal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Parade was formed in a subdivision of Yule's Estate in 1899. In 1873, Charles Bampffield Yule of Cornwall, England, converted lots 1, 2, 3, 5 and 6 in Sec E of Priddle and Macarthur's subdivision of part of 1B of the Petersham Estate to Torrens title. The 24 acres of land extended south from New Canterbury Road. Following Yule's death in November 1878, the property passed in October 1881 by transmission to Jane Elizabeth Margaret Emma Yule of Cornwall and Fanny Alexandria Augusta Chard and her husband William Wheaton Chard of India. They appointed a succession of representatives to deal with their land in Australia. Alfred Edmund Jaques and Alfred Consett Stephen commenced the subdivision of the 24 acres of land as Yule's Estate.

Yule's Estate was subdivided and advertised for auction sale on 21 January 1899 'by order of the Master in Equity' (Deposited Plan 3521). The estate comprised a total of 27 villa sites and large blocks fronting New Canterbury Road, Garnet Street, Myra Road, Terrace Road and The Parade. Only a few blocks sold at this time so the estate was resubdivided under two deposited plans, 3599 and 3830. Between April 1899 and March 1900 only a handful of lots sold on the estate including Lot 41 and lots 56–57 (in one transaction) fronting The Parade.

Lots 13, 19 and 21 in DP 3521 in Garnet Street were resubdivided in mid-1900 by the Universal Land & Deposit Bank Ltd to form 13 allotments (DP 3830).

The residual unsold allotments were progressively sold during the rest of 1900. Hardie and Gorman advertised the auction sale of the residue of Yule's Estate on 16 March 1901 as 'splendid open land, Torrens title, 33ft frontage and good depths' (*Daily Telegraph*, 9 March 1901, p3). The proximity of the estate to Fernhill Railway Station (Dulwich Hill)

and the Dulwich Hill Tram were key selling points for the ‘grand building allotments’ in the estate. The remaining allotments in Yule’s Estate were sold by the end of 1901.

By 1905–06, seven houses were built in The Parade and, according to the Sands Directory, there were nine residents in the street.

The site at the corner of Garnet Street and The Parade was sold in 1908 to Charles Moore of Dulwich Hill, a carpenter. He promptly built a cottage on this parcel, which is listed in the 1908–1910 Valuation Book. There was little new development after this date.

Assessment Against Criteria

| Criterion | Assessment |
|---|--|
| Historical significance SHR criterion (a) | <p>The Parade HCA is culturally significant within the Dulwich Hill and Marrickville area because it represents one of the major residential subdivisions forming the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.</p> <p>The area was subdivided and developed to meet the growing housing needs of a rapidly expanding Sydney metropolis. The Yule’s Estate at Dulwich Hill was a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).</p> <p>The subdivision is associated with one of the key phases of development in the district, namely the Federation period. The Parade retains several well-maintained cottages that demonstrate the preference for modest single-storey forms and weatherboard fabrication. The precinct is one of the few remaining areas in this part of the Inner West with a collection of Federation-era weatherboard cottages.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Parade HCA is associated with notable local historical figures. The area originates from land associated with one of the early purchasers of the subdivision of Dr Robert Wardell’s Petersham Estate. Charles Bampffield Yule, an explorer and author of the Admiralty Australia Directory, was based out of Sydney in the 1840s and married Jane Elizabeth Priddle, a member of the extended family of Dr Robert Wardell.</p> <p>Wardell had acquired Thomas Moore’s extensive land grant and adjoining small grants, consolidating it into a 2500-acre (1011-hectare) property in the District of Bulanaming (Petersham). He was murdered in 1834 and the land was divided in 1840 among his three brothers-in-law on behalf of his three sisters. The land was exploited by Moore and Wardell for its rich stands of timber and remained unsettled until the 1840s when Wardell’s family began to subdivide the Petersham Estate.</p> <p>There is no evidence that Yule occupied the site for any substantial period of time or utilised the land for purposes other than investment. Further, apart from the name of the estate, Yule’s association with the area is incidental because he left the management of the estate in the</p> |

| Criterion | Assessment |
|---|---|
| | <p>hands of local agents and the land containing The Parade was not subdivided until 1899, long after his death.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Parade HCA has cultural significance for its aesthetic values. It generally retains a consistent architectural form and rhythm in the streetscape, though many of the buildings have lost some of their original architectural detailing and character. The subdivision pattern is legible in the streetscape as well as the lot boundary, which show few changes from the early Federation era.</p> <p>The properties are predominantly Federation cottages, although there are some interwar and postwar dwellings present. The cottages display typical features such as hipped and gabled roofs, timber battens to the gable, front verandahs with decorative posts, and window awnings. Similarly, interwar dwellings feature weatherboard cladding, timber joinery and masonry verandahs whereas postwar dwellings feature face brick façades, large double-hung timber windows and hipped roofs with brick chimneys.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Social significance</p> <p>SHR criterion (d)</p> | <p>A detailed social values assessment of The Parade 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 Parade HCA is unlikely to meet the threshold of significance under this criterion.</p> |
| <p>Technical/research significance</p> <p>SHR criterion (e)</p> | <p>The historical archaeological potential of The Parade 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 Marrickville.</p> <p>The Parade HCA has not been assessed under this criterion.</p> |
| <p>Rarity</p> <p>SHR criterion (f)</p> | <p>The Parade HCA comprises a variety of predominantly Federation and Inter-War housing typologies; however, these are common in the local area. The HCA features a collection of weatherboard Federation cottages, which are uncommon in the Dulwich Hill area, yet their lack of consistency and cohesion means the area does not meet the threshold of significance for rarity.</p> <p>The Parade HCA does not meet the threshold for cultural significance under this criterion.</p> |
| <p>Representativeness</p> <p>SHR criterion (g)</p> | <p>The Parade HCA is representative of residential development during the early Federation period after the first two subdivisions of Yule's Estate and the following era which introduced Inter-War and Post-War typologies to the area.</p> <p>Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials and featuring typical detailing.</p> <p>The Parade HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Wangal Country, the Parade Heritage Conservation Area (HCA) has cultural significance at a local level for historic and aesthetic values and representativeness.

The HCA has historic value for the subdivision represents a key phase of development in the district during the Federation period. It is culturally significant within the Dulwich Hill and Marrickville area as it evidences the residential subdivisions that formed the village of Dulwich Hill in the formative years of the late nineteenth and early twentieth century.

Yule's Estate subdivision at Dulwich Hill, which included The Parade, was considered a desirable location due to its proximity to the Dulwich Hill tramway along New Canterbury Road (north extent of the estate) and the construction of the Sydenham–Bankstown railway line, in particular the Fernhill Railway Station (Dulwich Hill).

The HCA demonstrates aesthetic values for several fairly well-maintained cottages that demonstrate the use of weatherboard and brick in modest single-storey forms. The precinct is one of the few remaining areas in this part of the Inner West which retains a group of weatherboard Federation-era cottages.

The Parade HCA is representative of residential development during the early Federation period following the first two subdivisions of Yule's Estate. It also reflects the intermittent development that took place in subsequent eras, which introduced Inter-War and Post-War typologies to the area.

Despite modifications, the properties in the HCA are good, generally intact examples of their type, using popular materials of the period and featuring typical detailing.

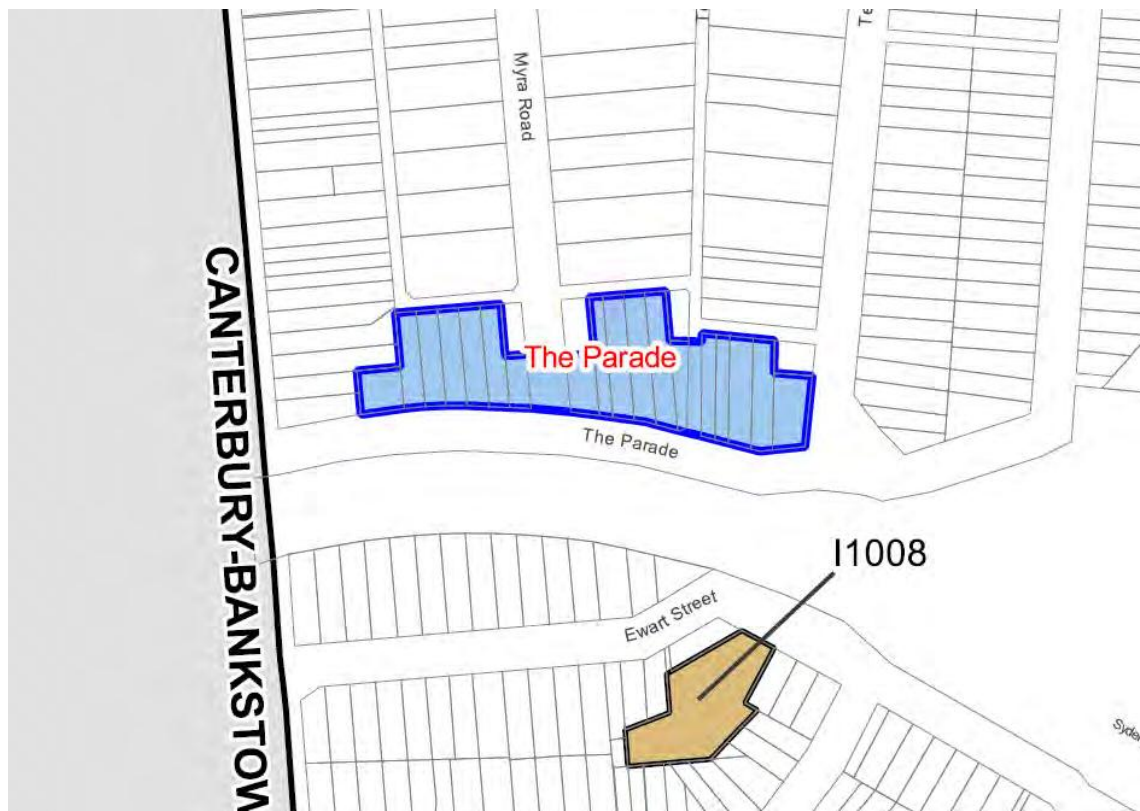


Figure 5.4 Map of the proposed boundaries of The Parade HCA. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)

5.2 Marrickville

5.2.1 Woodlands Estate

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2,000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Woodlands Estate is named for 'Woodlands', the residence of John Jackson Calvert on Marrickville Road. He lived there from 1875 to 1886 when he sold between 9 and 10 acres, including his cottage, for £13,500 to the Excelsior Land, Investment and Building Company and Bank Limited.

The Woodlands Estate was subdivided in 1886 and 1887, and the first houses and shops were built in the area in 1887. The estate was bounded by Illawarra Road, Marrickville Road, Gladstone Street and Calvert Street. The residue of unsold allotments was sold in May 1891 including additional lots formed in the second subdivision of the estate in Woodlands Street (now Gladstone Street).

The Marrickville Baptist Church purchased two lots in Silver Street in 1889 and the new building opened in October that year. The church has been in near-constant religious use since this time.

Both sides of Silver Street South were built upon by 1903–04. Calvert's residence Woodlands, which fronted Gladstone Street, was occupied by Sidney Cocking. This house and its stables were demolished before 1911 to make way for houses at 11–39 Gladstone Street.

Assessment Against Criteria

| Criterion | Assessment |
|---|---|
| Historical significance SHR criterion (a) | <p>This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area linked to the expansion of the rail network.</p> <p>The Woodlands Estate HCA originates from the first and second subdivision of John Jackson Calvert's Woodlands Estate between 1886 and 1891. Woodlands house was located on Lot 33A whereas the stables building was formerly located on lots 29 and 30, Section 2. The house was demolished in about 1913 when it was subdivided to form additional cottage lots. The area has historical significance for its relationship to the suburban development of Marrickville and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Woodlands Estate is historically associated with John Jackson Calvert, clerk of the Parliament and clerk of the Legislative Council, who lived in his residence Woodlands from 1875 to 1886. Calvert was a prominent figure in the local community and his sale of the land established much of the subdivision pattern of the area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criterion (c) | <p>The Woodlands Estate HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.</p> <p>The properties within the HCA have retained their original architectural integrity, with very few additions visible from the street. They display the use of key materials such as brick, painted plaster, timber and iron in both the corrugated roof sheeting and the iron lace balustrades. The scale of the properties (one to two-storey cottages and terraces) remains consistent with the surrounding area.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Social significance SHR criterion (d) | <p>A detailed social values assessment of the Woodlands Estate HCA has not been undertaken. However, the HCA includes the Marrickville Baptist Church complex, the site of the Baptist Church Mission. Despite contemporary additions, the church has been operating on the site since c.1887. As such, the complex would hold social value to the local community through this ongoing religious use.</p> <p>The Woodlands Estate HCA is likely to have cultural significance at a local level under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Woodlands Estate HCA has not been assessed. It should be assessed to determine whether the</p> |

| Criterion | Assessment |
|---|---|
| | <p>HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Woodlands Estate HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Woodlands Estate HCA was developed throughout the Victorian and Federation periods, representing several significant residential typologies. Although there have been modifications to some of the buildings in the area, they are generally constrained to the rear, and the properties present to the street as intact, high-quality examples of their typology. This consistent level of intactness and integrity is uncommon in the local area, which has been highly developed.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Woodlands Estate HCA has cultural value as a representation of a significant phase of development following the subdivision of the Woodlands Estate. The area maintains the boundaries of sections 1 and 2 as well as the narrow lanes: Silver Lane, Illawarra Lane and Marrickville Lane. The HCA incorporates late Victorian houses and terraces as well as early Federation cottages. These dwellings demonstrate the use of popular materials including brick, corrugated iron, iron lace, and timber used for decorative bargeboards, brackets and finials. They retain a good degree of intactness and define the scale and character of the surrounding development. The properties demonstrate the historic character of the area and are representative of the residential development that is present in other areas of Marrickville.</p> <p>The Woodlands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Woodlands Estate Heritage Conservation Area (HCA) has historic significance as the 1887 subdivision of John Jackson Calvert's property Woodlands, which occupied a portion of the Petersham Estate. This area was subdivided and developed to provide modest workers' cottages following the opening of Marrickville Station in the late nineteenth century. It is historically significant as it evidences an early period of residential suburban development in the Marrickville area and the breaking up of the large estates which dominated the area in the early and mid-nineteenth century.

The HCA has cultural significance for its aesthetic values. It demonstrates key Victorian and early Federation housing typologies and maintains the subdivision pattern of the Woodlands Estate including the narrow lane between Silver Street and Gladstone Street.

The area has social significance as the location of the Marrickville Baptist Church/Mission on Silver Street. The church was purpose-built here in 1887 and continues to minister to Baptists living in the district today.

The HCA demonstrates cultural significance for rarity and representativeness values. The area's housing erected in the Victorian and Federation periods retains a high level of integrity and intactness. The consistent level of intactness and integrity is uncommon in the local area.



Figure 5.5 Map of the proposed Woodlands Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 and 006 with GML overlay)

5.2.2 Terrace Garden Estate

History

Dulwich Hill occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Moore's land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Terrace Garden Estate HCA comprises a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately 9 acres of land from Priddle and Macarthur's subdivision of the Petersham Estate. He converted that land to Torrens title in 1886.

Following Starkey's death, the property passed by transmission in 1888 to his brother, John Starkey. When he later died, the property passed by transmission in 1898 to the Permanent Trustee Company of New South Wales Ltd. In 1909 the company subdivided the land into 40 lots as the Terrace Garden Estate (DP 5598). The estate was advertised for auction sale on 1 May 1909 as comprising 'excellent park like building land' (*Sunday Sun*, 17 April 1910, p 3) located in Osgood Avenue and Terrace Road (now Ewart Street). Raine and Horne reported that the auction was very successful with 'numerous [people in] attendance and the competition was keen throughout the sale' (*Sunday Times*, 2 May 1909, p 3) and a total of 22 lots were sold on the day, realising £1552 15s.

The residue of unsold allotments was auctioned on 23 April 1910 and several lots were sold, totalling £581 10s.

The allotments were listed for the first time in the 1908–1910 Valuation Book and their respective owners were named. The assessed unimproved capital values varied between £50 and £90. According to the 1911–1913 Valuation Book there were then 11 houses erected on the east side of the street and just four on the opposite side of the street. By 1917–1919 all but one allotment (No. 35) had been built upon on the west side of Osgood Avenue.

Assessment Against Criteria

| Criterion | Assessment |
|---|---|
| <p>Historical significance</p> <p>SHR criterion (a)</p> | <p>The subdivision pattern and buildings in Osgood Avenue, dating from 1909, are part of the residential development of the former Terrace Garden Estate which in the course and pattern of the Marrickville area is significant.</p> <p>The Terrace Garden Estate HCA originates from the Terrace Garden Estate, which was subdivided in 1909 from the property and block of land known as Terrace Gardens, Marrickville. Osgood Avenue, the key component of this HCA, was formed in the 1909 subdivision. In total 22 lots were sold at the sale and the residue was sold the following year. Purchasers built upon their allotments between 1909 and the end of World War I. Of the 22 lots in Osgood Avenue, 11 were built upon along the eastern frontage and four along the western side by 1911–1913. Houses were built on all bar one allotment (No. 35) by 1917–1919.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Historical association significance</p> <p>SHR criterion (b)</p> | <p>The Terrace Garden Estate is historically associated with notable local people, including William Augustus Starkey and his brother John Starkey. William Augustus Starkey purchased 9 acres of land from the Petersham Estate in 1871 and owned it until his death in 1888, when it passed to his brother. The Terrace Garden Estate was subdivided by the Trustees in 1909.</p> <p>William Starkey founded Starkey's Ltd in 1838 as a ginger beer factory in the heart of the city. Starkey's Ltd was purchased by Shelley's in the 1950s. Starkey's was at one point the largest ginger beer factory in the Southern Hemisphere. William Augustus Starkey lived close by at Gladstone Hall, Marrickville.</p> <p>These connections are, however, incidental, and the subdivision does not provide clear and significant evidence of the life or works of associated people.</p> <p>The Terrace Garden Estate HCA therefore does not meet the threshold for cultural significance under this criterion.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Terrace Garden Estate HCA has cultural significance for its aesthetic values. The area maintains the original block form of the Terrace Garden Estate and demonstrates well-maintained examples of key Federation housing typologies. The cottages throughout the HCA display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs, and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area.</p> <p>The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Social significance</p> <p>SHR criterion (d)</p> | <p>A detailed social values assessment of the Terrace Garden Estate 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> |

| Criterion | Assessment |
|--|--|
| | The Terrace Garden Estate HCA is likely to meet the threshold of significance under this criterion. |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Terrace Garden Estate 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 Marrickville.</p> <p>The Terrace Garden Estate HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Terrace Garden Estate was developed during the early Federation period, representing several significant typologies. Despite modifications, the area displays a good degree of integrity and intactness. The variety of design along Osgood Avenue should also be noted as an uncommon occurrence in the local area where nearby streets have nearly identical properties.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Terrace Garden Estate HCA represents a period of development following the subdivision of the Terrace Garden Estate. It contains many examples of Federation housing which feature typical elements including timber joinery, front verandahs, pitched gabled roofs, brick fences and chimneys. The properties demonstrate the historic character of the area and are representative of the residential development in Marrickville during the early 1900s.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Terrace Garden Estate heritage conservation area (HCA) has significance for historic, aesthetic, rarity and representative values at a local level, as a highly intact Federation housing development. The HCA is historically associated with ginger beer manufacturers William Augustus Starkey and his brother John Starkey. William Starkey lived close by at Gladstone Hall, Marrickville, and had purchased 9 acres of land from the Petersham Estate in 1871 which he owned until his death in 1888.

In 1909, Starkey's land was subdivided by the trustees of his estate into 40 lots as the Terrace Garden Estate which was advertised for auction sale on 1 May 1909 in Osgood Avenue and Terrace Road (now Ewart Street). In total 22 of the allotments were sold on the day, suggesting the area was highly desirable to new residents.

The area maintains the original block form of the Terrace Garden Estate created in the 1909 subdivision and demonstrates key Federation housing typologies. The cottages throughout the HCA are well maintained and display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature

trees which positively contribute to the character of the area. The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period. The HCA is a largely intact streetscape which expresses the early twentieth-century character of the area.



Figure 5.6 Map of the proposed Terrace Garden Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 006 with GML overlay)

5.2.3 The Warren Estate

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The village of Marrickville was established in the 1855 Marrick Estate subdivision by Thomas Chalder. Up to this time the area had been sparsely settled by stonemasons, market gardeners and dairy farmers. The influx of new residents included lawyers, architects, members of parliament and senior public servants. Thomas Holt, a wool merchant and politician, built The Warren on his 130-acre (53-hectare) estate overlooking the Cooks River.

Trams connected Newtown to Marrickville by 1881 and to the city the following year. Transport was one of the key factors that opened up the district to residential development. Large landholders, in anticipation of the coming of the railway, undertook subdivision of land in close proximity to the proposed rail corridor. The Bankstown line opened from Sydenham to Belmore in 1895 and led to an influx of new residents settling in the cottages and terrace houses built in streets close to the station.

Brickmaking, woollen mills, steel and metal works, and service industries were established in the Marrickville area from the 1890s (as well as automotive industry from the 1920s) to take advantage of access to water, land, rail and a pool of potential workers. This in turn created a demand for cheap land and housing close to places of employment.

By 1935 Marrickville mayor Henry Morton boasted that everything you could want was made in Marrickville: chocolate, guitars, fishing lines, saucepans, shoes, radios, machinery, margarine, bathtubs and boots. After the Second World War a new wave of residents arrived in the area, many of whom were culturally diverse and recent arrivals, attracted by the availability of work in the many factories in Marrickville as well as cheap housing. Greek migrants were at one time the largest of the ethnic groups that settled in

Marrickville. They were joined from the 1970s by Vietnamese and Chinese migrants and refugees, making Marrickville a culturally diverse area.

The HCA comprises the first and second subdivisions of The Warren Estate and a small subdivision of land in CT Vol 1458, Fol 200 (1911). For the purposes of this brief history, heritage items A5 and I127 are excluded from the commentary.

Thomas Holt purchased 130 acres (52.6 hectares) of the Petersham Estate on the northern slopes leading down to the Cooks River. Here he built the grand castellated Victorian Gothic mansion named The Warren in 1857. It was designed by architect George Mansfield. The mansion contained an impressive art gallery filled with paintings and sculptures from Europe. There were also elaborate stables built into imposing stone walls, and large landscaped gardens filled with urns overlooking the Cooks River. The grounds were stocked with rabbits bred on the estate for hunting, as well as alpacas and other exotics.

After Holt returned to England to join his wife and daughters, The Warren was sold to the Excelsior Land, Investment & Building Co and Bank Ltd in 1880 for £50,000 (*Sydney Morning Herald*, 28 October 1880, p 4). That company commenced the subdivision of the property for residential development and the land immediately surrounding the building was sold off. The developers pulled out no stops to promote the Warren Estate. In November 1881 they held a promenade concert led by Charles Huenerbein allowing 'intending purchasers and others' to view the estate; 'a line of special omnibuses conveyed a number of invited guests to the grounds' (*Sydney Daily Telegraph*, 28 November 1881, p 3). The first subdivision, advertised for auction sale in 1881, extended south from Warren Road to Premier Street, bounded to the east by Park Road and west by Illawarra Road, and was bisected through the centre by Excelsior Parade. The second subdivision (sections 7, 8, 9 and 10) was located immediately south between Premier Street and Low Street, bounded by Mansion Street and Illawarra Road (Deposited Plan 759). The mansion was retained on a much reduced parcel of land east of Mansion Street and south of Premier Street.

The company offered generous terms to potential purchasers at the first subdivision sale during an auction on 3 December 1881:

'All buyers who have approve plans prepared and contracts entered into for the erection of buildings on the estate from three months from the day of sale, can have 90 percent of the cost of the building advanced to them and NO INTEREST will be charged on half the amount owing for the FIRST FOUR YEARS OF THE LOAN. And they who enter into contracts for the erection of buildings on the Estate from approved plans with six months from the day of sale can get 90 per cent of the cost of the building advances, and will be charged No Interest for the First Four Years on one-fourth of the amount owing.' (*Evening News*, 2 December 1881, p 3)

Land sales in December 1881 and again in February 1882 were not immediately registered on the land title, however allotments were sold and houses under construction in late 1881 as, for instance Thornley and Smedley, architects invited tenders for the 'erection and completion of 2 cottage villas, upon lots 11 and 12 Section 3, Cary Street, Warren Estate, Marrickville' (*Sydney Morning Herald*, 17 November 1881, p 10). The following year, McIntyre and Son advertised for three carpenters and joiners to work for them on the Warren Estate (*Sydney Morning Herald*, 7 March 1882, p 11). Thornley and Smedley, or Thornley as a solo architect, designed several houses in the estate as evidenced through tender notices in the *Sydney Morning Herald*, including a wood brick cottage (19 January 1882, p 2), four cottage villas (23 May 1882, p 11), a villa (3 February 1883, p 7), a cottage residence (25 March 1884, p 3), villa residence (3 May 1884, p 3), two cottage residences (17 May 1884, p 3), six detached cottage villas (24 March 1885, p 3), a house in Day Street (19 September 1885, p 4) and a cottage (12 February 1887, p 4).

In January 1883, a further 29 lots of the Warren Estate were sold, realising £2268 14s 5d (*Evening News*, 22 January 1883, p 2). The first land sale in the estate was, however, not formally registered until October 1883, being to Enoch Handley of part of Lot 26 in Section 5 in Deposited Plan 759. (Certificate of Title Vol 516 Fol 12). In December 1883 a second subdivision of the Warren Estate comprised the land south of Premier Street, with allotments located in Day, Roseby, Thornley and Mansion Streets and Illawarra Road (Deposited Plan 1142).

The last parcel of land occupied by The Warren and overlooking the river was subdivided in late 1919 as a government estate. The subdivision was prepared by John Sulman. It comprised 62 blocks with 40 foot frontages with the balance to be used as a park (present Warren Park and Richardson's Lookout south of Holts Crescent). Allotments were to cost on average between £150 and £170 and 'the total cost of homes will be about £1700' (*Smith's Weekly*, 4 October 1919, p 13). Building operations commenced on the site in October 1919.

In January the next year, the State Housing Board advertised ballots for the allotment of cottages at The Warren and other public housing sites across Sydney, noting 'ten of the cottages are to be allotted at the Warren' (*Sunday Times*, 25 January 1920, p 1). In March 1920 a ballot was held for 40 newly completed cottages, 14 of which were built on The Warren Estate (*Sydney Morning Herald*, 1 March 1920, p 7). *The Sun* reported in November 1920 that 61 cottages had been erected on the estate within the previous 12 months (*The Sun*, 2 November 1920, p 8).

The Minister for Housing announced the reconstructed housing scheme of the Government, whereby homes would be erected for over 200 landholders whose application had been approved and whose deeds and deposits had been lodged with the Savings Bank, providing money for the work (*Sunday Times*, 24 October 1920, p 3).

'Dissatisfaction having been expressed at certain features of the Housing Board's scheme on the old "warren" site at Marrickville, a conference took place there yesterday afternoon ... It was decided that the Housing Board would recommend to the Minister that two streets be completed and linked up at both ends...' (*Sydney Morning Herald*, 15 June 1921, p 12).

Three new streets were formed to the corner site fronting Mansion and Premier streets to make lots for 61 cottages under a 'build-to-sell' scheme promoted by the Housing Board. The Government incurred heavy losses on the Warren Housing Scheme, leading to the sale by the Housing Board of the remaining land as no funds were available for building purposes (*Construction and Local Government Journal*, 14 January 1925, p 8). The surplus land was sold within one month.

An unused portion of the land fronting Premier Street was transferred to the Education Department for a public school and the Ferncourt Public School opened on this site in 1922.

Assessment Against Criteria

| Criterion | Assessment |
|--|---|
| Historical significance SHR criterion (a) | <p>The Warren HCA has historical value within Marrickville as it evidences the subdivision of Thomas Holt's extensive and prominent landmark property called The Warren.</p> <p>The expansive grounds of The Warren were subdivided progressively in 1881 and 1882 after Holt returned to England, with a final subdivision taking place in the early 1920s after the State Government purchased and demolished the mansion. Social housing was established on the last parcel of The Warren Estate.</p> <p>The street and subdivision pattern in the HCA is representative of the key phases of historical development, including the Victorian, Federation and interwar periods. The block grid plan established in 1881 and 1882 remains legible as does the 'square' on which was the site of The Warren mansion was located until it was demolished in 1919 to make way for a social housing estate. Richardson's Lookout and Ferncourt Public School were also established during this period to cater to the growing population in this area.</p> <p>The area was subdivided in anticipation of the opening of the Bankstown–Sydenham railway. The cheap land in the vicinity of Marrickville Station led to an influx of a predominantly working class population. The area is also representative of key residential typologies, displaying a variety of late Victorian workers' cottages, Federation workers' cottages and bungalows and modest Inter-War Californian bungalows. It shows the development of workers' housing in the area, retaining several well-maintained cottages, detached, semi-detached and terrace forms constructed in brick, as was common in Sydney subdivisions of this period, and reflecting the prevalence of brick manufacture in the district. Most of the area has remained in continual residential use since its establishment except on Illawarra Road, which forms a continuation of the retail/commercial hub for the suburb. Ferncourt Public School was established in 1922 in the original Victorian mansion called Prosna (later</p> |

| Criterion | Assessment |
|---|--|
| | <p>Jesmont). Above the Cooks River is Richardson's Lookout, which features the relocated gateposts from The Warren.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Historical association significance</p> <p>SHR criterion (b)</p> | <p>The Warren HCA is historically associated with a notable local figure, Thomas Holt, and his extensive estate, The Warren. The grand Victorian Gothic mansion of the same name occupied a central flat section of the 130-acre property overlooking the Cooks River. The mansion was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley, visible for many miles around. It was built of sandstone to about 70 feet, and was surmounted by castellated battlements. The Warren was Holt's family residence until about 1879 then, on much reduced grounds of 12 acres, was occupied by Carmelite nuns until 1903. It was used during the Second World War as an artillery training range. It was resumed by the New South Wales Government in 1919 and demolished for an NSW Housing Board estate.</p> <p>The original extent of The Warren property and site of the former mansion is still legible in the subdivision pattern of the HCA. Further, Richardson's Lookout (containing the relocated gates of The Warren) and the unused burial vaults adjoining the Cooks River provide evidence of the occupation of the site by Holt and his family for a significant period to 1879.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level for historical association.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Warren HCA has cultural significance for its aesthetic values, demonstrating key late Victorian, Federation and interwar housing typologies. The area maintains the strong rectangular grid pattern from the original Warren subdivision and represents the development of the area from the late 1880s to the interwar era.</p> <p>The properties display a good degree of integrity and intactness, incorporating typical details such as ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings. Brick Federation cottages feature front verandahs and timber elements including decorative posts and brackets, bargeboards and finials.</p> <p>Overall, the architectural character of the properties contributes positively to the surrounding area.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Social significance</p> <p>SHR criterion (d)</p> | <p>The Warren HCA demonstrates cultural and social changes in the area with evidence of a variety of cultural overlays to fabric by migrant groups, for example Greek column-style verandah posts, and fibreglass balustrades to verandahs and fences.</p> <p>The Warren HCA has cultural significance at a local level under this criterion.</p> |
| <p>Technical/research significance</p> <p>SHR criterion (e)</p> | <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 Marrickville.</p> <p>The Warren HCA has not been assessed under this criterion.</p> |

| Criterion | Assessment |
|---|---|
| Rarity SHR criterion (f) | <p>The Warren HCA is a largely intact collection of late Victorian, Federation and interwar houses. Although there are some fine, highly intact examples of the various housing types, they do not represent a rare example of housing in the local area as there are similar precedents of these typologies elsewhere in Marrickville. However, collectively they are an uncommonly intact grouping, which contributes to the historical character of the area.</p> <p>The Warren HCA does not meet the threshold for cultural significance under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Warren HCA represents the development of The Warren Estate and its immediate surroundings from the late 1880s through to the interwar era. The HCA retains the boundaries of sections 1 to 6 of the first Warren Estate subdivision and the partial boundary of Sections 7 to 10 of the second subdivision.</p> <p>The area incorporates a variety of late Victorian houses and terraces, as well as Federation brick cottages and interwar bungalows. These dwellings demonstrate the use of popular materials such as brick and weatherboard, and typical features such as front verandahs and decorative timber elements. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>The Warren HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Warren Heritage Conservation Area (HCA) has cultural significance at a local level for historical, aesthetic and representative values, demonstrating key late Victorian, Federation and interwar housing typologies. The HCA is historically associated with Thomas Holt and his extensive estate, The Warren. The grand Victorian Gothic mansion, known as The Warren, overlooking the Cooks River, was designed by architect George Mansfield and was a prominent landmark in the Cooks River Valley.

The remains of the house lie outside the HCA boundary; however, this HCA is representative of the original extent of The Warren property, with the site of the former mansion still legible in the subdivision pattern of the HCA. The grounds of the estate were progressively subdivided and developed, leading to the creation of several layers of residential development in the Victorian, Federation, and interwar periods. Most properties maintain their early lot pattern from the first and second subdivision of The Warren Estate.

Dwellings in the HCA display a good degree of integrity and intactness, incorporating typical characteristics such as low-scale, modest construction, timber joinery, hipped and gabled roofs, and details—for example, ornate iron lace, rendered mouldings and bullnose verandahs on Victorian dwellings.

5.2.4 Marrickville Market Gardeners Estate (re-organisation of the existing David Street HCA C66)

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on this landholding. Thomas Moore's 700-acre (283.3-hectare) land was acquired by Dr Robert Wardell in the 1820s and consolidated into his Petersham Estate, which totalled over 2000 acres (800 hectares). Moore and Wardell exploited the rich timber stands on the estate, clearing the ground for later occupation by dairymen, market gardeners, quarrymen and brickmakers.

Wardell was murdered in 1834 and the estate was divided among his three brothers-in-law on behalf of Wardell's sisters. They were Charles Frederick Priddle (husband of Jane Isabella Wardell), John Fisher (husband of Ann(e) Fisher Wardell) and John Frazer (husband of Margaret Frazer Wardell). Of the trio only Charles and Jane Priddle emigrated to Sydney. They arrived in 1843. Division 1B was awarded to Charles Frederick Priddle and his wife Jane Isabella Wardell. This portion comprised 652 acres (263 hectares).

Over the next decade, the Priddles commenced the subdivision of this extensive parcel of land. In 1884, Robert Pfoefffer, F Randall and Henry Teege were among a small group of people operating market gardens south of Marrickville Road and east of Livingstone Road.

The establishment of tramways in the area in the early 1880s encouraged residential development in the vicinity. Large landholders, seeking to profit from the residential boom, subdivided their land in close proximity to the proposed rail corridor. Also during the Victorian period Marrickville developed as an industrial area and was home to many brickmaking ventures, wool mills, steel and metal works, and from the 1920s automotive and service industries, which drove demand for cheap land and housing close to places of employment.

During 1884 and 1885, three subdivisions were carried out in the area. Compagnoni's Garden comprised 24 allotments by private sale in Livingstone, Gordon and Robert streets. Pfoefffer's Garden was advertised for auction sale on 15 November 1884, promoted as 'the best Building Position at Marrickville. Surrounded by highly improved

Estates' (*Sydney Morning Herald*, 10 November 1884, p 11). The estate comprised 40 allotments including that of Mr Pfoeffer's residence and well-matured garden. Randall's Garden was advertised for auction sale on 13 December 1884, consisting of 42 allotments with frontages to Livingstone Road, Marrickville Avenue and Randall Street. Simultaneously Mr Randall advertised for auction sale various structures, equipment and livestock including two heavy draught horses, six pigs, a cart shed with iron roof, a four-roomed building with an iron roof, ploughs, harrows, three harnesses, a new saddle and so on at this property in Livingstone Road.

By 1886, cottages were beginning to appear on Pfoeffer's and Randall's Estates but Gordon and Robert Street, previously known as South and Regent Streets respectively were not listed at this time. One decade later the Rate Books show several cottages throughout the precinct, including Mrs JE Anderson's cottage and land fronting Livingstone Road on 'Compagnoni's Subdivision'. Cottages on Pfoeffer's Garden and Randall's Estate. Residential development took place throughout this period and continuing into the early 1900s.

Teege's Estate was advertised for auction sale in October 1900, consisting of 24 building allotments fronting South, Harney and Pine streets with the electrified tramway at its doorstep and the estate 'within easy access of the city' (*Sydney Morning Herald*, 17 October 1900, p 3).

The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents to the district.

Assessment Against Criteria

| Criterion | Assessment |
|--|--|
| Historical significance SHR criterion (a) | <p>The Marrickville Market Gardeners HCA is of historical significance as an area developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889 provided impetus to many owners seeking to capitalise on and profit from the boom in residential development and the growing working-class population.</p> <p>The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents, and the area retains much of the subdivision pattern instituted at this time. The HCA is representative of the size and layout of the allotments which were created across the successive estates in the area. It is representative of the two key phases of historical development in the Victorian and Federation periods with associated typologies including single-storey Victorian workers' cottages and Federation bungalows constructed in brick, a common material with local manufactories in the area. Houses are predominantly detached though some groups of semi-detached buildings are scattered</p> |

| Criterion | Assessment |
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| | <p>throughout the area. There have been some late twentieth-century new builds and alterations/additions with evidence of cultural overlays. This does not, however, alter the prevailing low-scale residential character of the HCA nor the historical subdivision and development pattern.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Historical association significance</p> <p>SHR criterion (b)</p> | <p>The Marrickville Market Gardeners HCA is associated with the extensive land grant awarded to Robert Moore in 1799. The principal use of the land during its early history was timber-getting and the subsequent owner, Dr Robert Wardell, continued to exploit the timber stands located across his expanded Petersham Estate. There is little evidence of Moore or Wardell's association with the HCA area. Their connection is incidental and applies to the entire suburbs of Marrickville and Dulwich Hill.</p> <p>The division of the Petersham Estate among Wardell's three sisters/brothers-in-law led to the subdivision of the estate from the late 1840s. Division 1B was owned by the Priddles, and although this family was heavily involved in the subdivision of its land and is recalled in at least one street name in the Dulwich Hill/Marrickville area, the Priddles did not occupy the site for any substantial period of time nor utilise the land for any purposes other than investment.</p> <p>The Marrickville Market Gardeners HCA is associated with several market gardeners who established farms in the area in about the mid-1880s, including Robert Pfoeffler, John Henry Teege and F Randall. They occupied the land as market gardens, growing a range of produce and running some livestock. Although this historical association is important in the early development of Marrickville, there is no physical evidence of this phase of occupation.</p> <p>The Marrickville Market Gardeners HCA does not meet the threshold for listing at a local level under this criterion.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Marrickville Market Gardeners HCA has cultural significance for its aesthetic values, demonstrating the development of the area during the late Victorian and early Federation eras through to the interwar transition.</p> <p>The collection of buildings in the HCA demonstrates a good degree of integrity and intactness, incorporating typical details of Federation housing such as front verandahs, timber posts, hipped and gabled roofs with bargeboards and battens to the gable, and timber double-hung windows. Streetscapes within the HCA possess an open, suburban quality due to the predominantly low-density and single-storey residential development. Harney Street is flanked on both sides by mature Plane trees featuring an expansive canopy. Street trees, albeit smaller species, are present throughout the HCA, which enhances its presentation.</p> <p>Overall, the HCA retains a consistent scale and form, and together with the associated landscaping, contributes positively to the character of the surrounding area.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Social significance | <p>A detailed social values assessment of the Marrickville Market Gardeners HCA has not been undertaken. There is no specific indication</p> |

| Criterion | Assessment |
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| SHR criterion (d) | <p>of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Marrickville Market Gardeners HCA is unlikely to meet the threshold for significance under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Marrickville Market Gardeners 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 Marrickville.</p> <p>The Marrickville Market Gardeners HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Marrickville Market Gardeners HCA is a generally intact group of late Victorian and Federation dwellings. The HCA does not represent a rare example of housing typology in the local area because there are similar precedents such as the adjoining South Dulwich Hill HCA (C107), which has a more uniform Federation-era character.</p> <p>The Marrickville Market Gardeners HCA does not reach the threshold for cultural significance under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Marrickville Market Gardeners HCA represents the development of this area of Marrickville through several subdivisions in the late Victorian era.</p> <p>Late Victorian, Federation and interwar houses are prominent in the HCA and have a good degree of integrity and intactness. A high proportion of houses in this area are substantially intact and have retained much of their original detailing such as face brickwork, slate roofs and decorative terracotta ridge capping, tall rough-cast chimneys, timber windows, hoods, timber verandah detailing and face brick façades. This establishes an integrity that characterises the streetscapes in this area.</p> <p>Many houses in the HCA have undergone alterations and additions, many resulting from cultural overlays. However, much of these works have been undertaken to the rear of properties and are not highly visible elements in the local streetscape.</p> <p>The Marrickville Market Gardeners HCA reaches the threshold cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Marrickville Market Gardeners Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.

The HCA possesses historic significance, demonstrating the key phases of development in the Victorian, Federation and interwar periods. The area was developed in the Victorian and Federation eras in response to the opening of the Wardell Road (now Dulwich Hill) Railway Station in 1889. Market gardeners subdivided their small farms during the 1880s when the suburbs of Marrickville and Dulwich Hill flourished. The construction of the Sydenham railway line and opening of the Wardell Road (now Dulwich Hill) Railway

Station in 1889 provided impetus to many owners seeking to capitalise and profit from the boom in residential development and the growing working-class population. The successive subdivisions of 1884/1885 and 1900 provided allotments suited to modest working-class cottages for the influx of new residents.

The HCA retains the historical subdivision pattern and street alignment dating back to 1884, and contains a collection of typical Victorian and Federation era workers' cottages. The houses are predominantly detached although some groups of semi-detached buildings are scattered throughout the area. Some late twentieth-century new builds and alterations/additions with evidence of cultural overlays are also present. However, collectively the houses in the area demonstrate a good degree of integrity and are representative of both a significant period of residential development in the area, and the growing popularity of brick fabrication, owing to the local brick manufactories in the area.



Figure 5.8 Map of the proposed Market Gardeners HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)

5.2.5 The Shrublands Estate (re-organisation of the existing David Street HCA C66)

History

Marrickville occupies the traditional land of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbamorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands located on his landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his three sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle, who progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.

In 1871 George Frederick Durham Priddle and John Fairfowl Macarthur converted several parcels of land, including allotments in the subdivision of Section 1B of Petersham Estate, to Torrens title. A certificate of title was issued in July 1873 to James Norton for lots 7–8 and 21–22 of Section D of Priddle and Macarthur's subdivision of Division 1B of the Petersham Estate. Norton, a prominent Sydney solicitor, was related by marriage to Wardell because his daughter Augusta was married to Wardell's nephew Rev Charles Frederick Durham Priddle. Macarthur was married to Wardell's niece Margaret Anne Priddle.

In December 1874, James Norton conveyed lots 7 and 8 of Section D to Macarthur. He in turn conveyed these seven acres of land in October 1884 to James Smith, the second owner of the property. A large mansion, called 'Shrubland', was erected on land to the west of Livingstone Road by mid-1874 and was in the occupation of Thomas Thomas, but for unknown reasons his name is not recorded on the land title. In October 1878 Thomas instructed auctioneers to sell Shrubland, 'that delightfully situated family mansion ... together with the highly improved extensive grounds, in all nine acres' (*Sydney Mail and New South Wales Advertiser*, 19 October 1878, p 631). The advertisement boasted that the Shrubland property was 'second only to The Warren'.

James Smith was one of the partners in Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. He died in 1884 and the estate passed by transmission in late 1888 to William Smith of Melbourne and James Little of Sydney.

They transferred Shrubland in August 1895 to James Little and Jessie Smith of Sydney. Following the former's death in 1909, Jessie Smith conveyed the property to herself and auctioneer James Gregg.

Simultaneously the estate was subdivided and part of it was advertised for auction sale on 20 March 1909 in two sections as the Shrublands Estate, 'the pick of Dulwich Hill' (Deposited Plan 5482). The estate spanned Marrickville Road west of Livingstone Road. David Street was formed at this date north from Robert Street to connect with Marrickville Road. There were 39 allotments in Section 1 fronting Marrickville Road, David Street and Livingstone Road.

The allotments in this estate are first listed in the 1908–10 Valuation Book, with houses erected by 1910 on lots 12–14, 16 and 22–23 in in Section 1 (David Street) and upon Lot 8 in Section 2 (Livingstone Road). The majority of allotments were built upon within the next three years.

Assessment Against Criteria

| Criterion | Assessment |
|---|---|
| Historical significance SHR criterion (a) | <p>The Shrublands Estate HCA is of historical significance as an area developed within a short time frame within the Federation period (1890–1915). It features many houses built for entrepreneurs of the period such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (of the Marcus Clark retailing family). The HCA demonstrates a significant period of development in the Marrickville area, and the expansion of middle-class housing in the suburb.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Shrublands Estate HCA is historically associated with the creation of the Shrublands Estate by subdivisions in the early 1900s. Shrubland (now part of St Brigid's) was erected by 1874 for Thomas Thomas on land purchased from George Fairfowl Macarthur. The Thomas family lived in this large villa from 1874 until 1878 when it was sold to James Smith of Goodlet and Smith, one of the largest brick-making firms in Sydney until the 1970s. Shrublands was a prominent landmark in the district, and after Smith's death the property was conveyed in 1895 to James Little and Jessie Smith of Sydney. Little and Smith owned the grounds of Shrubland House and much of the land in the surrounding area, including the site of the HCA. Their property was progressively subdivided from 1909, and the Shrublands Estate was created in 1909. The HCA originates from this 1909 subdivision. Although the land has historic associations with the Shrublands Estate broadly, neither the Thomas family nor the Smith family lived or worked on the site of the HCA, nor is there extant tangible connections to this earlier phase of use.</p> |

| Criterion | Assessment |
|--|--|
| | The Shrublands Estate HCA does not reach the threshold for cultural significance at a local level under this criterion. |
| Aesthetic significance SHR criterion (c) | <p>The Shrublands Estate HCA is of aesthetic significance for its substantial Federation period detached housing in David Street set amid generous gardens and mature brush box street plantings, giving the appearance of a Federation period 'garden suburb'. The dwellings demonstrate the introduction of middle-class housing in the area, shown through the scale, form and materiality of the dwellings. The properties retain fine architectural detailing characteristic of their typologies, which contribute to the character of the streetscape.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Social significance SHR criterion (d) | <p>A detailed social values assessment of the Shrublands Estate 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 Shrublands Estate HCA is unlikely to meet the threshold of significance under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Shrublands Estate 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 Marrickville.</p> <p>The Shrublands Estate HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Shrublands Estate HCA is rare within the Marrickville area as a distinctive enclave of substantial Federation period detached houses, gardens and street planting. Although Federation housing is not uncommon in Marrickville, the Shrublands Estate HCA demonstrates a highly intact grouping of well-detailed and maintained properties that is uncommon in the area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Shrublands Estate HCA comprises a series of intact Federation housing developed for affluent, middle class and upper-middle class residents in the early twentieth century. The dwellings demonstrate characteristic Federation typologies, and are representative of characteristic streetscapes of the period, retaining generous gardens and landscaping. The HCA is historically and aesthetically representative of a significant period of development in the Marrickville area.</p> <p>The Shrublands Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Shrublands Estate Heritage Conservation Area (HCA) is locally rare within Marrickville as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings.

It is a representative area of Federation period housing, which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.

The Shrublands Estate HCA is of historical significance as an area subdivided as Section 1 of the Shrublands Estate in 1909 and comprising houses erected within a narrow time frame leading up to World War I. The HCA features many houses built for merchants and businessmen of the period, such as Gateshead at 400 Marrickville Road, built for James Wall, master builder; Marsden at 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and Chandos at 9 David Street, built for Reginald Marcus Clark (a member of the Marcus Clark retailing family).

The Shrublands Estate HCA has aesthetic significance for its substantial Federation period detached housing on David Street, Livingstone Road and Marrickville Road, set amid generous gardens and the mature brush box trees in David Street planted (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period 'garden suburb'.

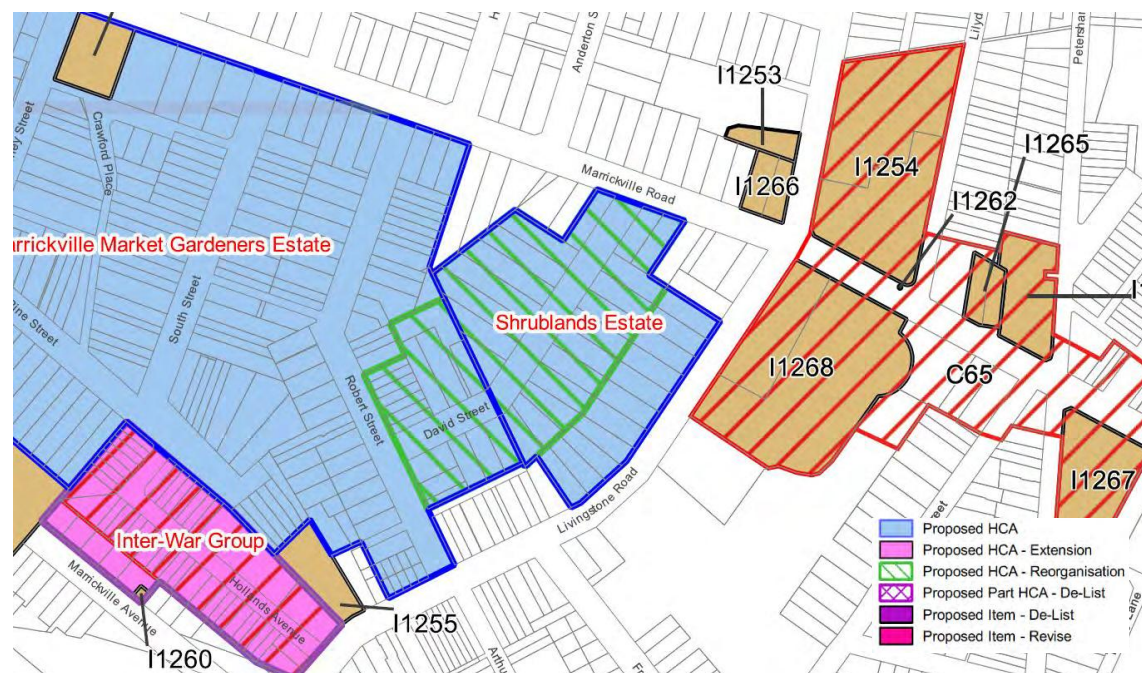


Figure 5.9 Map of the proposed Shrublands HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)

5.2.6 Interwar Group (C67) Extension

History

The Interwar Group HCA is located on the traditional Country of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe.

Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands on this landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, eventually amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. After he was murdered in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.

The Interwar Group HCA is formed from three interwar subdivisions of the Petersham Estate. Most of the houses and flats in the area were erected by Ashfield builder Herbert Henry Hollands.

Hollands Avenue/Marrickville Avenue/Livingstone Road

This subdivision comprised 22 lots fronting Hollands Avenue, Livingstone Road and Marrickville Avenue. The land was occupied by Alfred William Cooper of Newtown, a grocer, by 1913. Following his death in 1920, 'late of Marrickville, retired dairyman', the lease was surrendered and a new lease was registered to Cyril Cleveland Cooper of Marrickville, a dairyman. Cyril Cooper bought the property in 1925 from Caroline Milne Williams.

In April 1935 Cooper transferred part of the land to the Dairy Farmers Co-operative Milk Company Ltd. The following year the other portion, comprising 3 acres and 16 perches, was transferred to the Municipal Council of Marrickville. That land was subdivided as Deposited Plan 17947 and Council began to sell the allotments from late 1936. Builder Herbert Henry Hollands appears to have built all the houses in this HCA, which were predominantly pairs of brick semi-detached houses and a few detached brick cottages. Hollands lodged several successful building applications to Council between June 1936 and October 1937 for pairs of brick semi-detached cottages and at least three single brick cottages.

Jocelyn Avenue/Wardell Road/Pine Street

In late 1940 Herbert Henry Hollands of Ashfield acquired 1 acre, 1 rood and 4 perches of land at the corner of Pine and Wardell streets. He subdivided that land and formed

Jocelyn Avenue (Deposited Plan 19258) and began to build on the lots including, but not limited to, two blocks of six flats in Wardell Road and two pairs of semi-detached cottages in Jocelyn Avenue. Sales in the estate commenced in February 1941 and continued to October the same year. Lots 4–6 and 10–12 were not sold until 1948. During 1940 Hollands lodged several successful building applications to Marrickville Council for a single brick cottage, two blocks of six flats, one block of four flats and seven pairs of brick semi-detached cottages in Jocelyn Avenue and Pine Street.

Woodbury Street/Enfield Street

In 1936 and 1938, Herbert Henry Hollands of Ashfield consolidated two parcels of land in Woodbury and Enfield streets and subdivided it in 1938 as Deposited Plan 18407. Hollands lodged several successful building applications to Marrickville Council between March and December 1938 for pairs of brick semi-detached cottages and single brick cottages. Hollands reported that Atkinson and Radford had sold 'my pair cottages, Woodbury Street, Dulwich Hill' (*Sydney Morning Herald*, 16 June 1938, p 1) in June 1938. He proceeded to sell the houses commencing from June 1938 until the end of 1939.

Assessment Against Criteria

| Criterion | Assessment |
|--|--|
| Historical significance SHR criterion (a) | <p>The Interwar Group HCA is of historical significance as one of the last residential subdivisions in the area, a resubdivision of earlier Victorian-period estates, developed by local builder Herbert Henry Hollands between 1936 and 1943. The area demonstrates this significant period of development, retaining much of the original lots from the subdivisions.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Hollands Avenue section of the Interwar Group HCA is associated with Newtown grocer Alfred William Cooper. He operated a dairy on the land and upon his death in 1920 at Lone Pine, Marrickville Road, he was described in the probate notice as 'late of Marrickville, retired dairyman' (<i>Daily Telegraph</i>, 12 August 1920, p 3). The lease was surrendered after his death and a new lease was registered to his son Cyril Cleveland Cooper of Marrickville, a dairyman. Another member of the family, Thomas, was involved with the dairy in the same period. Cyril owned and operated a dairy on this land until 1935. However, as the land was later subdivided, there is no physical evidence of this period of use.</p> <p>The Interwar Group HCA does not meet the threshold for cultural significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criterion (c) | <p>The Interwar Group HCA is of aesthetic significance for its highly intact group of interwar housing. The area maintains much of its 1930s subdivision pattern, demonstrating a strong streetscape with consistently expressed built forms. The houses retain much of their original form, layout, fabric and detailing, and are collectively representative of the stylistic details of working-class housing at a time of significant austerity.</p> |

| Criterion | Assessment |
|--|---|
| | The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion. |
| Social significance SHR criterion (d) | <p>A detailed social values assessment of the Interwar Group 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 Interwar Group HCA does not meet the threshold of significance under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Interwar Group 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 Marrickville.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Interwar Group HCA comprises a highly intact group of interwar dwellings, which have largely retained their original architectural forms, scale, massing, detailing and materials in both dwellings and ancillary development such as fences. The properties demonstrate characteristic interwar typologies and are easily understood as a group within the wider area. The integrity of the dwellings individually, and the streetscapes cumulatively, is consistent and rare within the context of the wider Marrickville area.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Interwar Group HCA represents three former subdivisions of residential housing created in the interwar period. The built forms demonstrate the transformation of the area from a dense urban to detached suburban cultural landscape, and then the adaptation of the suburban form to a higher density and austere built form. Historically, the HCA is representative of the final phase of interwar subdivision in the Inner West.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Gadigal Country, and in language known as Bulanaming, the Interwar Group Heritage Conservation Area (HCA), comprising three separate but connected precincts in Marrickville, has cultural significance for historic and aesthetic values which are rare locally and important to the Inner West.

The group of buildings in the HCA form a series of highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing, reflecting their construction by a single builder within a limited period of time. Herbert Henry Hollands was a prolific builder in the Marrickville area and was responsible for most of the

buildings erected in the HCA, comprising detached brick cottages, pairs of semi-detached cottages and larger blocks of flats.

The precincts were developed during the interwar period, through the redevelopment of earlier land holdings. The resultant pattern and form of the areas reflects the process of land development and changing concepts of density and home in a 'suburban' working class area.

The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings are consistent throughout the three areas. The building stock is high in quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed. This detailing contributes visual and sensory appeal to the area.

The consistent single-storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings in the group. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

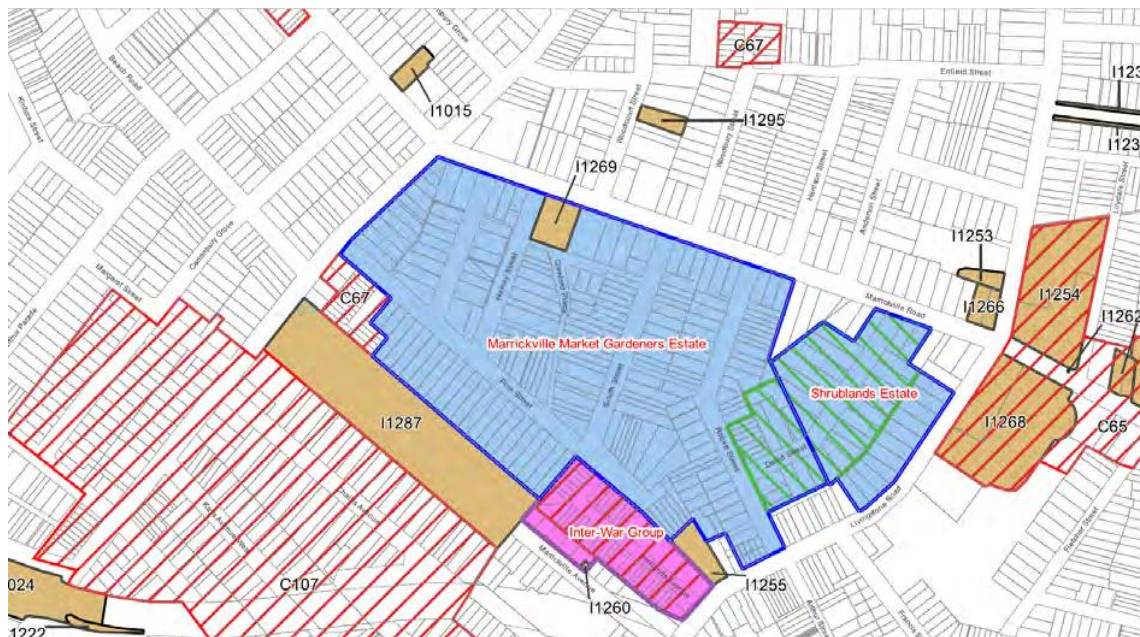


Figure 5.10 Map of the proposed revised Interwar Group HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 005 with GML overlay)

5.3 Lilyfield

5.3.1 Austenham Estate (C62) Extension

History

The Austenham Estate HCA is located on the traditional Country of the Wangal people.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Austenham Estate HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (*Sydney Morning Herald*, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902. The house was demolished in 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.

From December 1900 to 1905, John Keep progressively conveyed portions of his landholding to local builders Herbert Rayner Steward and Frederick Henry Emmerick including allotments in Deposited Plan (DP) 3796, 3948 and 4162.

In 1901 two new streets, named after Emmerick and Steward, were created, releasing 60 allotments. In 1902 a further 40 allotments were offered for sale. Austenham Road (now Lilyfield Road) appeared on the map in this period. Another new road, Rayner Street, was created in 1903, and 30 building allotments became available. The fourth and final subdivision in 1905 created Eric Street and 23 allotments. Each of the streets created by the subdivisions fulfilled the requirements of the Width of Streets and Lanes Act 1881.

Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of Keep's Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (*Balmain Observer and Western Suburbs Advertiser*, 21 June 1902, p 5) costing a total of £56,000. They also supervised subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate, and all lots were connected to the sewerage system. Steward is believed to have designed all the

villas and no house was erected costing less than £400. Buyers could have a house of their own design or select from standard designs offered by Steward and Emmerick. Steward lived in the estate, on Steward Street, in a house called Ravenscourt. This was also the Austenham Estate office for potential buyers and the teams of contractors working for the company.

In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build upon the estate after his partner's death. The Austenham Estate was substantially developed by 1910, totalling over 200 houses.

Assessment Against Criteria

| Criterion | Assessment |
|--|--|
| Historical significance SHR criterion (a) | <p>The Austenham Estate and its successive historic subdivisions established the suburb's character as reflected in the street pattern along with its prevailing built character, spanning the Federation and early interwar periods. The expanded Austenham Estate HCA demonstrates a significant period of historic land subdivision and housing development in the Lilyfield area.</p> <p>The Austenham Estate HCA is located on part of a 100-acre (40.47-hectare) grant to John Austin (Austen) in 1819. Austin's grant came to be owned by civil servants and merchants such as George John Rogers and Samuel Augustus Perry, who were responsible for the construction of the grand villas such as Austenham (1), Austenham (2) later renamed Kalouan and Broughton House. These prominent gentlemen also established the early subdivision patterns and first streets in the area.</p> <p>A later owner, John Keep, subdivided Austenham House and sold much of this land to builders Emmerick and Steward. These two men were responsible for the construction of over 200 houses in the area. The subdivision also established many of the surrounding streets including Fredbert, Austenham, Steward, Emmerick, Eric, Rayner and Perry streets and Balmain Road. Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area with single-storey brick Federation cottages laid out across five wide streets with gas, water and sewerage connections.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Austenham Estate HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from land originally granted to John Austin (generally spelt Austen). He only had a brief association with 'Spring Cove' but is likely to have cleared part of the land and established some form of dwelling on the farm.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, with further subdivisions creating the residential lots throughout the surrounding streets, undertaken in the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the</p> |

| Criterion | Assessment |
|---|---|
| | <p>early Federation character of the area. Further, Steward is known to have lived within the HCA during this period of development, on what is now Steward Street.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Austenham Estate HCA has cultural significance for its aesthetic values. It maintains the general patterns of several historical subdivisions. The retention of the original lot boundaries and block plan are particularly evident on the west side of Emmerick Street.</p> <p>The expanded HCA is predominantly late Victorian to Federation in character and there is consistency and integrity of architectural style, scale and materials across the area. The Victorian dwellings display typical details including steep-pitched roofs, rendered mouldings, iron lace balustrades, bullnose verandahs and masonry fences. Similarly, the Federation dwellings—which account for most properties in the HCA—display typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets. The house designs were largely developed in-house by Emmerick and Steward, the developers and builders of the Austenham Estate.</p> <p>Overall, the architectural character of the properties positively contributes to the surrounding area.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Social significance</p> <p>SHR criterion (d)</p> | <p>A detailed social values assessment of the Austenham Estate 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 Austenham Estate HCA does not meet the threshold of significance under this criterion.</p> |
| <p>Technical/research significance</p> <p>SHR criterion (e)</p> | <p>The historical archaeological potential of the Austenham Estate HCA has not been assessed. There is potential for remains associated with Austenham House to be found in its original location within the HCA.</p> <p>The historical archaeological potential 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 Lilyfield.</p> <p>The Austenham Estate HCA has not been assessed under this criterion.</p> |
| <p>Rarity</p> <p>SHR criterion (f)</p> | <p>The Austenham Estate HCA was developed by builders Emmerick and Steward who developed much of the surrounding area. Many of the remnant houses from this significant period were built to stock designs, designed by Steward, and there are similar examples in the surrounding area. Therefore, the HCA does not demonstrate rarity in its housing typology or subdivision pattern.</p> <p>The Austenham Estate HCA does not meet the threshold for cultural significance under this criterion.</p> |
| <p>Representativeness</p> <p>SHR criterion (g)</p> | <p>The Austenham Estate HCA represents the Austenham Estate and its subsequent subdivisions, demonstrating residential development from the late Victorian to the interwar period. The HCA retains the general block</p> |

| Criterion | Assessment |
|-----------|---|
| | <p>boundary and lots from the original subdivisions; however, there are instances of further subdividing and combining of lots such as the western side of Emmerick Street.</p> <p>The area incorporates late Victorian houses and terraces; however, it predominantly comprises Federation dwellings, mostly built by Emmerick and Steward, the promoters of the estate. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and typical features such as front verandahs, decorative timber elements and window awnings. They maintain a good degree of integrity and intactness and define the character of the development.</p> <p>It also demonstrates the availability of machine-made face bricks and the bulk buying of building materials during the period of its development.</p> <p>The Austenham Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Wangal Country, the Austenham Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic and representative values. Demonstrating the evolution of land development in Lilyfield following colonisation from land grants to smaller residential allotments, this HCA originates from a subdivision of John Austin's (or Austen's) 1819 land grant, which was one of the five originally in the area. They also established the early subdivision patterns and first streets in the area.

Lots in this area were sold to several civil servants and merchants who built grand villas, reflecting their social and economic status. Austenham House was designed by architect, John Verge, and the estate was subdivided and sold to builders Emmerick and Steward in about 1900. Steward and Emmerick subdivided during 1901, 1902, 1903 and 1905, establishing the character of the HCA within the former Austenham Estate. The streets demonstrate the spatial effect of the Width of Streets and Lanes Act 1881, and with the construction of over 200 houses in the area during the early 1900s the HCA evidences a consistency of suburban and architectural character, pattern and language, spanning the Federation and early interwar periods. The streetscapes exhibit the historic subdivision block pattern and the harmonious arrangement of double and single fronted detached and attached dwellings, through scale, form, materiality, setbacks and siting. The expanded Austenham Estate HCA is significant in the historic development of Lilyfield.

Forming part of Emmerick and Steward's Austenham Model Home Estate, commenced in 1901, the HCA is predominantly Federation in character. Many of the houses were designed in-house by Emmerick and Steward, thus the area displays an overall consistency and integrity of architectural style, scale and materials across the area. Federation dwellings, which account for the majority of properties in the HCA, display

typical details including timber joinery, roughcast render, bullnose brick detailing, gabled roofs, and front verandahs with decorative posts and brackets.

Overall, the architectural character of the properties positively contributes to the existing HCA and the surrounding area. It also demonstrates the efforts of two local builders and developers, Emmerick and Steward, in establishing a suburban development with houses occupied by a 'better class of tenants who have virtually formed themselves into a small township' (Balmain Observer and Western Suburbs Advertiser, 21 June 1902, p 5).



Figure 5.11 Map of the proposed Austenham Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)

5.3.2 Campbell's Broughton Estate (extension and renaming of existing Campbell's Estate C64)

History

Campbell's Broughton Estate HCA is located on the traditional Country of the Wangal people. It is recommended the HCA be renamed from 'Campbell's Estate' to 'Campbell's Broughton Estate' to better reflect its historical values as a subdivision of the Broughton Estate.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Campbell's Broughton Estate HCA comprises two subdivisions of Duncan Campbell's 'Broughton Estate'. Campbell purchased a large block of land in 1843 from Samuel Augustus Perry's extensive landholding. Following his death in 1871, his widow Hannah conveyed the property to his son James Campbell and his wife Isabella Campbell in 1874. Duncan Campbell's death was recorded at Broughton Park, Balmain Road, but it is not known whether this is the house later located in Campbell Avenue. 'Broughton' may have been erected at this date or during Duncan's time. This building is not to be confused with the Broughton Hall located within the present Callan Park property.

In November 1913, the Campbell family sold off part of the property to William James Henderson and Charles Henry Crammond, respectively an accountant and estate agent. They converted the land to Torrens title in 1915 and subdivided the land in early 1918, laying out allotments in Glover and Perry streets. They proceeded to erect brick cottages on the allotments which they progressively sold from April 1918 to September 1921. Many, if not all, of the cottages were built by G Jones.

In the intervening period the residue of the Campbell's Broughton Estate was subdivided and advertised for auction on 22 January 1921 with allotments fronting Campbell, Mary, Church and Perry streets.

Following the death of James Campbell in 1924 at Broughton, the house was sold and demolished, and the land subdivided into additional smaller residential lots in Campbell Avenue in 1935.

Assessment Against Criteria

| Criterion | Assessment |
|--|---|
| Historical significance SHR criterion (a) | <p>The Campbell's Broughton Estate HCA has historical significance within the local area as it represents a major subdivision in the early interwar period, featuring characteristic Californian bungalow style houses. The area was a subdivision of Duncan Campbell's Broughton Estate, which he had purchased in 1843 and on which he had built the house Broughton Park.</p> <p>The 1918 subdivision of Campbell's Broughton Estate by CH Crammond and WJ Henderson, estate agents and developers, established the subdivision pattern in Glover Street and part of Perry Street at the entrance. They commissioned G Jones to build the modest, single-fronted, one-storey Californian bungalows which today bear similar design, form and detailing. Three years later James Campbell subdivided most of the land surrounding his house and established a new street bearing the family name.</p> <p>The Campbell's Broughton Estate HCA has cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criterion (b) | <p>The Campbell's Broughton Estate HCA is associated with Duncan Campbell, who purchased the land in 1843 to build Broughton Park, for which the Campbell's Broughton subdivision sale was named. Although this area is associated with Campbell, this association is of dubious historical importance beyond the name of the subdivision sale.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p> |
| Aesthetic significance SHR criterion (c) | <p>The Campbell's Broughton Estate HCA has cultural significance for its aesthetic values. It maintains the historic subdivision pattern formed in 1918, 1921 and 1935. The retention of the original lot boundaries and block plan are particularly evident on the west side of Glover Street and both sides of Campbell Street.</p> <p>The Campbell's Broughton Estate HCA was developed in the interwar period and retains a good consistency and integrity of architectural style, scale and materials across the area pertaining to a narrow date range of development from 1918 to 1921 and a subdivision of part of Campbell Street in 1935. The dwellings range from single-fronted cottages on half-width allotments in Glover Street and the northern part of Perry Street, and double-fronted houses with narrow driveways and rear garages on wider allotments in Campbell Avenue and Perry, Mary and Church streets. The houses display typical details including timber joinery, face brick walls, unglazed terracotta tiled roofs, gabled roofs and front verandahs with decorative posts and brackets. There is a uniformity of design represented in Glover Street and along the adjoining section of Perry Street, attributed to a single builder, G Jones. The pattern and rhythm of the street tree plantings in the Campbell Street carriageway provides an aesthetically pleasing streetscape composition.</p> <p>Overall, the architectural character of the properties is visually harmonious and positively contributes to the surrounding area.</p> <p>The Campbell's Broughton Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

| Criterion | Assessment |
|--|--|
| Social significance SHR criterion (d) | <p>A detailed social values assessment 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 Broughton Estate HCA is unlikely to meet the threshold of significance under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Campbell's Broughton Estate 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 Lilyfield.</p> <p>The Campbell's Broughton Estate HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The proposed HCA does not demonstrate rarity in its housing typology or subdivision pattern because there are similar examples in the surrounding area.</p> <p>The HCA does not meet the threshold for cultural significance under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>The Campbell's Broughton Estate HCA represents a typical middle-class estate of the interwar period. The HCA retains the overall subdivision pattern and allotments formed in the original subdivisions in 1918, 1921 and 1924.</p> <p>The area incorporates a collection of predominantly intact single-storey Californian bungalow style dwellings built in during a short period after the end of World War I and the mid-1920s. These dwellings demonstrate the use of popular materials such as brick, roughcast render and tiles, and evidence typical stylistic features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts. Collectively the building stock maintains a good degree of integrity and intactness and contributes to the historic character of the development and its representativeness.</p> <p>The HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Wangal Country, the Campbell's Broughton Estate Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic and representative values.

The HCA originates in the progressive subdivision of John Austin's (or Austen's) 1819 land grant and provides evidence of the growing market for capital investment in suburban land subdivision in early nineteenth century. The land was acquired by investors and speculators who established the main streets in the area and built the first affordable houses for a working middle class community close to transport. This set the stage for the later suburban development and growth outwards from the City of Sydney.

Duncan Campbell built Broughton Park after the 1840s. His family retained ownership until 1915, when Duncan's son James sold a part to CH Crammond and WJ Henderson, real estate agents, who were responsible for the first subdivision of the Broughton Estate in 1918. James Campbell subdivided the residue of his land in 1921, retaining his house, and formed Campbell Avenue.

The two principal subdivisions of 1918 and 1921 established allotments for single and double-fronted detached houses. Through the scale, shape, siting and materials of its buildings, the HCA provides a good example of an early interwar middle-class inner city suburban area.

The Campbell's Broughton Estate HCA is substantially intact despite some later intrusions and unsympathetic alterations. The streetscapes across the estate demonstrate unity of scale, form, siting, setbacks and materials, and the pattern formed by the prominently gabled Inter-War housing. Campbell Avenue and Glover Street are characterised by the pattern and rhythm of street tree plantings set within the carriageway and framed by sandstone kerbs and gutters, with low brick and timber fences along the footpath. The dwellings collectively evidence the use of popular materials in the interwar period including brick, roughcast render and terracotta roof tiles, and typical features such as front verandahs, decorative timber elements and joinery, leadlight glass windows and decorated gable fronts which contributes to the visual harmony in the composition of the streetscape.



Figure 5.12 Map of the proposed Campbell's Broughton Estate HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)

5.3.3 Fredbert Street

History

The Fredbert Street HCA is in the suburb of Lilyfield on the traditional Country of the Wangal people.

The area was formerly considered part of the suburb of Leichhardt and was not officially renamed Lilyfield until 1977. The origin of this name is not known; however, 'Lilyfield' Post Office was established in 1888 following a petition from residents of Brenan's Estate, Orange Grove Estate and Leichhardt Hill Estate. The new post office was in northeastern Leichhardt in Lamb Street and the name was furnished by MPs John Stuart Hawthorne and Frank J Smith.

The Fredbert Street HCA is located on the Model Austenham Estate, which was named after Austenham House and the surrounding estate, which in 1853 comprised a 'mansion, garden, orchard, lawn, shrubbery, stables, coach house etc, containing about 22 acres' situated on Balmain Road (*Sydney Morning Herald*, 9 August 1853, p 7). The house was designed by noted colonial architect John Verge reputedly for either George John Rogers between 1832 and 1835 or Captain Samuel Augustus Perry, Deputy Surveyor General, who purchased the estate in 1835. The house was demolished circa 1902 and the estate, from which this conservation area originates, was carved up into four separate subdivisions in 1901, 1902, 1903 and 1905.

Lot 3 of a subdivision of the Austenham Estate consisted of over 2 acres of land on the north side of Perry Street, bounded to the east by Wharf Road and to the west by the Campbell Estate. In November 1901 this land was sold to Frederick Henry Emmerick and Herbert Rayner Steward. They promptly subdivided the land as Deposited Plan 3883, part of their Model Austenham Estate. The date of the survey was 24 June 1901, pre-dating the formal transfer of the land to Emmerick and Steward. The subdivision comprised 21 allotments fronting Fredbert Street and Wharf Road. Fredbert Street was a cul-de-sac, with the name being a combination of part of the partners first names, Frederick and Herbert. They also planted 'ornamental shade trees' in the centre of the street. Like all streets in the Model Austenham Estate, Fredbert Street fulfilled the requirements of the Width of Streets and Lanes Act 1881.

Frederick Henry Emmerick and Herbert Rayner Steward were partners as builders in the Leichhardt area. They acquired and consolidated the various portions of the Model Austenham Estate and by June 1902 had built 'no fewer than 80 well designed and handsome villas' (Balmain Observer and Western Suburbs Advertiser, 21 June 1902, p 5) costing a total of £56,000. They supervised the layout of the subdivision with streets 66 feet wide, kerbed and guttered. They had gas lamps installed throughout the estate and all allotments were connected to the sewerage system.

Steward is believed to have designed all the villas and no house was erected on the estate costing less than £400. Buyers could build a house of their own design or select from standard designs offered by Steward and Emmerick; it appears that most, if not all, of the houses on the estate were built to designs supplied by Steward and Emmerick. Steward lived in the Austenham Estate, on Steward Street, in a house called Ravenscourt. It also served as the Model Austenham Estate office for potential buyers and the teams of contractors working for the company.

Prior to formalising their purchase of Lot 3 of the Model Austenham Estate, Steward and Emmerick advertised in July 1901 as follows: 'We build to suit our Clients' tastes. We have plenty of Land to choose a site from, facing on elevated, broad, kerbed and guttered, Steward, Emmerick and Fredbert Streets. We give easy terms' (*Daily Telegraph*, 19 July 1901, p 2). This indicates that the subdivision of the land in Fredbert Street had already taken place by mid-1901 along with formation of the street and associated services such as sewers, kerbs and gutters.

The first block of land sold in Fredbert Street was Lot 2 in DP 3883, to William Lorimer in December 1901. This transaction was followed by a succession of sales throughout 1902. The Rate Book dated to February 1902 does not contain any listings for Fredbert Street. However, by the February 1903 edition, there were houses rated on lots 2, 4–10 along the eastern frontage of the road. The following year only Lot 1 in DP 3883 was undeveloped bar for 'enclosed land'.

In June 1902 Steward and Emmerick resubdivided lots 11–21 of DP 3883 as DP 3928 comprising lots 1 to 9 in Fredbert Street. The lots varied in size from 12 perches to 20 perches, the largest being Lot 2. According to the 1903 Rate Book the west side of Fredbert Street contained ratings for five properties owned by Steward and Emmerick, namely: enclosed land; footings; house; house; and house and land. Twelve months later the western side of the street was mostly built up excepting enclosed land and shed on Lot 1.

In April 1904 Steward was shot and killed by an aggrieved buyer near his office on the estate. Emmerick continued to promote and build elsewhere on the Model Austenham Estate after his partner's death. The Model Austenham Estate, including Fredbert Street, was substantially developed by 1910, totalling over 200 houses.

Assessment Against Criteria

| Criterion | Assessment |
|--|--|
| Historical significance SHR criterion (a) | It is therefore historically representative of the Federation character of the area, evidencing a period of significant early twentieth-century subdivision and development in Lilyfield. Fredbert Street is important as a planned cul-de-sac, designed to fulfil the requirements of the <i>Width of Streets and Lanes Act 1881</i> and |

| Criterion | Assessment |
|---|---|
| | <p>incorporating 'ornamental shade trees' in the centre of the street. Advertised in the early 1900s, Emmerick and Steward allowed purchasers to choose from several standard designs. This distinctive streetscape planning in response to changing legislative requirements is evidenced in the HCA.</p> <p>The Fredbert Street HCA is located on part of the subdivision of John Keep's Austenham Estate, which formed part of a 1901 subdivision known as the 'Model Austenham Estate' which was promoted by Frederick Henry Emmerick and Herbert Rayner Steward, a partnership of builders who developed much of the surrounding area.</p> <p>Emmerick and Steward were single-handedly responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing single-storey brick Federation cottages laid out across the cul-de-sac with gas, water and sewerage connections. The housing along the street was largely completed by 1910, and, despite minor modifications, remains largely intact.</p> <p>The Fredbert Street HCA has cultural significance at a local level under this criterion.</p> |
| <p>Historical association significance</p> <p>SHR criterion (b)</p> | <p>The Fredbert Street HCA is culturally significant within the local area because it represents one of the earliest residential areas in Lilyfield. The HCA originates from a 1901 sale of land from John Keep's Austenham Estate to builders FH Emmerick and HR Steward. Emmerick and Steward purchased large swathes of land in what is now the Lilyfield area, building houses from a series of stock designs, establishing the subdivision pattern, streets, and dominant housing character in the area. The Fredbert Street HCA was a planned cul-de-sac, named after a portmanteau of the builders' first names, Frederick and Herbert.</p> <p>A 1901 subdivision of the land surrounding Austenham House created Austenham Road, and further subdivisions created the residential lots throughout the surrounding streets over the following nine years. The 1902–1910 subdivisions were undertaken by Emmerick and Steward, after whom the streets are named. Many of the properties have retained their original lots created from these subdivisions and reflect the early Federation character of the area. Steward lived nearby on Steward Street and is believed to have designed most of the standard 'villa' types that purchasers could choose from. Although neither Steward nor Emmerick lived on Fredbert Street, they have a strong association with the Lilyfield area, and established the character of Fredbert Street.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| <p>Aesthetic significance</p> <p>SHR criterion (c)</p> | <p>The Fredbert Street HCA has cultural significance for its aesthetic values as a largely intact collection of Federation cottages. The HCA was a planned cul-de-sac largely developed between 1902 and 1910. It maintains its historical subdivision pattern, including the original lot boundaries and block plan.</p> <p>The HCA includes a series of single and double-fronted, single-storey Federation cottages, characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency among the housing stock, because these cottages originate from a series of standard designs, thought to have been designed by Steward. The single-fronted properties are largely identical in form, with a largely rectangular plan, and a shallow verandah with a skillion roof along the</p> |

| Criterion | Assessment |
|--|---|
| | <p>primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses demonstrate varying degrees of modifications, including the removal and replacement of significant original fabric, unsympathetic façade treatments, and the introduction of rear additions. However, these alterations do not obscure the original design intent, and collectively, the houses are a highly intact group. The Federation architectural character, and retention of setbacks, front gardens, landscaping and tree plantings along the street give the area a pleasant, leafy character, which contributed positively to the Lilyfield area.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Social significance SHR criterion (d) | <p>A detailed social values assessment of the Fredbert Street 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 Fredbert Street HCA does not meet the threshold of significance under this criterion.</p> |
| Technical/research significance SHR criterion (e) | <p>The historical archaeological potential of the Fredbert Street 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 Lilyfield.</p> <p>The Fredbert Street HCA has not been assessed under this criterion.</p> |
| Rarity SHR criterion (f) | <p>The Fredbert Street HCA was created as part of the subdivision of the Model Austenham Estate. Similarly to the remainder of the Model Austenham Estate, it was designed and developed by builders FH Emmerick and HR Steward, who designed standard housing types that were constructed throughout the Lilyfield area, with at least 200 built by 1910. The housing stock demonstrates many of the same designs seen throughout the other areas developed by Emmerick and Steward and are not considered to be rare in the area. Further, many of the houses have been modified and do not represent the most intact examples of their kind in Lilyfield. However, as a group, the original houses have been largely retained, and the modifications do not obscure the original form or design intent. The street was a planned cul-de-sac and retains many of its original landscaping elements including areas of sandstone kerbing and 'ornamental tree plantings'. It therefore provides a more intact example of a Federation-era streetscape within the Lilyfield area, and provides an effective representation of Emmerick and Steward's Federation-era development.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance under this criterion.</p> |
| Representativeness SHR criterion (g) | <p>Forming part of a subdivision of the Model Austenham Estate, and developed as part of the wider scheme of works by builders Emmerick and Steward, the Fredbert Street HCA is representative of a significant period of Federation development in the Lilyfield area. The street was a planned cul-de-sac and retains much of its original subdivision pattern.</p> |

| Criterion | Assessment |
|-----------|--|
| | <p>The houses, though modified, demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in the area. The houses demonstrate the use of popular materials and details including tuck-pointed brick, Marseille tiled roofs, tiled paths and floors, verandahs, and decorative timber detailing. The popularity of brick construction on the street is particularly demonstrative of the availability of machine-made face bricks and the bulk-buying of building materials during the period of its development. The street also retains key landscape elements such as the ornamental tree plantings and sandstone kerbings, representative of the amenities provided by the developers.</p> <p>The Fredbert Street HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |

Statement of Significance

Located on Wangal Country, Fredbert Street Heritage Conservation Area (HCA) has cultural significance at a local level for historic, associative, aesthetic, rarity and representative values.

The HCA originates from a subdivision of John Keep's Austenham Estate, and formed part of a 1901 subdivision called the 'Model Austenham Estate'. The site was purchased by Frederick Henry Emmerick and Herbert Rayner Steward, two builders who formed a partnership and developed much of the surrounding area. Fredbert Street was a planned cul-de-sac designed to fulfil the requirements of the *Width of Streets and Lanes Act 1881* and planted with ornamental shade trees in the centre of the street.

Emmerick and Steward were responsible for creating the physical and social character of the area, establishing the subdivision pattern, and developing cottages with gas, water and sewerage provided. The historical subdivision pattern, including the original lot boundaries and block plan, have been largely maintained.

The single and double-fronted single-storey Federation cottages are characterised by masonry construction and hipped roofs, largely of Marseille tiles. There is a high degree of consistency across the cottages, because they originated from a series of designs, thought to have been developed by Steward. The single-fronted properties are largely identical in form—they have rectangular plans, and a shallow verandah with a skillion roof along the primary elevation. Double-fronted properties vary in design, although they generally feature a projecting gable bay with a shingled awning above a tripart window, and an adjacent verandah. Significant original details include original timber-framed sash windows; moulded sills and lintels; decorative tiling; and decorative timberwork including bargeboards, fascias, and finials. Most houses have been modified with the introduction of unsympathetic contemporary materials and façade treatments. However, despite modifications, the houses demonstrate a fair degree of integrity to their original designs, and are collectively a highly intact example of Emmerick and Steward's development in

their area. The street also retains significant landscape features including ornamental shade trees planted along the centre of the street and sandstone kerbs. The HCA is representative of the Federation character of parts of Lilyfield, providing evidence of a period of significant early twentieth-century subdivision and development in the suburb.

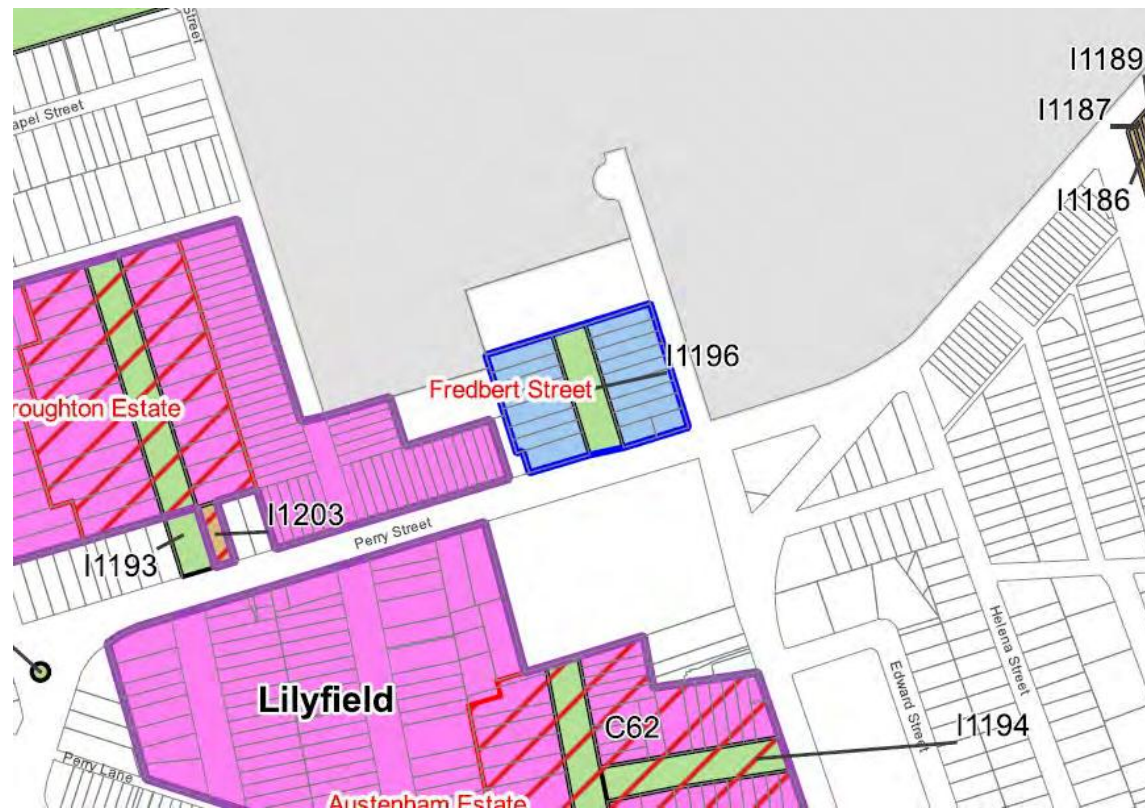


Figure 5.13 Map of the proposed Fredbert Street HCA boundary. (Source: Inner West Local Environment Plan 2022 Heritage Map 004 with GML overlay)

5.4 Summary of Recommendations

Table 5.1 Summary of the Recommendations of the Review of Proposed Heritage Conservation Areas.

| Proposed HCA | Summary of Recommendation |
|--|---|
| Petersham Hill, Dulwich Hill | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Campbell's Dairy, Dulwich Hill | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| The Parade, Dulwich Hill | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Woodland's Estate, Marrickville | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Terrace Garden Estate, Marrickville | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| The Warren Estate, Marrickville | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Marrickville Market Gardeners Estate, Marrickville | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022 and reconfigure the existing David Street HCA (C66). • Remove the David Street HCA (C66) if this new HCA is included on Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| The Shrubland's Estate | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022 and reconfigure the existing David Street HCA (C66). • Remove the David Street HCA (C66) if this new HCA is included on Schedule 5 of the Inner West LEP 2022. |

| Proposed HCA | Summary of Recommendation |
|-----------------------------|---|
| | <ul style="list-style-type: none"> • Upload the heritage inventory sheet (appended to this report to the State Heritage Inventory). |
| The Interwar Group | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Interwar Group HCA (C67). • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Austenham Estate | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Austenham Estate HCA (C62). • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |
| Campbell's Broughton Estate | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022, as an extension of the existing Campbell's Estate HCA (C64). • Rename the HCA to 'Campbell's Broughton Estate' on the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) should be uploaded to the State Heritage Inventory. |
| Fredbert Street | <ul style="list-style-type: none"> • Include as a HCA within Schedule 5 of the Inner West LEP 2022. • Upload the heritage inventory sheet (appended to this report) to the State Heritage Inventory. |

6 Conclusions and Recommendations

6 Conclusions and Recommendations

Based on the findings of the residential heritage study, this report recommends that Schedule 5 of the Inner West LEP 2022 be amended to:

- List nine (9) new HCAs:
 - Petersham Hill, Dulwich Hill;
 - Campbell’s Dairy, Dulwich Hill;
 - The Parade, Dulwich Hill;
 - Woodlands Estate, Marrickville;
 - Terrace Garden Estate, Marrickville;
 - The Warren Estate, Marrickville;
 - David Street, Marrickville: ‘C66’ reconfigured, extended and renamed to form two new areas:
 - Marrickville Market Gardeners Estate, Marrickville;
 - Shrublands Estate, Marrickville; and
 - Fredbert Street, Lilyfield.
- Extend the boundaries for the following three (3) existing HCAs:
 - Interwar Group—Hollands Avenue, Jocelyn Avenue and Woodbury Street, Marrickville: ‘C67’;
 - Austenham Estate, Lilyfield: ‘C62’; and
 - Campbell Estate, Lilyfield: ‘C64’ and rename to “Campbell’s Broughton Estate” for clarity.
- Amend the boundaries for the following three (3) local HCAs:
 - Rathgael Estate, Croydon: ‘C44’;
 - Ivanhoe, Croydon: ‘C42’; and
 - Fleet Street, Summer Hill: ‘C92’.
- Revise the heritage listings for the following items:
 - 56 Liverpool Road (28 Gower Street), Summer Hill (Hospital and outbuildings, including interiors): ‘I1614’; and
 - 44–46 Smith Street, Rozelle (School, including interiors): ‘I1487’.
- Delist the following heritage items:
 - 40 William Street, Ashfield: ‘I409’;
 - 24A Railway Road, Sydenham: ‘I1750’; and
 - 44 Wellesley Street, Summer Hill: ‘I1728’.

