



HERITAGE AREA REVIEW: SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR

JUNE 2016

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1.0 EXECUTIVE SUMMARY

Following the public exhibition of the *Sydenham to Bankstown Urban Renewal Corridor Draft Strategy* submissions were received that reflected, amongst other things, concerns as to the loss of fabric and character of the established residential areas in the identified corridor.

The NSW *Department of Planning and Environment* noted in their Consultation Update Report that *'the Strategy should include further analysis of the heritage of the corridor and ensure protection of heritage items and character.* This high level heritage review of selected areas has been commissioned to provide this further analysis.

The purpose of this strategic heritage review is to determine whether or not the study areas identified in the submissions have sufficient merit in terms of potential heritage values to warrant further detailed investigations by Council and possible listing as a Conservation Area in future Local Environmental Plan amendments.

The following list is of the identified study areas and provides the key finding for each. Please note that due to recent council area amalgamations the Marrickville and Dulwich Hill study areas now fall within the Inner West Council boundaries, and the Belmore study areas fall within the Canterbury-Bankstown Council area.

Warburton, Greenbank, Moyes and Church Streets, Marrickville

It is recommended that the residential buildings contained within the study area do not, *together*, constitute a heritage conservation area.

Silver and Gladstone Streets, Marrickville

It is recommended that the residential buildings contained within the study area do, together, constitute a potential heritage conservation area.

Durham Street, Dulwich Hill

It is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.

Hercules Street, Consett Street and Terrace Road, Dulwich Hill

It is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.

Ewart Street, The Railway Line and Ness Avenue, Dulwich Hill

It is recommended that the residential buildings contained within the study area do constitute a possible heritage conservation area.

Wardell Road, Riverside Crescent and Pilgrim Avenue, Dulwich Hill

It is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.

Myall and Acacia Streets, Belmore

It is recommended that the residential buildings contained within the study area do not, together, constitute a heritage conservation area.

Peel, Bland, Oxford, Belmore and Cleary Streets, Belmore

It is recommended that the residential buildings contained within the study area do not, together, constitute a heritage conservation area.

2.0 INTRODUCTION

2.1 Background

The NSW Department of Planning and Environment has identified a 13 km corridor along the existing Bankstown Rail Line as an opportunity to develop and manage areas of future city growth. The *Sydenham to Bankstown Urban Renewal Corridor Strategy* has been developed and in late 2015 was issued as a Draft document to enable stakeholder engagement and the opportunity for feedback.

Following the public exhibition of the *Sydenham to Bankstown Urban Renewal Corridor Draft Strategy* submissions were received that stated, for example, that *'the loss of too much of the character and fabric of the established, historic and intact, inner city suburbs of Marrickville and Dulwich Hill [and that] protection of all listed items and other high quality period buildings/streetscapes within the precinct must be ensured'*¹ Council also identified a number of 'high quality detached dwelling streetscapes' that require closer examination.

In response to these submissions this high level heritage review of selected areas in the Marrickville and Canterbury Council areas was commissioned as part of the background reporting required as part of the development of the *Sydenham to Bankstown Urban Renewal Corridor* project.

The purpose of this strategic heritage review is to determine whether or not the areas identified in the submissions have sufficient merit in terms of potential heritage values to warrant further detailed investigations by Council and possible listing as a Conservation Area in future Local Environmental Plan amendments.

This report only deals with heritage issues associated with the selected study areas.

2.2 Study Areas

The Marrickville and Dulwich Hill areas are situated within the Municipality of Marrickville, and the Belmore sites in the Municipality of Canterbury.

The brief has identified the following eight study areas:

- Warburton, Greenbank, Moyes and Church Streets, Marrickville
- Silver and Gladstone Streets, Marrickville
- Durham Street, Dulwich Hill
- Hercules Street, Consett Street and Terrace Road, Dulwich Hill
- Ewart Street, The Railway Line and Ness Avenue, Dulwich Hill
- Wardell Road, Riverside Crescent and Pilgrim Avenue, Dulwich Hill
- Myall and Acacia Streets, Belmore
- Peel, Bland, Oxford, Belmore and Cleary Streets, Belmore

The format of this report addresses each area as an individual section, with location maps being provided in each section.

¹ Marrickville Council Submission

2.3 Study Objectives

This high level review has been undertaken to establish whether or not all or part of the nominated study areas demonstrate sufficient merit to warrant further detailed investigations and possible listing in future Local Environmental Plan amendments.

2.4 Limitations

Each study area has been limited to those properties within the study area boundary.

The assessment is based on an historic overview of the development of each study area and visual inspections of each property available from the public domain.

This report does not address Indigenous or archaeological significance or the detailed assessment of landscape components.

2.5 Authors

This Heritage Review was prepared by **NBRS**ARCHITECTURE, and involved the following staff in its production:

- Samantha Polkinghorne, Associate
- Leonie Masson, Historian

2.6 Principal Sources of Information

The main documentary sources consulted in the research for this report are listed below:

- National Library of Australia – Trove search engine
- State Library of NSW
- NSW Land & Property Information
- Sydney Water /Water NSW Historical Research Facility
- Marrickville Local Government Area Southern Area Heritage Review
- Marrickville Council - Local Studies Collection
- Canterbury Council - Local Studies Collection

2.7 Acknowledgments

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3.0 METHODOLOGY

3.1 What is a Conservation Area

There is widespread community recognition that a particular precinct, streetscape, suburb, landscape, town or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings. Those values are rooted in the area's history, although it may also be worthy of protection because of its urban design and neighbourhood amenity qualities.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.

A heritage conservation area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock.

3.2 Project Methodology

The methodology adopted in undertaking this strategic heritage review is in keeping with guidelines contained in the NSW Heritage Manual and includes:

- i. Desktop literature review of existing relevant heritage studies in the Marrickville and Canterbury Council areas;
- ii. Undertake historical research and preparation of subdivision development histories of each of the eight sites within the Marrickville and Canterbury Municipalities;
- iii. Field survey to identify period and external condition of each property;
- iv. High level assessment of each property to determine its ability to contribute to a potential conservation area;
- v. Preparation of Key Findings and Recommendations.

3.3 Assessment Methodology

The assessment of heritage significance requires two tests, the first being an assessment against established criteria to determine if a place demonstrates recognised heritage values, and a second test to determine if it meets the threshold for listing and is worthy of inclusion on a heritage list. This strategic review of the selected study areas undertakes an initial assessment based on a documentary overview and visual investigations to determine if further investigations into the potential heritage significance of a place is warranted.

Each study area is addressed as a separate section in this report and includes an historical overview of the development of the area and an analysis of the architectural style and condition of each property as it can be assessed from the public domain.

3.3.1 Historical Overview

Research was carried out into the historical development of the underlying subdivision patterns. The information is included in this report.

3.3.2 Identification of Architectural Style and Condition

A field survey was carried out on each property and the resulting information graded to identify patterns of change that may substantiate or diminish a proposal for the establishment of a conservation area. This information has then been presented in mapped form for clarity.

Each grading is based on a range of factors including development context, condition and architectural integrity. These criteria are assessed in terms of each buildings ability to contribute to supporting a potential conservation area.

The three gradings used in this report are as follows:

Contributory (red)

- Contributory buildings provide good evidence of the main development period(s) and would make a positive contribution to the character and/or heritage significance of a heritage conservation area.
- A buildings architectural style is clearly discernible through the retention of original form, materials and characteristic detailing. This may include original fencing and landscaping.
- A building that has been modified may still meet the threshold for a Contributory grading if it forms part of a group of similar buildings that together provide a greater opportunity to understand the primary characteristics of a conservation area.

Neutral (green)

- A building that has been modified may meet the threshold for this grading if the modifications do not alter an understanding of the form or character of the original building and the modifications are reversible.
- A building that is from a period of development out of keeping with a recognised development phase associated with an area. These buildings may be in original condition, however on their own they do not have the potential to contribute to a conservation area. This would apply where the study area has a consistency of architectural style associated with a specific development phase.

Detracting (yellow)

- Detracting buildings display qualities which do not add to the character of a heritage conservation area. This may be through an inappropriate or highly modified condition.
- For the purposes of this strategic review all non-residential buildings are coloured yellow.

Architectural Periods

As research into the construction date of buildings was outside the scope of this strategic review buildings have been assigned a period description ie, Federation, Inter-war etc, based on the historical subdivision dates and the architectural character of the building.

Victorian Era – 1840 – 1890
Federation Era – 1890 – 1915
Inter-war – 1915 – 1940

There may conceivably be some areas of overlap, however this does not alter the recommendations in this report.

3.3.3 Key Findings and Recommendations

A series of Key Findings summarise the outcome of the strategic study area review based on the physical and documentary evidence examined in the preceding sections.

Where a place or places, or any other relevant heritage aspect of the study area, are identified as possibly meeting the criteria for individual or group listing recommendations for further investigations may be made.

3.3.4 Further Investigations

Where further investigations are recommended they would include a more detailed assessment of heritage values based on the methodology and guidelines set down by the NSW Heritage Division.

This in depth assessment would consider the standard values or criteria which arise from the history, construction and use of a place, or a building and its site, as well as any levels of esteem by recognised groups for the site.

4.0 WARBURTON, GREENBANK, MOYES AND CHURCH STREETS, MARRICKVILLE

4.1 Description

The study area includes a portion of Warburton, Greenbank, Moyes and Church Streets, Marrickville. The character of the area is primarily single storey residential, the exception being two low rise flat buildings in the southwestern corner of the study area. One small shop is located adjacent Illawarra Road to the east. McNeilly Park lies to the north west of the bulk of the study area with the T3 Sydenham to Bankstown railway line beyond. A laneway and the rear fences of the northern properties on Greenbank Street form the southern boundary to McNeilly Park.

The topography of the site rises gently from the north eastern corner of the study area to the south western corner where Church Street meets Moyes Street.

There are no notable street plantings, with the exception of two mature fig trees in Warburton Street.



Figure 1 — Aerial view with the Warburton, Greenbank, Moyes and Church Streets, Marrickville study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 2 — View from McNeilly Park towards Warburton Street



Figure 3 — View of Group A Buildings on Warburton Street



Figure 4 — Looking east along Greenbank Street from Moyes Street



Figure 5 — House on the corner of Moyes and Greenbank Street



Figure 6 — North side of Church Street – Group B Buildings



Figure 7 — North side of Church Street – Group C Building

4.2 Historical Overview

This study area comprises land in three subdivisions, namely the Greenbank Estate (DP2191), Marrickville Station Estate (DP4678) and DP5148 (being a re-subdivision of DP4678).

C Moyes undertook the subdivision of part of lots 5 and 6 of section 3 of Division 2B of the Petersham Estate (DP836) as the Greenbank Estate. “17 choice allotments” fronting Greenbank Street, Church Street and Illawarra Road were advertised for auction sale on the ground on 25 March 1882 (Figure 8). Lots 20 to 31 thereof are comprised in the study area.



Figure 8 — Greenbank Estate Marrickville, 25 March 1882. (Source: SLNSW, Dulwich Hill Subdivision Plans)

George Warburton was named as the owner of a subdivision at Marrickville, tentatively named "Warburton Estate". This land was described as part lot 6 of section 3 of TJ Fishers subdivision of Sydenham Farms Division 2B. The Marrickville Station Estate was advertised for auction sale on the ground on 2 November 1907 and comprised 23 allotments in Illawarra Road, Warburton Street and Greenbank Street (Figure 9). The estate was re-subdivided in 1909 (Figure 10). Lots 5 to 12 of this subdivision are comprised in the study area. The principal change from the previous subdivision altered the number and size of the allotments fronting Illawarra Road (outside the study area).

According to the earliest available rate book for the locality, in 1895-6, there were four cottages erected in Greenbank Street interspersed between several undeveloped allotments while there were 10 cottages listed in Church Street owned by various individuals. The next available rate book in 1903-04 lists 12 cottages variously owned along the south side of Greenbank Street. In the same rate book, there were just two cottages on the north side of Church Street. All of the houses in Church Street in the study area, Nos 1 and 24 to 35 are listed in the Sands Directory prior to World War I.

The first houses appeared on the south side of Warburton Street in the 1911-13 Valuation Book when John Henry Smith is named as the owner of houses built in 1912 on Lots 10 to 12 of DP5148. The following Valuation Book (1914-16) shows the six houses on the south side of the street on Lots 9 to 12 of DP 5148 and all still in the ownership of Smith. As to the north side of Warburton Street, PJ Pratt is named the owner of land, being Lots 5 to 7 of DP5183, in the 1911-13 Valuation Book. Three brick cottages are listed on these allotments according to the 1914-16 Valuation Book, named "Leith", "Alcomah" and "Rowena".



Figure 9 – Marrickville Station Estate, 2 November 1907. (Source: NLA, MAP Folder 100, LFSP 1499)

MARRICKVILLE STATION

Comprising 18 Choice **ESTATE** Building Sites

Auction Sale on the Ground at 3 p.m.
SATURDAY 3rd APRIL 1909

Auctioneers **RICHARDSON & WRENCH LTD.** 98 Pitt Street
in conjunction **H. W. HORNING & CO.** 58 Pitt Street

This Estate is specially recommended to Builders, Investors and those in search of Cottage Sites.

Right opposite the Marrickville Railway Station, and in the centre of a busy, prosperous, settled neighbourhood. This remarkably fine Estate forms one of the choicest and best-situated ever offered to the public, owing to its close proximity to Railway and Trams.

TERMS
£10 per lot deposit,
and £2 per Month per Lot.
Interest 5%.

REASONS WHY YOU SHOULD PURCHASE LAND IN THIS ESTATE.

- Because the Estate is situated right at the Railway Station.*
- Because the Estate is only 3 minutes from Belmor Hill tram.*
- Because the neighbourhood is thriving and prosperous.*
- Because the sites are convenient to tram and rail.*
- Because the title is Torrens.*
- Because Water, Sewer and Gas Mains are on the Estate.*
- Because the Terms are liberal and easy.*
- Because the Council have taken over all the streets and lanes.*
- Because every site is level.*
- Because tenants are waiting for homes on the Estate.*

F. CURRIE & CO. LTD. 98 PITT ST.

All Measurements subject to Accurate Plan.

Figure 10 — Marrickville Station Estate, 3 April 1909. North at top. (Source: SLNSW, Z/SP/M9/158)

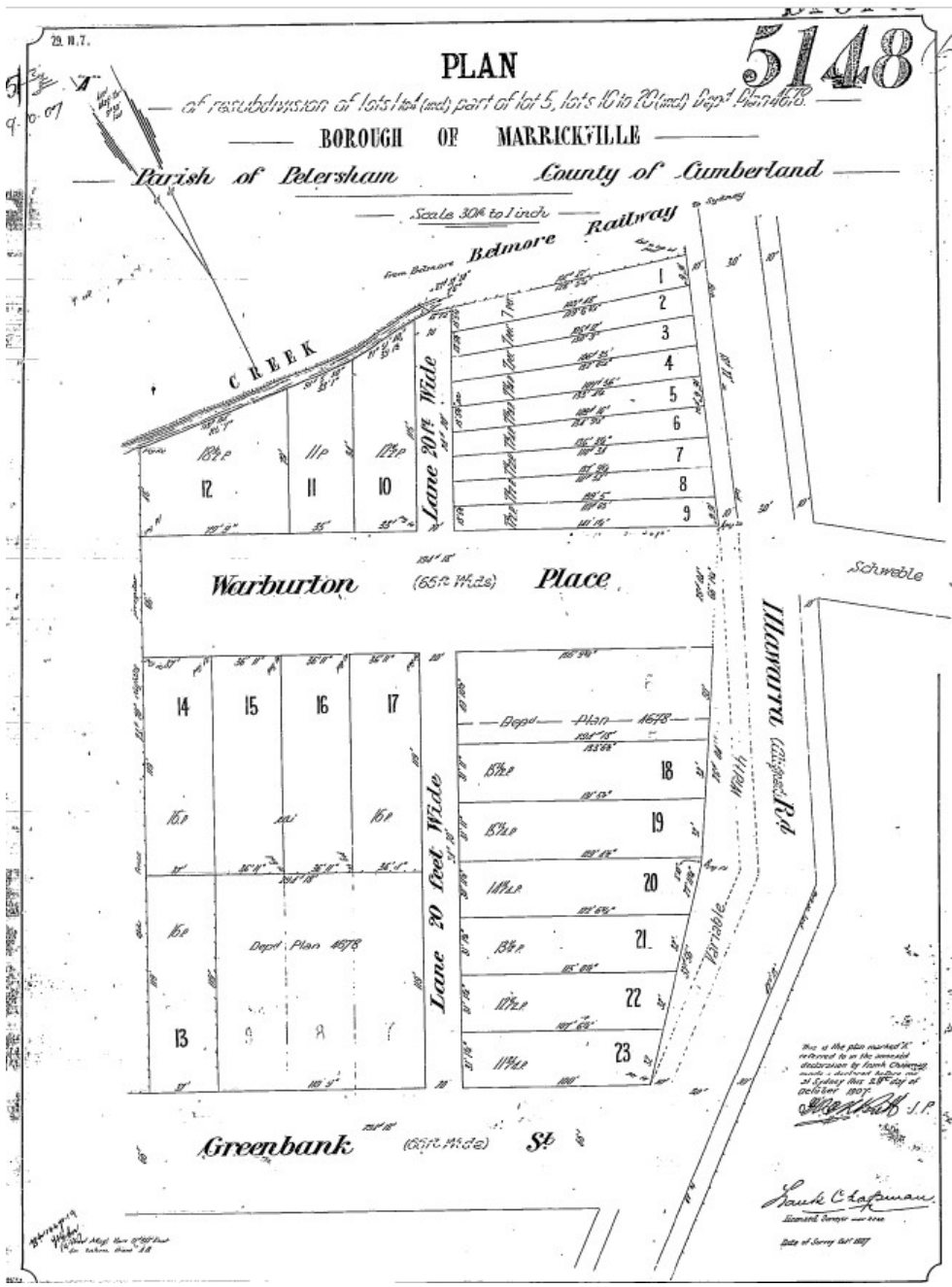


Figure 11 — Plan of re-subdivision of Lots 1 to 4 (incl), part lot 5, Lots 10 to 20 (Incl) Dep^d Plan 4678. (Source: NSW Land & Property Information, DP5148)



Figure 12 — Detail from 1943 aerial survey of Sydney showing development within the study area. (Source: NSW Land & Property Information)

4.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 13 — Warburton, Greenbank, Moyes and Church Streets Marrickville Study Area Grading Map

4.4 Characteristics of the Study Area

- General uniformity of allotments
- Irregular mixed bush and tree street plantings post 1943; two large figs in Warburton Street notable.
- Generally single storey semi-detached or free standing residential buildings
- Main periods of architectural styles represented – Federation and Inter-War

Group A –

Three pairs of semi-detached Federation dwellings, set above Warburton Street.

Group B –

Two pairs of semi-detached Federation dwellings, built out to the street with steeply pitched roofs.

Group C –

Five pairs of semi-detached Inter-War style single storey dwellings, low pitched roofs.

4.5 Key Findings and Recommendations

4.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has generally been retained.

Landscape

- The two mature fig trees visually dominate Warburton Street due to their size and location in the road.
- The streetscapes of Greenbank and Church Streets are characterised by medium sized trees and bushes, all planted post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area are generally made up of free standing and semi-detached buildings.
- That the primary architectural character of the study area encompasses Federation and Inter-War building styles, and contains a number of groups of buildings that share a common design.
- That the grading of Federation buildings within the study area as Neutral or Detracting is a result of them having been modified in various ways. The biggest impact, amongst others, being the removal of original detail and finishes through the rendering of external brickwork and the replacement of timber joinery with aluminium windows.

Potential Ability to Contribute

- That the group of buildings on Warburton Street, identified as Group A in Figure 13, contribute to an understanding of Federation style residential development within the study area.
- That the two groups of buildings on Church Street identified as Groups B and C in Figure 13, contribute to an understanding of single storey, semidetached Inter-War residential development within the study area.
- Whilst notable streetscape components, the Warburton Street fig trees do not contribute to an understanding of the development of the area.

4.5.2 Recommendations

- R1:** Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not, *together*, constitute a heritage conservation area.
- R2:** It is recommended that a comparative analysis of similar building types identified in Group A and Groups B & C be carried out by Council should they choose to establish whether these groups are rare, representative or commonplace in the Marrickville Municipality. If they are found to be rare or a particularly good or intact representative examples of Federation or Inter-War buildings, they may be considered by Council to be added to the existing heritage items already gazetted in Schedule 5 of the *Marrickville Local Environmental Plan 2011*. This work would be carried out in the more detailed analysis of the area as part of the listing process.

5.0 SILVER AND GLADSTONE STREETS, MARRICKVILLE

5.1 Description

The study area is primarily residential, with the exception of the Baptist Church complex on the corner of Silver Street and Calvert Street, a substation on the corner of Calvert Street and a recent commercial building on the north eastern corner of the study area. The original street subdivision has been retained, with street trees being post 1943.

Residences to the north of Silver Street have rear lane access from Illawarra Lane, those on the southern side of the street share Silver Lane with the residences facing Gladstone Street.

Silver Street contains a series of Victorian and early Federation buildings, including two storey terrace buildings, three blocks of four terraces - each under a single hipped roof, as well as a pair of single storey, free standing houses that have distinctive symmetrical facades. The street also contains other individual properties from around this period.

The northern side of Gladstone Street, which runs between Calvert Street and Illawarra Lane, is made up of two distinct Federation era developments.

With some minor exceptions, the buildings on Silver and Gladstone Streets have retained their original architectural integrity.



Figure 13 — Aerial view with the Silver and Gladstone Streets, Marrickville study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 14 — View of terraced building on southern side of Silver Street (Part of Group B)



Figure 15 — View of end terrace of Group C buildings on Gladstone Street



Figure 16 — Two storey terraces on the south eastern corner of Silver Street



Figure 17 — Rear view of the two storey terraces



Figure 18 — View of Group A houses



Figure 19 — Detail of the symmetrical facade



Figure 20 – Typical Group D House



Figure 21 – View of where the Group C and Group D houses adjoin

5.2 Historical Overview

The Woodlands Estate Marrickville was advertised for private sale by The Excelsior Land, Investment and Building Company and Bank Limited commencing in March 1886 (Figure 21). The subdivision comprised “70 splendid business and residence sites in the heart of Marrickville, right at the tram terminus”.

The Woodlands Estate was formed from a subdivision of “Woodlands” the residence of John Jackson Calvert (1830-1915) in Marrickville Road. Calvert lived in Woodlands from 1875 to 1886 when he sold the block of nine or ten acres at the corner of Illawarra and Marrickville Roads, “including the cottage thereon, known as Woodlands” for £13,500 to The Excelsior Land, Investment and Building Company and Bank Limited.² Hence also the origin of the name, Calvert Street, named for John Jackson Calvert.

In July 1887, the Borough of Marrickville advertised tenders for “stumping streets and lanes” on the Woodlands Estate. Advertisements for the Woodlands Estate appeared periodically in the newspapers throughout 1886 and 1887. In March 1887, William Jarratt promoted the subdivision as follows: “The Woodlands Estate is being built upon rapidly thereby increasing the value of the vacant land”. The first houses and shops were erected in 1887, for instance A Thornley, architect, advertised tenders for the construction of a shop and dwelling in the Woodlands Estate in August, and four houses in Silver Street the very next month.

A clearance sale of the residue of unsold allotments was advertised for auction sale on the ground on 2 May 1891, including additional allotments (Lots 28 to 38 in Section 2) in “Woodlands Street” (now Gladstone Street). The subdivision plan (Figure 24) shows the various shops and houses erected in Illawarra Road, Marrickville Road and Silver Street including those allotments (some built upon) sold prior to the auction.

² “Property Sales”, *Sydney Morning Herald*, 18 September 1886, p15



Figure 22 — Woodlands Estate Marrickville, ca 1886. (Source: NLA, MAP Folder 100, LFSP 1475)

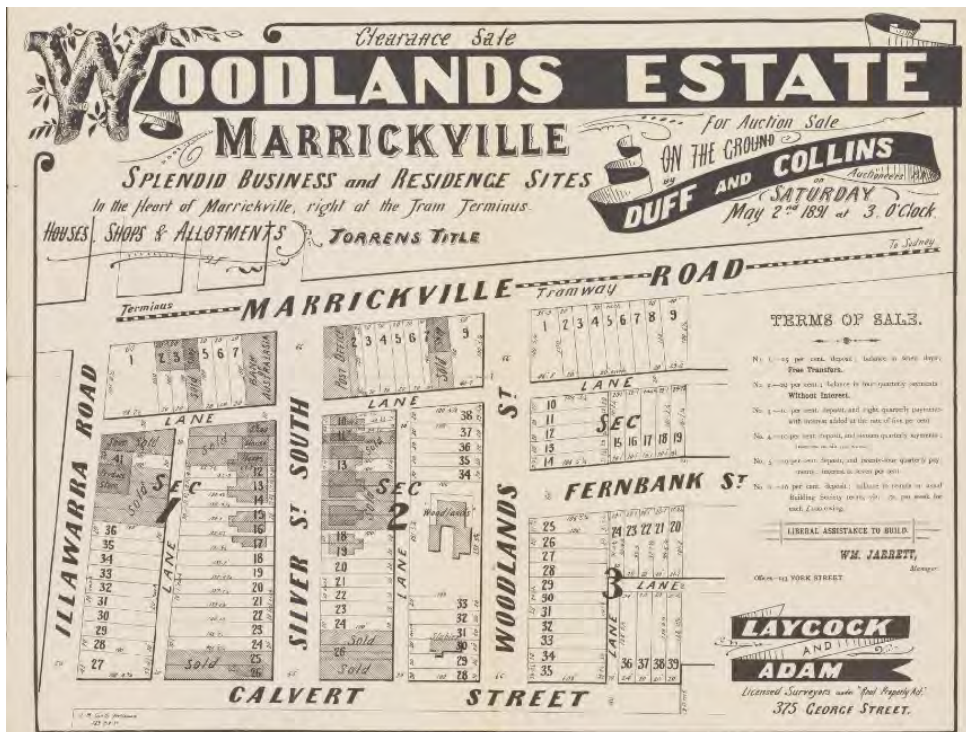


Figure 23 — Clearance Sale Woodlands Estate Marrickville...on the ground on Saturday May 2nd 1891. (Source: NLA, MAP Folder 99, LFSP 1463)

In October 1891, a special meeting was held of the Depositors of the Excelsior Land Investment and Building Company, which had suspended payment "during the financial scare". In reply to a question regarding the location and nature of estates, Mr Jarrett, manager of the company, reported "Woodlands Estate, original cost £12,250, unsold land, £8527 15s; upset price £11,967".³ The following year, the company reported that "a considerable quantity of sales have been made during the year at fair profits, the greatest number being at Woodlands, Toronto and Birkenhead".⁴ Both sides of Silver Street were built upon by 1903-4 when the Rate Book names all of the owners of the houses therein. Meanwhile in Gladstone Street, the residence "Woodlands" was in the occupation of Sidney Cocking and there was a coach factory at one end of the street. Walter James Stone erected a terrace of five cottages on the north west side of Gladstone Street by 1908, Nos 1-9. The remaining houses along this side of the street were listed in the 1911-13 Valuation Book with various owners; "Woodlands" and the stables were demolished before 1911 to make way for Nos 11-39 Gladstone Street.



Figure 24 — Detail from 1943 aerial survey of Sydney showing development in the study area and surrounding area. (Source: NSW Land & Property Information, SIX Maps)

³ Excelsior Land Investment and Building Company, *Sydney Morning Herald*, 7 Oct 1891, p5

⁴ "Excelsior L I & B Co", *Evening News*, 5 September 1892, p6

5.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 26 – Silver and Gladstone Street Marrickville Study Area Grading Map

5.4 Characteristics of the Study Area

- General uniformity of allotments
- Irregular mix of bush and tree street plantings post 1943.
- Silver Street is primarily of Victorian and Federation era, single storey free standing residential buildings and two storey terrace style buildings.
- The western side of Gladstone Street is consistently Federation in character, and is made up of two building types.

Group A –

Three free standing, single storey residences with the same Federation detailing. Two of the houses have symmetrical fronts featuring full length bay windows and verandahs. The third building, of differing form but matching detailing, is a small single fronted house to the immediate west of the pair.

Group B –

Three, two storey - four terrace, buildings, each one under a single hipped roof. Minor modifications to the facades are reversible and don't alter the understanding of the buildings in the street.

Group C –

A group of five single storey attached dwellings, Federation era buildings.

Group D –

A group of seven semi-detached buildings, Federation era buildings. The roof forms are the same with different front gable arrangements for variety. A single dwelling is part of the group, due to an uneven number of allotments.

Group E –

A group of three two storey terraces, each with a pitched roof. When viewed from Silver Lane the original rear form rear of the terraces has been retained, along with an early outside toilet located on the rear boundary.

5.5 Key Findings and Recommendations

5.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has been retained.

Landscape

- The streetscapes of Silver and Gladstone Streets are characterised by medium sized trees and bushes, all planted post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area are made up of single storey free standing, attached and semi-detached buildings, and two storey terrace buildings.
- That the primary architectural character of the study area encompasses Victorian and Federation building styles. The buildings throughout the study area have generally been constructed as multiple dwelling developments, a common approach to development historically.

Potential Ability to Contribute

- That the buildings on Silver Street, identified as Groups A, B and E in Figure 26, contribute to an understanding of Victorian and Federation style residential development within the study area based on their architectural integrity
- That the remaining individual buildings in Silver Street generally support the understanding of the historic character of Silver Street.
- That the two groups of buildings in Gladstone Street identified as Groups C and D in Figure 24, contribute to an understanding of single storey, semidetached and attached Federation dwellings within the study area.

5.5.2 Recommendations

R1: Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area **do**, together, constitute a potential heritage conservation area.

R2: It is recommended that a comparative analysis of similar building types identified in Groups A through E be carried out by Council should they choose to establish whether these groups are rare, representative or commonplace in the Marrickville Municipality. If

they are found to be rare or a particularly good or intact representative examples of Federation or Inter-War buildings, they may be considered by Council to be added to the existing heritage items already gazetted in Schedule 5 of the *Marrickville Local Environmental Plan 2011*. This work would be carried out in the more detailed analysis of the area as part of the listing process.

6.0 DURHAM STREET, DULWICH HILL

6.1 Description

The study area is limited to the eastern and western sides of Durham Street between Durham Lane and Beach Road. The study area falls away from the north down towards where Durham Street meets Beach Road.

The 1943 photograph shows the street having been planted with regular pairs of street trees, some of which remain today.

The study area is best described as being composed of modest, single storey free standing dwellings of Federation design. The study area also includes two recent three storey flat buildings and an Inter-War residence. A high proportion of the buildings in the street have undergone varying degrees of modification, so where the form and rhythm of the buildings are still legible in the streetscape the architectural detailing and character has been lost.



Figure 27 — Aerial view with the Durham Street Dulwich Hill study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 25 — View north east up Durham Street



Figure 26 — View of the eastern corner of the study area with the three storey flat building in the far right hand of the image



Figure 27 — Two Federation cottages on the lower south eastern portion of Durham Street, one intact one modified



Figure 28 — View of southern end of Group C cottages



Figure 29 — Two Federation cottages on the lower south eastern portion of Durham Street, one intact one modified



Figure 30 — View of southern end of Group C cottages. Durham

6.2 Historical Overview

The Durham Estate, a “valuable and well-positioned estate, containing an area of 7 acres [which has been] carefully subdivided by Mr Surveyor H F Halloran into villa sites having frontages to Marrickville Road, Wardell Road and Durham Street” was offered for auction sale on the ground on 27 October 1894. The estate was promoted by CFD Priddle and comprised “subdivision of lot 11

and part 8 of Section C in Division 1B of the Petersham Estate and a re-subdivision of part of DP 358. Lots 1 to 11 and 25 to 36 are comprised in the study area.

The Durham Estate was located to the immediate west of Henry Marcus Clark's "Sefton Hall" which was set in extensive grounds fronting Marrickville Road; the residence was demolished in 1914 and the land subdivided.

Lots 1 to 10 and 25 to 36 were listed as land in the 1896-7 Rate Book owned by CF, FE and RJ Priddle; there was as a single cottage identified in Durham Street in the ownership of S Blair. Further auction sales in the estate were held in October 1895 and in November 1899 According to the Sands Directory there was one occupant of Durham Street by 1900, Stewart Blair, plumber. Three years later there were nine properties on the east side and a single occupied, Rev EA Colvin, on the west side of the street. By 1905, there were 11 and 14 houses on the east and west side of Durham Street respectively. These houses and their respective owners are named in the 1905-06 Rate Book. At an unspecified date the Marrickville Council planted trees in Durham Street which are visible in the 1943 aerial survey (Figure 35).

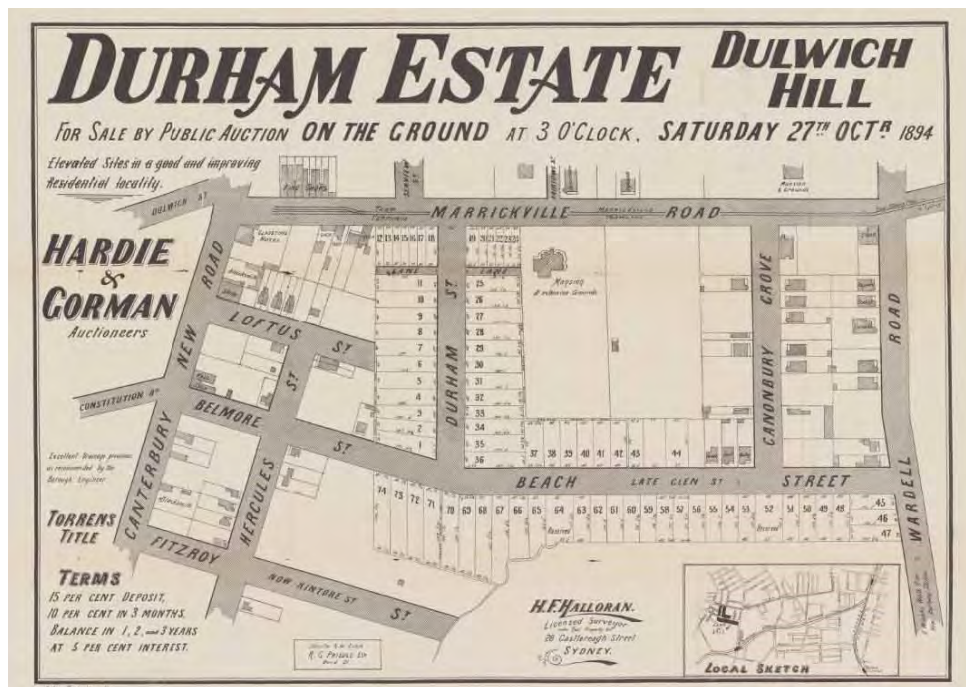


Figure 31 — Durham Estate Dulwich Hill, 27 October 1894. (Source: NLA, MAP Folder 53, LFSP 761 (Copy 1))



Figure 32 — Detail from 1943 aerial survey of Sydney showing development and street trees in the study area. (Source: NSW Land & Property Information, SIX Maps)

6.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 33 — Durham Street Dulwich Hill Study Area Grading Map

6.4 Characteristics of the Study Area

- General uniformity of allotments, with the exception of later amalgamations to support three storey flat development.
- Remnant tree plantings remaining from the street plantings that can be seen in the 1943 aerial photograph.
- The study area contains Federation era buildings. Their external form and rhythm can be appreciated, however many of the external finishes and architectural details have been modified. Modifications include rendering of face brickwork and replacement of timber joinery with aluminum windows.

Group A –

A group of nine, Federation era, single storey, free standing dwellings. The original building form and proportion has been retained and creates a strong rhythm in the street, however various external modifications have removed characteristic details.

6.5 Key Findings and Recommendations

6.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has been retained, with the exception of amalgamated sites.

Landscape

- The streetscape of Durham Street is characterised by irregular plantings of medium sized trees and bushes.

Architectural Character of the Study Area

- That the residential buildings contained within the study area are made up of single storey free standing, attached and semi-detached buildings.
- Whilst the original form and scale of the Federation dwellings are still evident, the level of modification has diminished the ability to interpret the original character of the street.

Potential Ability to Contribute

- That the buildings on Durham Street, including Group A in Figure 36, have a diminished capacity to contribute to an understanding of Federation style residential development within the study area due to the lack of integrity to a high proportion of the original facades.

6.5.2 Recommendations

- R1:** Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.

7.0 HERCULES STREET, CONSETT STREET AND TERRACE ROAD, DULWICH HILL

7.1 Description

The study area includes both sides of Hercules Street, the eastern side of Terrace Road and the southern side of Consett Street, Dulwich Hill. The topography of the study area has a gentle slope from north to south, with a small dip at the southernmost end where Terrace Road runs under the railway line.

Included in the study area is a range of architectural types representing a various phases of development, including Federation and Inter-War examples through to more recent residential development. All the sites reviewed are residential and include free standing single residences, a four-unit apartment block and townhouse developments of one and two stories. The study area does contain intact examples of various architectural styles, along with modified examples of varying degrees alongside contemporary developments which have replaced earlier buildings.



Figure 34 — Aerial view with the Hercules Street, Consett Street and Terrace Road, Dulwich Hill study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 35 — Federation cottage that has retained original form and detailing



Figure 36 — Contemporary residence with "historic" elements adjacent to an Inter-war cottage



Figure 37 — Semi-detached Inter-war dwellings



Figure 38 — Contemporary townhouse development



Figure 39 — Modified Inter-war flat building



Figure 40 — Contemporary development

7.2 Historical overview

The study area is principally comprised of land in two subdivisions, DP 3905 and DP 4488, being part of Yule's Estate at Dulwich Hill. They were respectively offered for sale in 1902 and 1904 (Figure 41 and Figure 45). Extensive parcels of land in the Parish of Petersham were acquired by Captain Charles Bampffield Yule, from Priddle and Macarthurs Subdivision of Division Number 1B of the Petersham Estate. Following the death of Yule in Anderton, Cornwall, England on 1 November 1878, his extensive landholdings in Marrickville and Dulwich Hill was progressively subdivided commencing in the 1880s. The predominate development in the study area dates from 1902 to the immediate pre-World War I period.



Figure 41 – Yule's Estate Subdivision 3 Dulwich Hill, 5 April 1902. (Source: SLNSW, Dulwich Hill Subdivision Plans)

PART OF YULE'S ESTATE
DULWICH HILL
 2 minutes of Train or Tram
 For Auction Sale on the GROUND **SATY 30th JANY 1904** at 3 p.m.
HARDIE & GORMAN
 AUCTIONEERS 133 Pitt St
TORRENS TITLE

TERRACE ROAD	1	28	CONSETT ST	29
	2	27		30
	3	26		31
	4	25		32
	5	24		33
	6	23		34
	7	22		35
	8	21		36
	9	20		37
	10	19		38
	11	18		39
	12	17		40
	13	16		41
	14	15		42

LANE 74

TERMS
 20% Deposit -
 Balance in 3 years with 5% W

Local Sketch

A.W. STEPHEN
 His Surveyor and (P. & M. 400) 47 (D. 100) 51

Figure 42 — Part of Yule's Estate Dulwich Hill, 30 June 1904. (Source: NLA, MAP Folder 53, LFSP 765)



Figure 43 — Detail from 1943 aerial survey of Sydney showing development in the study area. (Source: NSW Land & Property Information, SIX Maps)

7.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 44 — Hercules Street, Consett Street and Terrace Road, Dulwich Hill Study Area Grading Map

7.4 Characteristics of the Study Area

- General uniformity of allotment sizes
- Irregular mixed bush and tree street plantings post 1943
- Low rise residential in character
- A mix of one and two storey free standing residential buildings, semi-detached, flat and townhouse developments
- A wide range of architectural styles are represented, including a range of contemporary developments, in varying conditions.

7.5 Key Findings and Recommendations

7.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has generally been retained.

Landscape

- There are no notable street plantings, with all existing trees and bushes being planted post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area consist of a mix of one and two storey free standing residential buildings, semi-detached, flat and townhouse developments
- That there is no primary architectural style across the study area, the common factors are use and scale.
- That the grading of a high proportion of buildings within the study area as Neutral or Detracting is a result of modification and demolition and rebuilding.

7.5.2 Recommendations

- R1:** Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.

8.0 EWART STREET, THE RAILWAY LINE AND NESS AVENUE, DULWICH HILL

8.1 Description

The study area is composed of a small group of Federation residences sitting on the northern side of Ewart Street, Dulwich Hill, with the railway line behind. The architectural form and detailing of the houses demonstrate typical detailing from this era, including roof forms, chimneys, face brickwork with rendered details, original joinery and verandah details. Each of the buildings is of a different design.

A number of the buildings have been modified, including the provision of car ports or garages in the front of the house, however the ability to understand the group as a distinct phase of development has been retained, and if desired, these changes are reversible.

The street does not have any notable plantings.



Figure 45 — Aerial view with the Ewart Street, The Railway Line and Ness Avenue, Dulwich Hill study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 46 — View along Ewart Street with the study area to the left



Figure 47 — Two sites that have been modified to include a small garage



Figure 48 — General street view showing character of the buildings



Figure 49 — Some residences that have retained original fencing



Figure 50 — Each building is of a different design, indicating the sites were developed by individuals rather than developers



Figure 51 — Cottage with a new timber picket fence

8.2 Historical Overview

An auction sale of the Gladstone Hall Estate, “that delightfully situated property formerly the residence of the late William Starkey”, was held on the ground on 9 February 1907. The estate comprised 45 allotments in Ewart and Starkey Streets between Garnet Street and Chamberlain Street, immediately south of the Belmore Railway Line. The estate was offered by The Intercolonial

Investment Lane & Building Company. Lots 1 to 14 of the Gladstone Hall Estate is comprised in the study area.

In 18, William Starkey, ginger beer and cordial manufacturer, built *Gladstone Hall* in Ewart Street, Dulwich Hill. His estate stretched down to Cooks River where bathing houses were constructed. Following subdivision of the estate in 1907, the house itself was sold on just over an acre (4000 square metres) of land. Two small stone cottages, which Starkey had built for workers, were also offered for sale.⁵

According to the 1907-08 Rate Book, Lots 1 to 14 are described as land and variously owned. The 1908-10 Valuation Book indicates five houses have been erected on lots 1 to 6 of the Gladstone Hall Estate but the remaining allotments are not as yet developed. The 1911-13 Valuation Book shows further development on the north side of Ewart Street. The study area is completely built upon by 1914-16 when nos. 2-32 are listed therein. The study area is shown in the 1943 aerial survey (Figure 53).

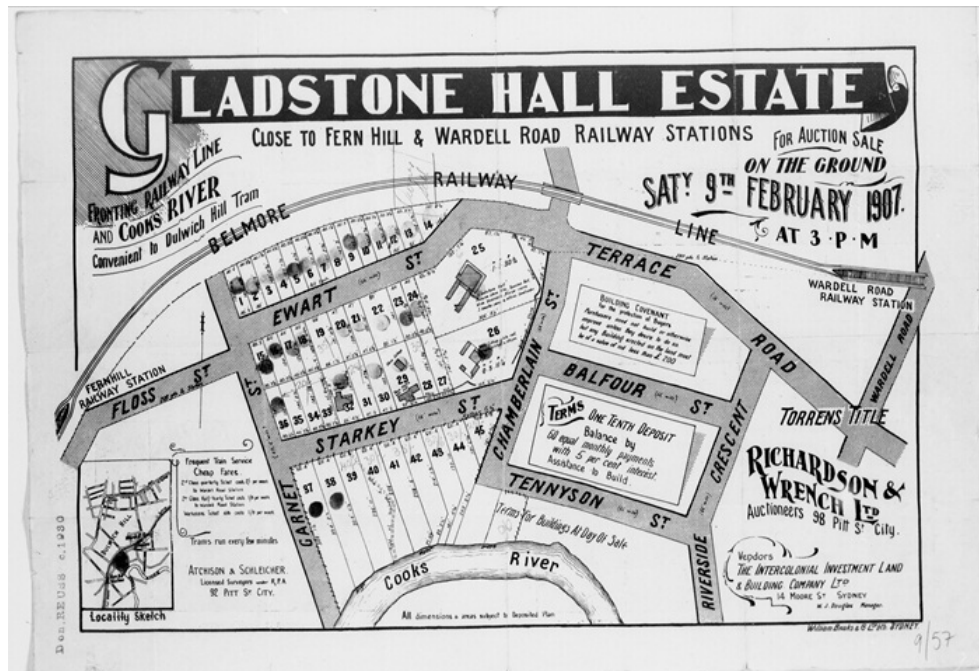


Figure 52 — Gladstone Hall Estate, 9th February 1907. (Source: SLNSW, ZSP D9/57)

⁵ Chrys Meader, Dulwich Hill, Dictionary of Sydney, 2008, http://dictionaryofsydney.org/entry/dulwich_hill, viewed 04 May 2016

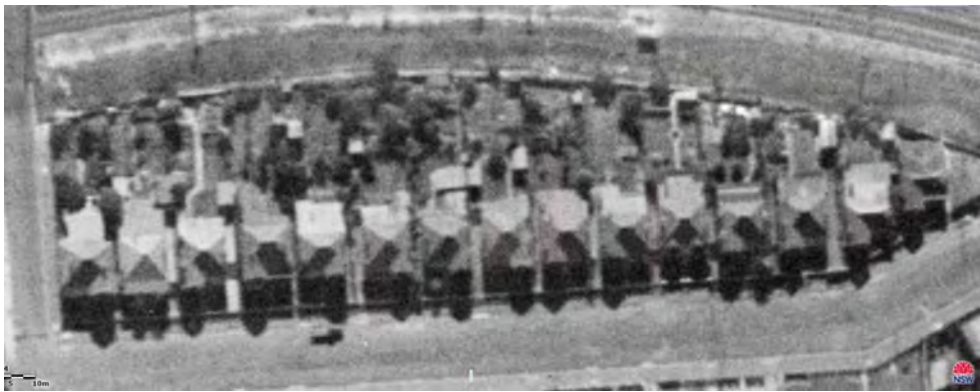


Figure 53 — Detail from 1943 aerial survey of Sydney showing development in the study area. (Source: NSW Land & Property Information, SIX Maps)

8.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 54 — Ewart Street, the railway line and Ness Avenue, Dulwich Hill Study Area Grading Map

8.4 Characteristics of the Study Area

- General uniformity of allotments
- Irregular mixed bush and tree street plantings post 1943
- All single storey semi-detached or free standing residential buildings
- Main period of architectural style represented – Federation era
- Modifications have been made, often to provide off street parking

8.5 Key Findings and Recommendations

8.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has been retained.

Landscape

- The streetscape is characterised by irregular medium sized trees and bushes, all planted post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area consist of free standing dwellings.
- That the primary architectural character of the study area is Federation in form and detail.
- That the grading of buildings within the study area as Neutral is a result of them having been modified in various ways. The biggest impact being for the provision of off street parking.

Potential Ability to Contribute

- That the group of buildings considered contribute to an understanding of Federation style residential development within the study area.

8.5.2 Recommendations

R1: Based on an assessment of the historical development of the area, the architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do constitute a possible heritage conservation area.

R2: It is recommended that a detailed heritage assessment be carried out to confirm Recommendation R1. The assessment is to include a comparative analysis of similar building types to establish whether these houses are rare, representative or commonplace in the Marrickville Municipality. If they are found to be rare or a particularly good or intact representative examples of Federation buildings, they may be considered for inclusion in Schedule 5 of the *Marrickville Local Environmental Plan 2011*.

9.0 WARDELL ROAD, RIVERSIDE CRESCENT AND PILGRIM AVENUE, DULWICH HILL

9.1 Description

As well as both sides of Wardell Road between Riverside Crescent and Ewart Street, the study area includes portions of Ewart Street, Riverside Crescent and Pilgrim Avenue. A primary feature of the study area is the impact that Wardell Road, a major thoroughfare leading to Dulwich Hill Station, has on the character of the area.

The two main building types within the study area are free standing residential dwellings and three storey apartment blocks. The houses fall into the following general architectural phases of development, Federation, Inter-war and late 20th Century and demonstrate a range of modifications. The apartment blocks include c1930 and circa 1980s onwards development. With the exception of a group of Federation cottages and the c1930 group of apartment blocks, the buildings are unremarkable.

Also included in the south western corner of the study area is an operating service station.



Figure 55 — The Wardell Road, Riverside Crescent and Pilgrim Avenue, Dulwich Hill study area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 56— Looking north east along Wardell Road



Figure 57 — View of the easternmost Inter-war apartment block in Group A



Figure 58 — View of later residence on the eastern side of Wardell Street



Figure 59 — Examples of a modified Federation cottage facing Wardell Street



Figure 60 — Intact Federation cottage on the corner of Wardell Road and Riverside Crescent, end of component of Group B



Figure 61 — View of modifications to later houses on Riverside Crescent

9.2 Historical Overview

The study comprises land in four separate subdivisions, namely DP5503, 5584, 8863 and 20459, though all four originate in the Moffatt Estate of 1879. The land that includes the study area was acquired by Thomas de Lacy Moffatt on 6 January 1855. Moffatt was a well-known squatter and political figure, based in Queensland, who died in 1864. Following his death, instructed by the administrator of his late estate, 46 acres on the banks of the Cooks River, known as Nobbs' Flat, was subdivided into acre blocks by Mr Surveyor Bishop. Moffatts Estate was advertised for auction sale on the ground on 13 September 1879 (Figure 65).



Figure 62 — Moffatt Estate Marrickville, 13 September 1879. (Source: SLNSW, Dulwich Hill Subdivision Plans, D12/49)

DP5530, a subdivision of part of lots 2, 3, 4, 26 & 27 Section 1 of the Moffatt Estate, was subdivided by C England in 1909. This comprised a total of 24 allotments in Wardell Road, Terrace Road (now Ewart Street) and Riverside Crescent as shown in Figure 63.

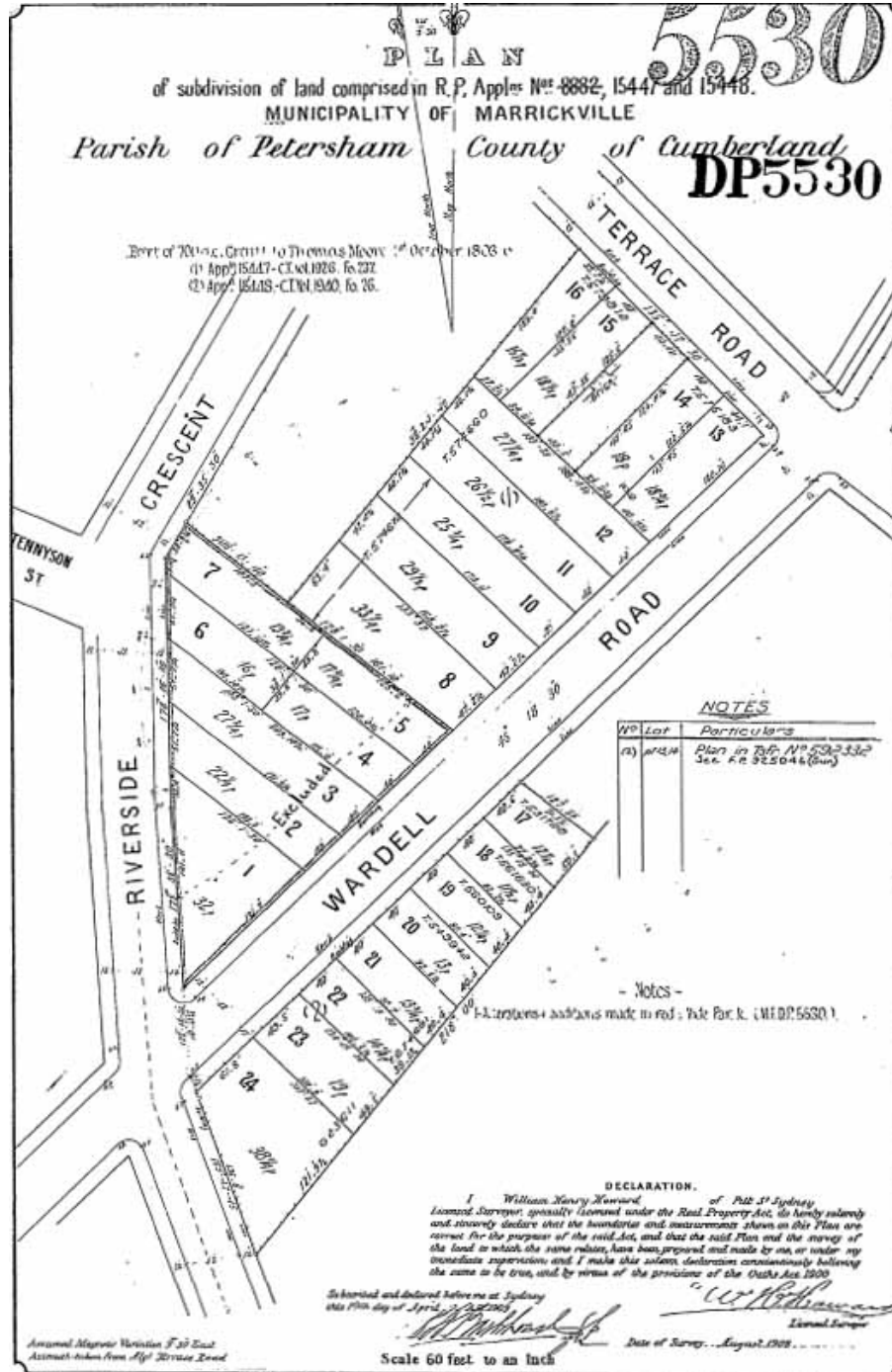


Figure 63 — Plan of subdivision of land comprised in R.P. Appls Nos 8882, 15447 and 15448. (Source: NSW Land & Property Information, DP5530)

Almost simultaneously, Lots 1 to 7 of DP5530 was registered in 1909 as DP5584 by L England. This subdivision comprised seven allotments at the north western intersection of Wardell Road and Riverside Crescent (Figure 64). Of those allotments, Nos 291-299 Wardell Road are located with the study area. Original lots 2 and 3 were later subdivided in half to form a second allotment fronting Riverside Crescent.

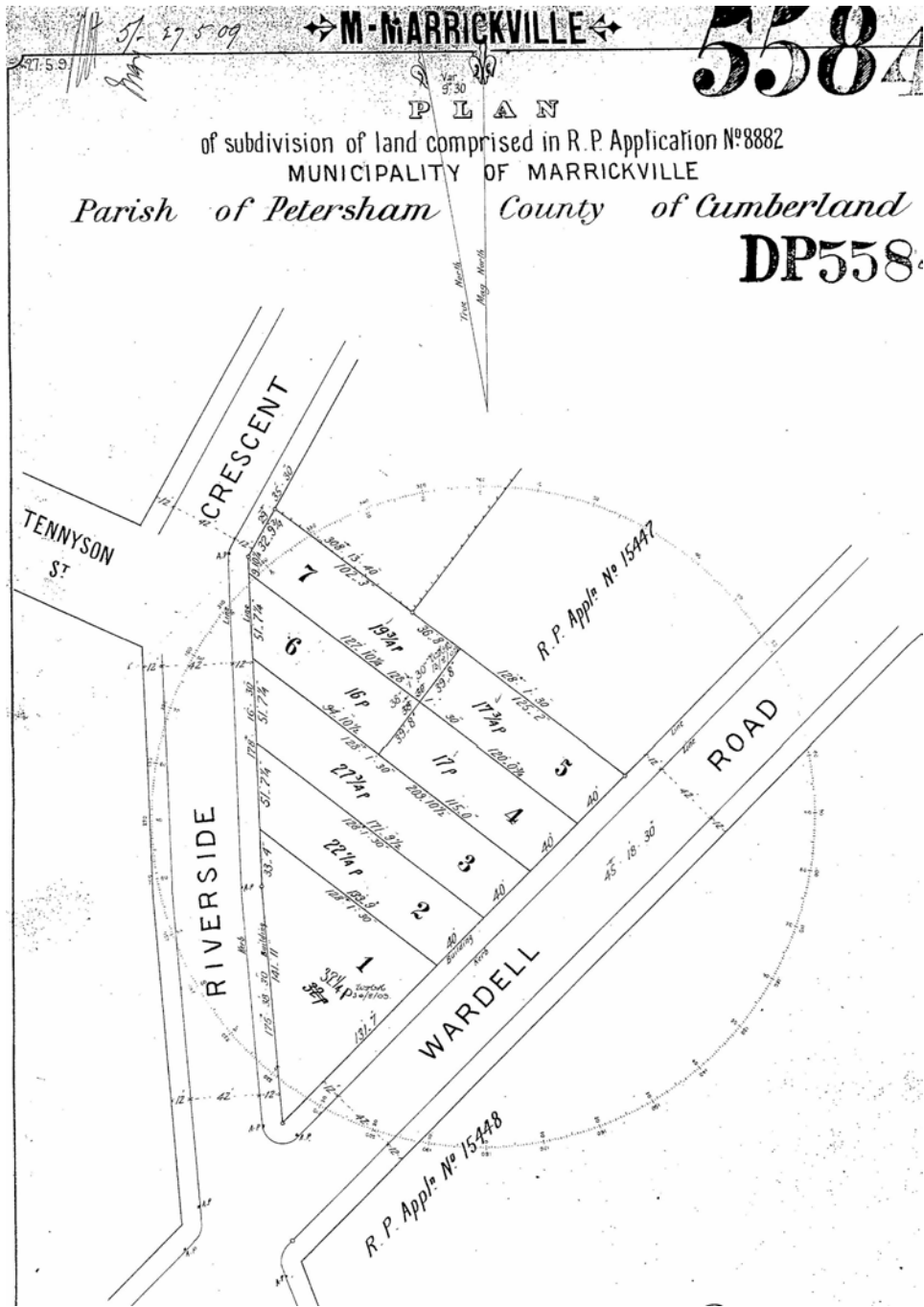


Figure 64 – Plan of subdivision of land comprised in R.P. Application No 8882. (Source: NSW Land & Property Information, DP5584)

Lots 4 & 5 in Section 1 of the Moffatt Estate was re-subdivided in 1917 by H Porter as DP8863 (Figure 65). This subdivision, a little over one acre in size, comprised a total of seven allotments at the south east intersection of Terrace Road (now Ewart Street) and Wardell Road, adjoining part of the land subdivided as DP5530. Lots 6 and 7 and part lot 5 of that subdivision, along with adjoining land to the east in Terrace Road, was re-subdivided as Lots A, B and C. An exact date of construction of the flats erected on each of these lots is not known but at least two were probably erected by Moore Bros in 1929 and 1933 respectively.

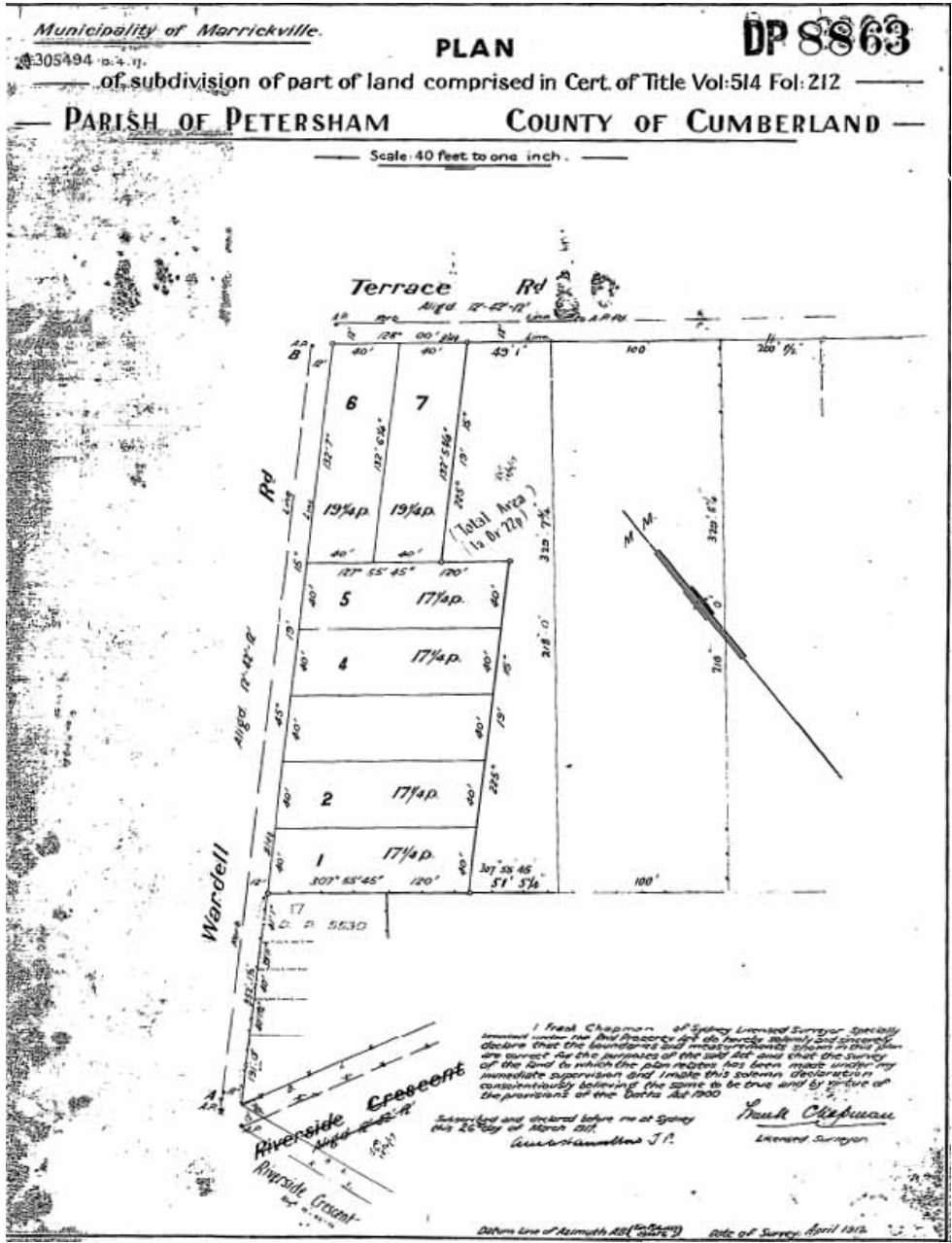


Figure 65 – Plan of subdivision of part of land comprised in Certificate of Title Vol 514 Fol 212. (Source: NSW Land & Property Information, DP 8863)



Figure 66 — Detail from 1943 aerial survey of Sydney showing state of development of the study area. (Source: NSW Land & Property Information, SIX Maps)

In January 1947, Arthur Pilgrim lodged a successful application for a subdivision of his land in Dulwich Hill into 25 allotments (DP20459). In April the same year, Marrickville Council approved the application by the NSW Cooperative Community Advancement Co Ltd to build houses on Lots 9 to 25 of Pilgrims' Estate, each estimated to cost £1882; the builder was Harper Constructions.⁶ The building project is mentioned in an article in the *Sydney Morning Herald* on 12 June 1947 (p2), "the second community advancement society...has begun construction of 23 homes on the Pilgrim Estate, Dulwich Hill, [it] will have to charge about £2,400 for three-bedroom brick homes of 1,250 square feet [and] this includes land valued at about £400 a block". Of this group of homes built in 1947, 47 – 55 Riverside Crescent and 10-12 Pilgrim Avenue are comprised in the study area.

From the foregoing discussion, development in the study area spans a broad time period from 1909 until 1947, though a large portion was built upon in the immediate pre-World War I period.

⁶ BA 59a-59l/47, Marrickville Council Building Register, Marrickville Council Archives

9.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 67 – Wardell Road, Riverside Crescent and Pilgrim Avenue, Dulwich Hill Study Area Grading Map

9.4 Characteristics of the Study Area

- Variety of allotment sizes
- Irregular mixed bush and tree street plantings post 1943
- The inclusion of a major thoroughfare bisecting the study area
- The building types include free standing residential dwellings and three storey apartment blocks
- Main architectural eras represented include Federation, Inter-war and late 20th Century styles

Group A –

Three, Inter-war two storey apartment blocks which are similar and can be clearly understood as a group. The buildings have retained their external form and a high degree of their external finishes, including face brickwork and steel windows.

Group B –

A group of Federation dwellings of varied condition which have retained a high degree of their original form and detailing. Some of the dwellings have been modified and their location on Wardell Road diminishes their setting.

9.5 Key Findings and Recommendations

9.5.1 Key Findings

Subdivision Layout

- That the phases of the road subdivision and lot layout has generally been retained.
- The inclusion of a major thoroughfare bisecting the study area has resulted in an adverse physical and visual impact

Architectural Character of the Study Area

- That the residential buildings contained within the study area are generally made up of a mix of free standing residential dwellings and apartment buildings.
- That the primary architectural character of the study area includes Federation, Inter-war and late 20th Century styles.

Potential Ability to Contribute

- That the group of Inter-war two storey apartment building, identified as Group A in Figure 70, contribute to a wider understanding of the development of low density housing.
- That the Federation houses identified in Group B provide a good example of the character of Federation era residential development within the study area. The condition and setting of these buildings does diminish their ability to Contribute.

9.5.2 Recommendations

- R1:** Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not constitute a potential heritage conservation area.
- R2:** It is recommended that a comparative analysis of similar building types identified in Group A be carried out by Council should they choose to establish whether this group of apartment buildings is rare, representative or commonplace in the Marrickville Municipality. If they are found to be rare or a particularly good or intact representative example, they may be considered by Council to be added as a group to the existing heritage items already gazetted in Schedule 5 of the *Marrickville Local Environmental Plan 2011*. This work would be carried out in the more detailed analysis of the sites as part of the listing process.
- R3:** It is recommended that a comparative analysis of similar Federation dwellings identified in Group B be carried out by Council should they choose to establish whether this group of buildings are rare, representative or commonplace in the Marrickville Municipality. If they are found to be rare or a particularly good or intact representative example, they may be considered to be added to the existing heritage items already gazetted in Schedule 5 of the *Marrickville Local Environmental Plan 2011*. This work would be carried out in the more detailed analysis of the area as part of the listing process.

10.0 MYALL AND ACACIA STREET, BELMORE

10.1 Description

Properties included in the study group include those on either side of Acacia Street, the north side of Leylands Parade and the western side of Myall Street, Belmore. The northern side of the study area is bounded by the rail way line and Belmore Station and the eastern side by Terry Lamb Reserve. To the west is the commercial area fronting Burwood Road. The topography of the site generally runs uphill from Leylands Parade towards the northwest.

The study area is characterised by single storey free standing Inter-war style residences in fair condition. A large number of the properties have been modified in some way, though the original form can generally still be understood. A number of contemporary residences are also included along with an open area of car parking on the western side of Acacia Street.

Acacia Street has a series of mature trees of a similar type, size and condition running along its western side.



Figure 68— Myall and Acacia Street, Belmore Study Area outlined in blue. (Source: NSW Land and Property Information Six Maps)



Figure 69 — Looking south east along Acacia Street



Figure 70 — Example of a modification in Acacia Street



Figure 71 — Good example of a Pre WW1 dwelling in Acacia Street



Figure 72 — Good example of an Inter-war dwelling in Acacia Street



Figure 73 — Modified example of a Pre WW1 dwelling in Acacia Street



Figure 74 — Modified example of an Inter-war dwelling in Acacia Street

10.2 Historical Overview

The study site is located on part of 100 acres granted to William Bennett in 1812 (Portion 75 of the Parish of St George). Known as St Clair Farm, the land was later purchased by William Redman.

The study area is comprised in the fourth subdivision of the William Redman (Settled) Estate at the Railway Station, advertised for auction sale on 6 May 1922. The land was subdivided by the Permanent Trustee Company Limited. The estate comprised 75 allotments in Burwood Road, Acacia Street, Myall Street and Leylands Parade.

The homes already built beyond this land show the necessity for its subdivision, Belmore is growing at a rate which can be noticed daily, while its train service, low fares and propinquity to the city are advantages not to be underestimated.⁷



Figure 75 — Belmore Redman's Estate, 6 May 1922. (Source: SLNSW, Belmore Subdivision Plans, B12/120)

The auction sale was an "outstanding success" as Richardson and Wrench sold all but three of the allotments of Redman's Estate, realising a total of £15,393, a sum which "has only been exceeded once this season".⁸ Lots 34 to 75 of Redman's Estate is comprised in the study area.

⁷ "Tomorrow's sales, detail of other estates, Belmore", *The Sun*, 5 May 1922, p2

Despite the spectacular results at the auction sale, development was slow to occur in the subdivision. Neither Acacia Street or Myall Street are listed in the Sands Directory in 1923 or 1924, which suggests no houses were as yet built upon the subject allotments in these streets. The following year just one person is listed in Acacia Street, Richard J Drinkwater in a house called "Teralba". Meanwhile, four houses are located on the north side of Leylands Parade between Burwood Road and Myall Street. Myall Street remained undeveloped until 1928 when a single house, occupied by W Johnson, is first listed.

By 1932, Nos 2-20 and 3-23 Acacia Street are listed in the Sands Directory, along with 1-15 Leylands Parade and a total of 13 houses in Myall Street. The 1943 aerial photograph (Figure 76) shows the study area predominantly building upon bar an odd shaped block in Myall Street adjoining the stormwater channel, a block adjoining the railway line in Acacia Street, and a block at the corner of Leylands Parade and Myall Avenue. There were also several vacant allotments in Belmore Road but these are not located within the study area.

War Services Homes Scheme

The first War Service Home in Australia was completed in September 1919 in the Canterbury Municipality at 32 Kennedy Avenue, Belmore for Driver and Mrs Baxter. In February 1920, the Commonwealth War Service Homes Commission announced that it had tenders in hand for the erection of 250 houses. Of that number, 125 were to be built on the Towers Estate, Belmore; some of these were officially handed over in April. By the end of 1921, the War Service Homes Commission ceased to be a construction authority, but continued to finance construction by local builders. For instance, the Co-Operative Estate Ltd erected up to 79 homes for solders at Belmore. The exact number of war service homes built in the Municipality is not known, but large areas of land, including estates at Belmore and along the Bankstown Railway Line were financed by the Commission.

Previous research by the Local Studies Librarian at Canterbury shows there is one War Service Home in Oxford St (number 26) and two in Cleary Street (numbers 1 and 2). According to a quick search of the 1926 valuation books (the earliest in our collection), there were homes in Acacia, Brande and Myall Streets marked as War Service Homes (WSH). The Valuation Book does list one in Leylands Parade owned by Judah Henry Solomon and most likely number 55.

⁸ "Record Price, £36/10/- a foot at Belmore", *The Sun*, 10 May 1922, p11



Figure 76 — Detail from 1943 aerial survey of Sydney showing development in the study area and adjoining streets. (Source: NSW Land & Property Information, SIX Maps)

10.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.

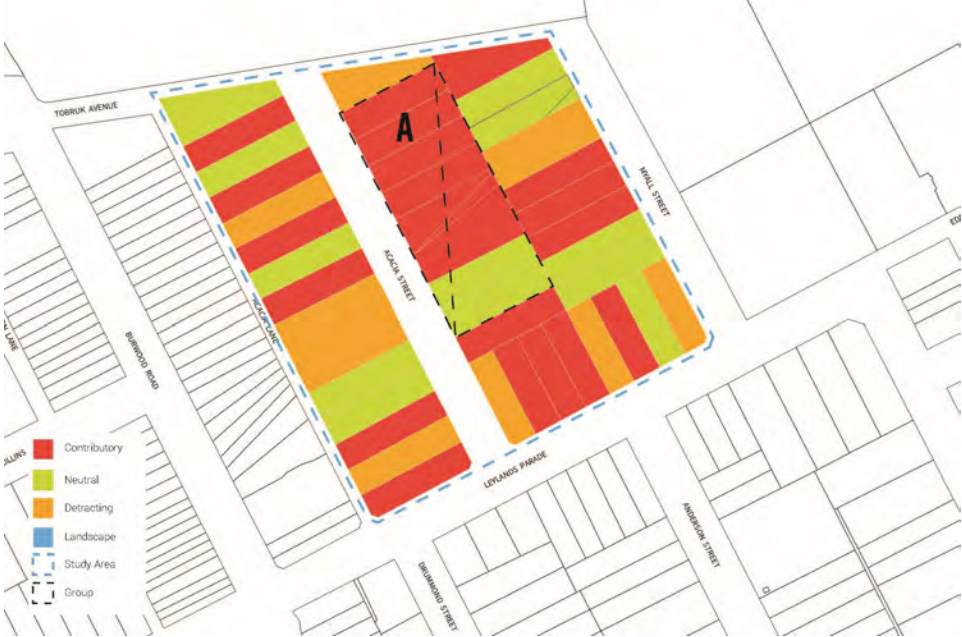


Figure 77 — Myall and Acacia Street, Belmore Study Area Grading Map

10.4 Characteristics of the Study Area

- General uniformity of allotments
- Irregular mixed bush and tree street plantings post 1943
- Generally single storey semi-detached or free standing residential buildings set back from the street
- Main period of architectural style represented –Inter-War, examples include those in good condition and those which have been modified

Group A -

The group of free standing residential buildings that comprise Group A include Federation houses, and whilst some have been modified, the original character of the area can be interpreted.

10.5 Key Findings and Recommendations

10.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layout has generally been retained.

Landscape

- The trees along the western side of Acacia Street provide an attractive setting for the residential area; they have all been planted post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area are generally made up of free standing buildings.
- That the primary architectural character of the study area encompasses Inter-War building styles, alongside more contemporary buildings.

Potential Ability to Contribute

- That the dwellings within the study area generally date from around the same period, namely the Inter-war era. The external forms do allow the original scale and built character of the study area to be understood, however the level of modification and later buildings do diminish the appreciation of the original character of the study area.

10.5.2 Recommendations

R1: Based on an assessment of the historical development of the area, the architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not, *together*, constitute a heritage conservation area.

R2: It is recommended that a comparative analysis of similar building types identified in Group A be carried out by Council should they choose to establish whether this group of buildings is rare, representative or commonplace in the Canterbury Municipality. If they are found to be rare or a particularly good or intact representative example, they may be considered by Council to be added as a group to the existing heritage items already gazetted in Schedule 5 of the *Canterbury Local Environmental Plan 2012*. This work would be carried out in the more detailed analysis of the sites as part of the listing process.

11.0 PEEL, BLAND, OXFORD, BELMORE AND CLEARY STREETS, BELMORE

11.1 Description

The study area is the largest of the study areas considered in this report. The buildings within the study area are predominantly single storey, modest residential dwellings representing a wide and varied range of architectural styles. The north eastern corner of the study area has retained a number of what appears to be social housing dwellings developed after 1943. These buildings appear to have passed into private ownership and the majority have undergone upgrading and modification.

A high proportion of the buildings in the study area have been modified, with many being demolished and replaced with contemporary residential development. The topography of the site is generally level, with the street plantings all dating from after 1943.

The street plantings are fairly sporadic, and all date from after 1943. Cleary Avenue does have the most regular plantings, which appear to be in line with a group of Inter-war dwellings.



Figure 78 — Peel, Bland, Oxford, Belmore and Cleary Streets, Belmore Area Study Area outlined in blue. (Source: NSW Land & Property Information, SIX Maps)



Figure 79 — An early house that has been modified c.1950



Figure 80 — A small cottage that has been re-clad in weatherboards



Figure 81 — Looking north along Cleary Street at the Group A buildings



Figure 82 — Detail of a dwelling within Group A



Figure 83 — Example of a post 1943 dwelling



Figure 84 — View of a later red brick apartment block



Figure 85 — A heavily modified Federation cottage



Figure 86 — A heavily modified Inter-war cottage



Figure 87 — A recent two storey dwelling



Figure 88 — A recent two storey semi detached dwelling



Figure 89 — A modified Inter-war dwelling



Figure 90 — Modification of an earlier building.

11.2 Historical Overview

The study area is located on part of 30 acres granted to Edward Turner on 4 May 1836 (Portion 66 of the Parish of St George). Four subdivisions are comprised in the study area, namely the Terminus Estate (Dp3188 and 3243), Cleary Estate (DP 6016) and Bradburn Estate and DP35086. The subdivisions span a very broad date range, commencing in 1895 and ending in 1948, hence the diversity of housing styles therein representative of the differing dates of the various estates.

The first subdivision of the Terminus Estate was advertised for auction sale on the ground on 15 June 1895. This subdivision comprised 55 allotments in three sections in Station Road, Railway Parade, Oxford Street and Belmore Avenue (Figure 91). The auction sale of the second subdivision of the Terminus Estate was held on the ground on 28 September 1895 (Figure 92). This subdivision comprised "94 splendid allotments" fronting Peel Street, Station Street, Brande Street and Railway Parade. Free train tickets and refreshments were offered as an inducement to encourage purchasers to attend and buy land in the estate.

From the situation of this property it can be easily seen that in the event of the railway being constructed the whole of the estate will be bisected by the proposed extension so that investors can purchased with the knowledge that a profit bordering on certainty will await them.⁹



Figure 91 — Terminus Estate at Belmore Railway Station 1st Subdivision, 15 June 1895. (Source: SLNSW, Belmore Subdivision Plans, B12/16)

⁹ "Land sale", *Evening News*, 27 September 1895, p3

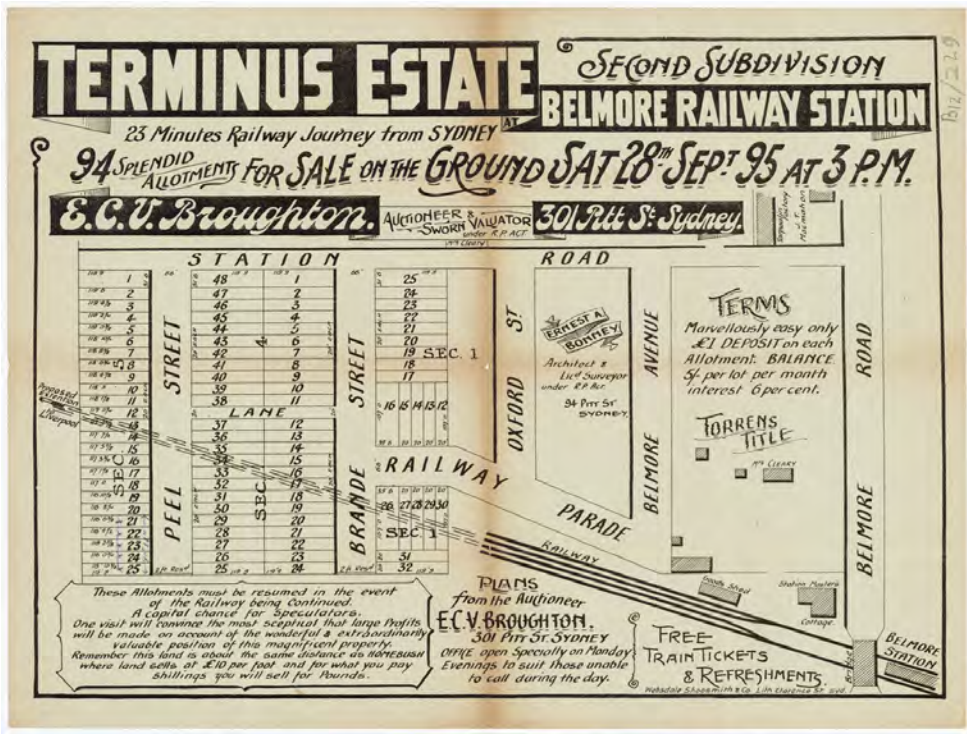


Figure 92 – Terminus Estate Second Subdivision Belmore Railway Station, 28 September 1895. (Source: SLNSW, Belmore Subdivision Plans, B12/279)

The Cleary Estate, comprising 52 “choice sites near Belmore Station”, was advertised for auction sale on the ground on 17 December 1910. The residue of unsold allotments in Section 1 of the estate was advertised for auction sale on 28 April 1917 (Figure 94). Two years later, the unsold allotments in Section 1, in addition to 38 allotments in Section 2 were advertised for sale on 7 June 1919 (Figure 95). At this date lots 25 and 26 of Section 2 contained a house called “Macleay” and a shop and dwelling fronting Burwood Road. This pair of lots was re-subdivided into seven allotments, and advertised for sale on 19 November 1927 (Figure 96); Lots 4 to 7 are comprised in the study area and front the eastern frontage of Cleary Avenue

B12/38

CLEARY ESTATE

CHOICE SITES NEAR BELMORE STATION

For Auction Sale On the Ground

SATURDAY 17TH DECEMBER 1910

AT 3 O'CLOCK

RICHARDSON & WRENCH LTD

Auctioneers 38 Pitt St Sydney.

LAKEMBA (66' wide) ST			ST		
42	41	40	19	18	17
43			35		20
44			38		21
45			37		22
46			36		23
47			35		24
48			34		25
49			33		26
50			32		27
51			31		28
52			30		29
STATION (43' wide) ST			ST		

TORRENS TITLE

LOCAL SKETCH

TERMS
 10 per cent Deposit
 Balance in 36 equal monthly payments with interest at 5% per annum.
 No interest if balance is paid within 3 months.

Philip W. Rygate,
 Licensed Surveyor - under N.P.A.
 164 Pitt St Sydney.

Mc Donnell & Moffitt.
 Solicitors to the Estate
 Wynyard St

All Dimensions subject to Deposited Plan.

Figure 93 — Cleary Estate Belmore, 17 December 1910. (Source: SLNSW, Belmore Subdivision Plans, B12/38)

Cleary Estate

CHOICE SITES
NEAR

BELMORE STATION

FOR AUCTION SALE, ON THE GROUND,
SATURDAY 28TH APRIL 1917
AT 3 O'CLOCK

RICHARDSON & WRENCH LTD

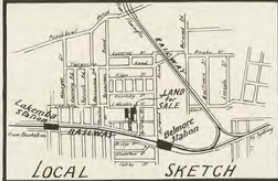
AUCTIONEERS, 92 PITT ST SYDNEY.

LAKEMBA 0.5 mile **ST**

42	41	40			
39	38	37	36	35	34
33	32	31	30		

STATION (.33 mile)

TORRENS TITLE



LOCAL SKETCH

OXFORD (.12 mile) **ST**

43	44	45	46	47	48	49	50	51	52
----	----	----	----	----	----	----	----	----	----

BELMORE (.57 mile) **AVE**

11	12	13
10	9	8
7	6	5
4	3	2
1		

ST

TERMS
10 PER CENT DEPOSIT
Balance in 36 equal monthly
payments with interest at 5%
per annum.
No interest if balance is paid
within 3 months.

B12/162

P.W. Rygate
Licensed Surveyor under P.P.A.
164 Pitt St. Sydney.

McDonnell & Moffitt
Solicitors to the Estate
Wynyard St

Shaded Lots are sold

Figure 94 — Cleary Estate, 18 April 1917. (Source: SLNSW, Belmore Subdivision Plans, B12/162)

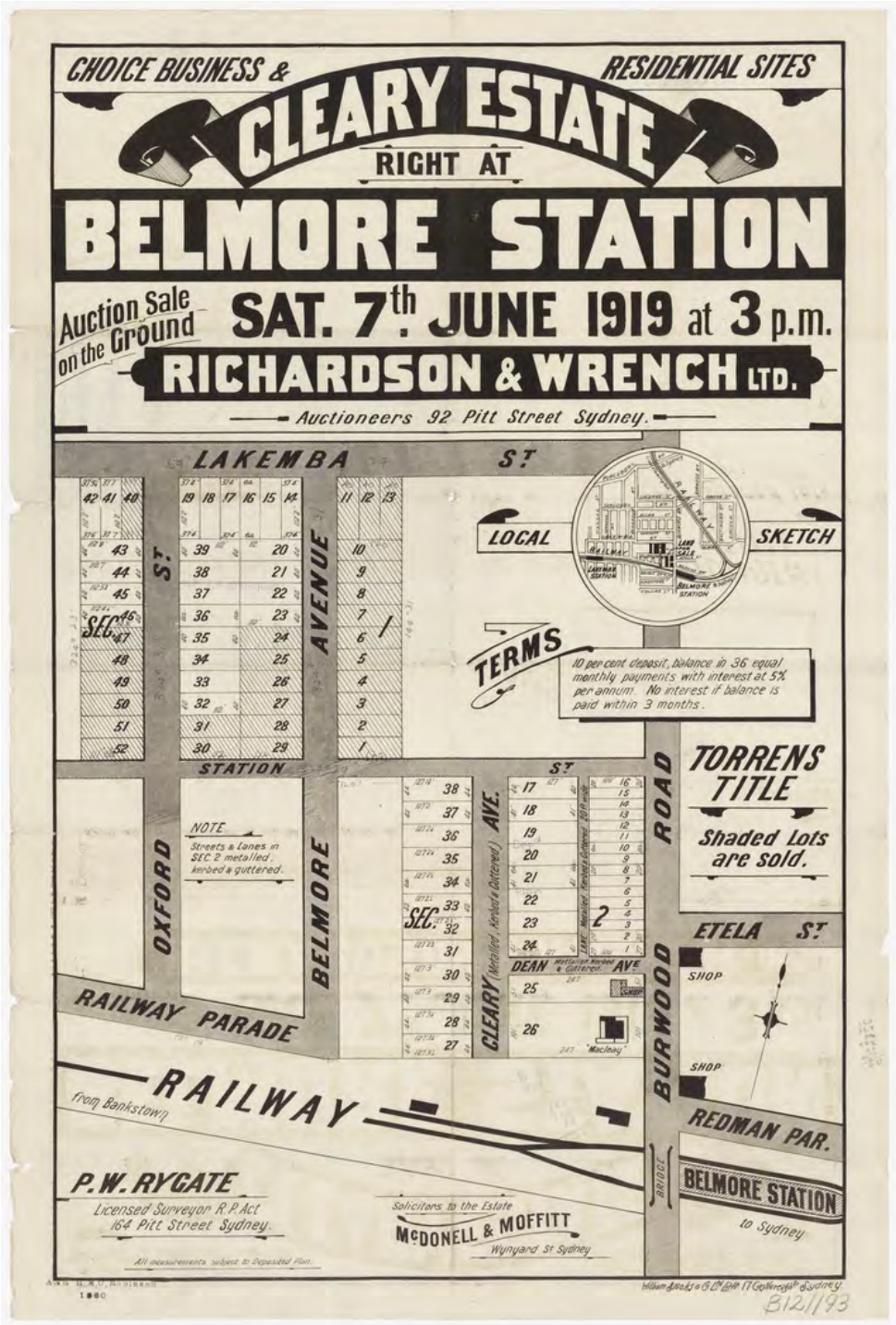


Figure 95 — Cleary Estate, 7 June 1919. (Source: SLNSW, Belmore Subdivision Plans, B12/193)

CLEARY'S ESTATE BELMORE

*SHOP & DWELLING, 2 Shop Sites, and 4 Excellent Building Sites.
RIGHT AT THE STATION.*

For Auction Sale on the Ground at 3 p.m.
Saturday 19th November
1927.

RICHARDSON & WRENCH LTD
Auctioneers, 92 Pitt Street, Sydney.

TORRENS TITLE.

TERMS
*FOR SHOP & DWELLING,
1/4 Cash, balance on completion of transfer;
FOR VACANT ALLOTMENTS,
10 Per Cent Deposit, balance spread over
3 years, with Interest at 6 per cent.*

*McDONNELL & MOFFITT,
Solicitors to the Estate,
Wynyard St. Sydney.*

*P.W. RYGATE & WEST,
Licensed Surveyors under R.P.A.
115 Castlereagh St. Sydney.*

All Dimensions are subject to Deposited Plan.

F. Cunninghame & Co. Ltd., Litho, Sydney
B12/22

Figure 96 — Cleary's Estate Belmore, 19 November 1927. (Source: SLNSW, Belmore Subdivision Plans, B12/22)

Bradburn's Estate, comprising 43 allotments in peel Street, Brande Street, Station Road and Lakemba Street, was advertised for auction sale on the ground on 29 March 1924. At that date there were three buildings erected in the subdivision, shown on Lots 23, 33 and 43 of the plan (Figure 97).

Within five minutes of the station, this estate, comprising 37 choice home sites (also the homestead), is about the only land thereabouts now available. The streets are well-metalled and gas, water and electric light are available. The reserves will be reasonable, so as to afford the public every opportunity of making their own prices for these excellently situated home sites within a moderate distance of the city.¹⁰

BRADBURN'S ESTATE BELMORE

Within 5 minutes of Belmore Station.

THE ESTATE WITH A GREAT PROSPECTIVE FUTURE.
Comprising 37 Choice Building Sites, and also the Homestead. High Elevation, Healthy Surroundings, Handy to City. Good Metalled Roads. City Water, Gas & Electric Light available.

This Choice Estate will be offered at Auction on the Ground at 3 p.m. on
SATURDAY 29TH MARCH 1924

WATKIN & WATKIN.
*Auctioneers & Managing Agents, 28 Martin Place, Sydney.
Tel: B.3211. (Established 57 Years).*

TITLE will be TORRENS.

TERMS
*10 Per Cent Deposit.
Balance in
36 Equal Monthly Payments,
Interest 6 Per Cent.*

*BUILDING COVENANT
for Buyers Protection.*

All Dimensions and Easements are subject to Deposited Plan.
F. Cunningham & Co. Ltd., Litho, Sydney

B12/15

Figure 97 — Bradburn's Estate Belmore, 29 March 1924. (Source: SLNSW, Belmore Subdivision Plans, B12/15)

20 allotments and the homestead were sold at, what was judged, a successful sale which was attended by over 250 people attended. The sale realised £3628.¹¹ The homestead referred to in

¹⁰ "Bradburn's Estate, homesites at Belmore", *The Sun*, 21 March 1924, p11

¹¹ "Property Sales", *Sydney Morning Herald*, 31 March 1924, p13

the articles and advertisement was that of the Bradburn family's "Blossom Farm" and it sold at the auction for £950.



Figure 98 Detail from 1943 aerial survey of Sydney showing development in the study area. (Source: NSW Land & Property Information, SIX Maps)

A portion of the study site bounded by the east side of Cleary Avenue, Lakemba Street, Station Street and backing on to properties fronting Burwood Road, was not subdivided until 1948. This area is shown as vacant land in the 1943 aerial photograph (Figure 101). This subdivision comprised 21 allotments arranged around a new roadway, Cleary Avenue between Lakemba Street and Station Road.

War Services Homes Scheme

The first War Service Home in Australia was completed in September 1919 in the Canterbury Municipality at 32 Kennedy Avenue, Belmore for Driver and Mrs Baxter. In February 1920, the Commonwealth War Service Homes Commission announced that it had tenders in hand for the erection of 250 houses. Of that number, 125 were to be built on the Towers Estate, Belmore; some of these were officially handed over in April. By the end of 1921, the War Service Homes Commission ceased to be a construction authority, but continued to finance construction by local builders. For instance, the Co-Operative Estate Ltd erected up to 79 homes for soldiers at Belmore. The exact number of war service homes built in the Municipality is not known, but large areas of land, including estates at Belmore and along the Bankstown Railway Line were financed by the Commission.

Previous research by the Local Studies Librarian at Canterbury shows there is one War Service Home in Oxford St (number 26) and two in Cleary Street (numbers 1 and 2). There were no properties in Peel Street stamped WSH but at least three houses have names with WW1 connection: Passchendale, Cressy and Messines.

11.3 Mapping of the Study Area

The following grading map identifies the potential ability of individual properties to contribute to a conservation area based on a visual inspection of their architectural style and condition.



Figure 99 — Peel, Bland, Oxford, Belmore and Cleary Streets, Belmore Study Area Grading Map

11.4 Characteristics of the Study Area

- General uniformity of allotments over a wide area, regardless of development phase
- Irregular mixed bush and tree street plantings post 1943
- Generally, one and two storey semi-detached or free standing residential buildings, of modest scale and detail.
- A small number of flat buildings
- Wide range of architectural styles, with a wide range of accompanying modifications

Group A –

A group of thirteen Federation style dwellings that have retained their original form and characteristic details. A number of the houses have been modified and are in varying conditions, however they have retained their ability to be read as a group.

11.5 Key Findings and Recommendations

11.5.1 Key Findings

Subdivision Layout

- That the original subdivision road and lot layouts have generally been retained.

Landscape

- The streetscapes in the eastern portion of the study area characterised by some medium sized trees and bushes with less plantings having been retained (or established) to the eastern portion. All plantings are post 1943.

Architectural Character of the Study Area

- That the residential buildings contained within the study area are generally made up of one and two storey, free standing residential dwellings.
- The architectural character of the study area encompasses a wide range of architectural styles.
- That the grading of sites within the study area as Neutral or Detracting is a result of them having been modified in various ways or the original building having been demolished and replaced with a contemporary dwelling.

Potential Ability to Contribute

- That the group of buildings on Cleary Avenue, identified as Group A in Figure 103, contribute to an understanding of Inter-war style residential development within the study area.

11.5.2 Recommendations

- R1:** Based on an assessment of the historical development of the area, the range of architectural styles represented, the original design integrity and condition of the building stock; it is recommended that the residential buildings contained within the study area do not, *together*, constitute a heritage conservation area.
- R2:** It is recommended that a comparative analysis of similar building types identified in Group A be carried out by Council should they choose to establish whether this group is rare, representative or commonplace in the Canterbury Municipality. If they are found to be rare or a particularly good or intact representative examples of Pre WW1 buildings, they may be considered by Council to be added to the existing heritage items already gazetted in Schedule 5 of the *Canterbury Local Environmental Plan 2012*.