



4–10 and 14 Cooper Street, Strathfield

Heritage Assessment Report

Prepared for Burwood Council
December 2022

GNL
HERITAGE

Acknowledgement of Country

We respect and acknowledge the Wangal Clan of the Eora Nation 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 Wangal People 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
22-0293	1	Draft Report	29 November 2022
22-0293	2	Final Report	12 December 2022

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Cover image

6 Cooper Street, Strathfield. (Source: GML Heritage)

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1 Introduction

1.1 Background

Burwood Council has engaged GML Heritage Pty Ltd (GML) to provide a heritage assessment of 4–10 and 14 Cooper Street (the subject sites/properties) to determine whether they reach the threshold for listing as individual heritage items, as a group, as a conservation area or incorporated within the adjacent conservation area, under the *Burwood Local Environmental Plan 2012*.

Burwood Council has received various development applications (DAs), planning proposals and Complying Development Applications (CDCs) for projects/works that would involve major potential development along Cooper Street, Strathfield. In response, the Council has requested a heritage assessment for the subject properties.

1.2 Identification of the subject sites

The subject properties are located at 4–10 and 14 Cooper Street, Strathfield, within the Burwood local government area (LGA). They are identified in Figure 1.1 and 1.2 below. The addresses, lot and DP numbers of each property are provided in Table 1.1 below.

Table 1.1 Property details.

Address	Lot DP
4 Cooper Street, Strathfield	Lot 22, DP 2089
6 Cooper Street, Strathfield	Lot 21, DP 2089
8 Cooper Street, Strathfield	Lot 1, DP 925133
10 Cooper Street, Strathfield	Lot 1, DP 1040940 Lot 17, DP 2089
14 Cooper Street, Strathfield	Lot 15, DP 2089

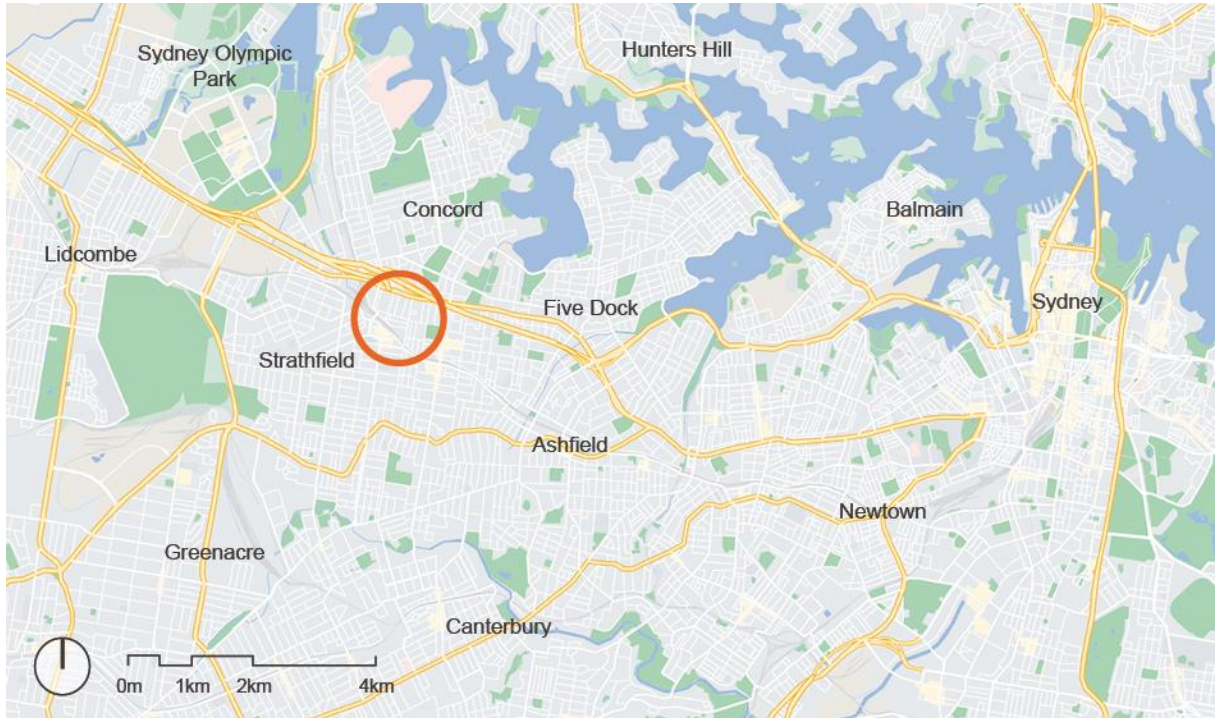


Figure 1.1 Location of subject properties. (Source: Google Maps 2022 with GML overlay)



Figure 1.2 Boundaries of subject sites. (Source: Nearmap 2022 with GML overlay)



Figure 1.3 Boundaries of individual subject sites, with house numbers shown. (Source: Nearmap 2022 with GML overlay)

1.3 Methodology

The approach, methodology, assessment procedures, criteria and recommendations of the report have been prepared in accordance with the *Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and the guideline 'Assessing Heritage Significance' prepared by the Heritage Division of the Office of the Environment and Heritage (now Heritage NSW) and contained in the *NSW Heritage Manual*

1.4 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage Division), and the Burra Charter.

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in

the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

- **Fabric** means all the physical material of the place including components, fixtures, contents, and objects.
- **Conservation** means all the processes of looking after a place so to retain its cultural significance.
- **Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use.
- **Use** means the functions of a place, as well as the activities and practices that may occur at the place.
- **Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- **Curtilage** is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.
- **Setting** means the area around a place, which may include the visual catchment.
- **Related place** means a place that contributes to the cultural significance of another place.¹

1.5 Limitations

The background research for this report has been limited to a desktop analysis of available information only. No additional primary or archival research has been included in the scope of this assessment.

The interiors of the subject properties were not inspected due to limited access. Photographs from real estate websites were used to assess the degree of integrity of the internal fabric.

1.6 Authorship and acknowledgements

This report has been prepared by Linda Phung (Graduate Heritage Consultant), Shikha Swaroop (Senior Heritage Consultant) and Patrick Atkinson (Senior Heritage Consultant). Lynette Gurr (Senior Associate) reviewed the report and provided input.

1.7 Endnotes

¹ Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.

2 Statutory context

2.1 Introduction

In New South Wales, items of heritage significance are afforded statutory protection under the following New South Wales Acts:

- *Heritage Act 1977* (Heritage Act)
- *Environmental Planning and Assessment Act 1979* (EPA Act).

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It 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'.

The subject sites are not listed on the State Heritage Register (SHR). There are no items listed on the SHR in the vicinity.

2.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which provide local councils with the framework required to make planning decisions.

2.4 Burwood Local Environmental Plan 2012

The *Burwood Local Environmental Plan 2012* (Burwood LEP 2012) is the principal environmental planning instrument applying to the subject properties. Schedule 5 of the Burwood LEP 2012 identifies heritage items and heritage conservation areas in the Burwood LGA. The subject sites are not listed as a heritage item nor are they located within a listed conservation area.

The objectives of Clause 5.10 are as follows:

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

The subject sites are not currently listed as a heritage item, nor are they in a heritage conservation area, within Schedule 5 of the Burwood LEP 2012.

3 Heritage context

3.1 Heritage listings

The subject sites are neither listed as heritage items under the Burwood LEP 2012, nor located in a heritage conservation area. However, they are in the vicinity of other listed heritage items of local significance and a conservation area, as shown in Figure 3.1 and Table 3.1 below.



Figure 3.1 Burwood LEP 2012 heritage map showing the heritage context of the subject sites. (Source: Burwood LEP 2012 with GML overlay)

3.2 Heritage items in the vicinity

Table 3.1 Heritage items in the vicinity of the subject sites.

Item Name	Address	Listing	Significance	Item No.
Philip Street Heritage Conservation Area	-	Burwood LEP 2012	Local	C16

Item Name	Address	Listing	Significance	Item No.
Victorian house	2 Cooper Street, Strathfield	Burwood LEP 2012	Local	I190
Federation house and garden	9 Cooper Street, Strathfield	Burwood LEP 2012	Local	I191
1950s house and garden	18A Cooper Street, Strathfield	Burwood LEP 2012	Local	I192
Victorian cottages	28 and 30 Philip Street, Strathfield	Burwood LEP 2012	Local	I199
Victorian villa	45 Wentworth Road, Strathfield	Burwood LEP 2012	Local	I207
Electricity Substation No. 308	2B Cooper Street, Strathfield	Section 170 NSW State Agency Heritage and Conservation Register Ausgrid Heritage and Conservation Register		340515

4 Planning context

Burwood Council has received various applications (DAs, CDCs and construction certificates (CCs) and planning proposals (PPs) that involve major potential development at, or in the vicinity of, 4–10 and 14 Cooper Street, Strathfield. Table 4.1 provides a review of the relevant recent building applications.

Table 4.1 Review of planning and building applications.

Reference and Type	Property Address	Proposal	Status of application	Review of heritage impacts and implications
DA.2021.1 (DA)	2, 2A and 4 Cooper Street, Strathfield 2135 NSW	Demolition of the existing dwelling (2A Cooper) and consolidation of five lots into one, restoration and alteration to existing dwelling (2 Cooper) and the construction of a four-storey boarding house for 116 rooms with basement parking.	Deemed Refusal was lodged at the Land Environment Court (LEC) on 27 April 2021. An appeal was allowed by the Court.	<p>2 Cooper Street is listed under Schedule 5 of the Burwood LEP 2012.</p> <p>A HA prepared by Urbis stated that the dwelling at 2A Cooper Street does not meet the threshold for listing as a heritage item. The assessment was supported by Council’s heritage advisor. It is unlikely an Interim Heritage Order would be supported by Heritage NSW.</p> <p>The proposed amalgamation would impact the historic subdivision pattern.</p> <p>A CDC has been lodged relating to 4 Cooper Street (see below).</p> <p>On 6 January 2022, Deferred Commencement Consent was issued by LEC. The conditions required the surrender of the CDC for demolition of 4 Cooper Street and was satisfied on 1 June 2022. The consent has been activated and will lapse on 1 June 2027.</p>

Reference and Type	Property Address	Proposal	Status of application	Review of heritage impacts and implications
11.2020.105.1 (CDC)	4 Cooper Street, Strathfield 2135 NSW	Demolition of existing structure and construction of new single storey dwelling.	Approved by Private Certifier. Determination Date: 7 October 2020.	<p>The application would result in demolition of the existing building at 4 Cooper Street and replacement with a new building.</p> <p>No documents related to the CDC are available on Burwood Council's Application Tracker.</p>
10.2014.96.1 (DA)	10 Cooper Street, Strathfield 2135 NSW	Two-storey boarding house.	Approved by Delegated Authority. Determination Date: 8 October 2014.	<p>This application is not recent; however, it relates to a change of use. Two of the properties along Cooper Street are currently used as boarding houses. The application DA.2021.1 seeks to build a three and four-storey boarding house.</p> <p>No documents related to the DA are available on Burwood Council's Application Tracker.</p>
DA2020.122 (DA)	18 Cooper Street, Strathfield 2135	Demolition of the existing dwelling and construction of a six-storey residential flat building.	Deemed Refusal was lodged at LEC on 1 June 2021. An appeal was allowed by the Court.	A heritage impact assessment prepared by Urbis states that 18 Cooper Street is an early twentieth century building, with no heritage significance.
11.2020.88.1 (CDC)	18 Cooper Street, Strathfield 2135	Demolition of the existing dwelling.	Under assessment.	<p>The CDC is current and valid; therefore, an Interim Heritage Order could not be placed over the property.</p> <p>No documents related to the CDC are available on Burwood Council's Application Tracker.</p>

Reference and Type	Property Address	Proposal	Status of application	Review of heritage impacts and implications
PP-2020-533 (Planning Proposal)	2-18A Cooper Street (excluding 2B), and 43A and 45 Wentworth Road, Strathfield	Delisting of a heritage item at 18A Cooper Street (I192) and change to the allowable LEP zoning, floor space ratio (FSR) and building height of 14 residential sites (Nos 2-18A) on the southern side of Cooper Street.	Approved. Gateway Determination Date: 21 December 2016.	<p>The planning proposal aimed to:</p> <ul style="list-style-type: none"> • amend the heritage map and Schedule 5 of the Burwood LEP to delist heritage item I192 at 18A Cooper Street, Strathfield; • amend the land use zoning map from R2 Low Density to R1 General Residential; • amend the floor space ratio to 2.3:1 at the western end and 1.5:1 at the eastern end; and • amend the building height to permit 20.5m at the western end and 11-14m at the eastern end. <p>The planning proposal was approved in 2016, and will result in an uplift of building height, FSR and rezoning, which allows for increased development at the sites. The delisting of the heritage item was not approved.</p> <p>It is likely that any future redevelopment at the subject sites could result in demolition.</p>

There are no relevant DAs relating to 6, 8, 10 or 14 Cooper Street, Strathfield. As these sites are not under immediate threat, an Interim Heritage Order cannot be placed on these sites. These sites are at risk of being demolished and replaced by new development, however, following the approval of the planning proposal PP-2020-533, which included delisting of a heritage item (PP-2020-533). Other recent applications relate to the existing boarding house at 2 Cooper Street (10.2021.1.1 and 12.2021.1.1).

5 Historical overview

5.1 Introduction

This section provides an overview of the historical background of the subject site. It is based on secondary research, supplemented with additional primary research from the National Library of Australia (NLA), the State Library of NSW and NSW Land Registry Services.

5.2 Aboriginal history

Burwood is part of the traditional home of the Wangal people of the Eora. The Wangal people's territory ranged across a large area extending north from the southern bank of Parramatta River, west from Iron Cove towards Homebush Bay and as far south as the northern bank of the Cooks River.

On 5 February 1788, Lieutenant William Bradley documented seeing a number of Wangal people along the banks of the river around present-day Mortlake when his party landed to cook breakfast on the shore opposite:

We made signs to them to come over & waved green boughs, soon after which 7 of them came over in two Canoes & landed near our Boats, they left their spears in the canoes and came to us; we tied beads etc about them & left them our fire to dress their Muscles [sic] which they went about as soon as our Boats put off.¹

Bennelong was a well-known Wangal man. He and Colbee, a Cadigal man, were captured on 25 November 1789 under Governor Arthur Phillip's orders. Bennelong travelled to England with Phillip in December 1792 and returned to the colony with Governor John Hunter in 1795. Following his return, Bennelong was unable to find full acceptance among his countrymen or the Europeans. He died in 1813.

The smallpox epidemic of 1789 is estimated to have killed half of Sydney's Aboriginal population. The Aboriginal people who survived the smallpox outbreak were rapidly dispossessed of their traditional lands and hunting and fishing grounds. There is scant evidence of the fate of the Wangal people, but survivors of the early contact with Europeans likely intermarried or united with other clans and spread out across the colony.

Visible physical evidence remains of Aboriginal people's occupation of present-day Burwood. Beyond the LGA's boundaries, there are sites related to the Wangal people

located along the Cooks and Parramatta rivers. According to the 2016 Census, there were 31 Aboriginal and Torres Strait Islander people living in the Burwood LGA, making up 0.2% of the population. Aboriginal history is acknowledged in multiple street names in the Burwood LGA, including Cobbitty Avenue, Quandong Avenue, and Carilla, Eureka, Irrara, Kembla, Meryla, Minna, Tangarra, Tullumbar, Waratah, Wilga, Wonga, Wyalong and Yandarlo streets. The Council opened Wangal Park, a large park in Croydon, in September 2016.

5.3 Early land grants and European occupation

On 3 August 1799, Governor John Hunter granted Captain Thomas Rowley 260 acres in the District of Liberty Plains. Rowley's grant (known as Burwood Farm) was situated on the south side of Parramatta Road and was bordered on the west side by allotments granted to Thomas Rose and Joseph Webb. Rowley increased the size of Burwood Farm in 1803 by adding the grant of Joseph Webb and the end of Rose's 120 acres to it. Rowley used his farm for grazing Merino sheep but did not live there.

On 1 January 1810, Governor Lachlan Macquarie granted 1000 acres to William Faithful in the District of Liberty Plains. Faithful's Farm adjoined Rowley's Burwood Farm and extended south to the Cooks River.

In 1812 Rowley's executor illegally sold Burwood Farm to Sydney businessman Alexander Riley, who, two years later, built 'Burwood Villa'. The site on which the villa stood is in today's Burwood Park. In about 1815, Riley acquired 200 acres of Faithful's farm, north of Liverpool Road.



Figure 5.1 Burwood Villa, the property of Alexander Riley, illustrated by Joseph Lycett, 1825. (Source: National Library of Australia)

Following Riley’s death in 1833, Rowley’s heirs successfully challenged the estate and regained ownership of the entire 750 acres granted to Rowley and illegally sold in 1812. Rowley’s original farm was then divided amongst his heirs, John Rowley, Thomas Rowley, John Lucas and Henry Briggs.

Twenty-eight allotments in the ‘Village of Burwood’ were advertised for auction sale on 4 December 1835; these were located on Parramatta Road and the High Road (now Burwood Road). In the same period, William Edward Riley subdivided Alexander Riley’s 200 acres south of Burwood Estate into several large allotments.

During the 1830s and 1840s, the area remained sparsely settled and dominated by farming. A railway station was constructed at Burwood in 1855 when the railway line was constructed from Sydney to Parramatta. Railway services encouraged subdivision and development in the township, as the wealthy purchased allotments close to the station and railway corridor.

From the mid-1870s, following incorporation of the Municipality of Burwood in 1874 and the opening of railway stations at nearby Croydon and Redmyre (Strathfield), several of the large country estates established in previous years were subdivided into smaller suburban lots and offered for sale. The rapid population growth experienced in the colony from 1880 resulted in a building boom, and this further encouraged property speculation and subdivision in the Burwood area. In 1885 the Municipality of Strathfield was incorporated, covering the land to the west of The Boulevard and Mosely Street. This left a small portion of the suburb of Strathfield east of these streets within the Municipality of Burwood.

Between the 1870s and 1900, the character of the current Burwood LGA changed from a sparsely settled fringe locality to a burgeoning middle-class neighbourhood. In 1874, the Burwood Municipal Council was formed to institute and manage the provision of local services and infrastructure, including the formation and maintenance of roads and streets, approval of new subdivisions, and creation of parks and reserves. Burwood LGA became a desirable residential area situated on the main Western railway line and had a bustling shopping strip on Burwood Road. Between 1874 and 1900, the population of Burwood Municipality rose from 1250 to 7400.

During the 1890s, there was an upsurge in civic works throughout the municipality. This included street planting, the first kerbing and guttering in the suburb, and the installation of street lighting. By 1896, the Council had laid down 31 miles (49.6 km) of roadway, just over half of it sealed. By the turn of the twentieth century, much of the land in Burwood had been subdivided and built on, and the street plan as it exists today was established.

In 1917, the following description of the Burwood area was furnished in *Where to live: ABC guide to Sydney and suburbs*:

Burwood, one of the most important suburbs on the main line, is bounded on the East by Ashfield, on the North by Five Dock and Concord, on the South by Enfield and West by Strathfield.

From a residential point of view, Burwood is ideal. It is connected to the city with a fast and regular service of trains, its main business thoroughfare, Burwood Road, contains splendid shops, which do probably the biggest business along this line ...

A tramway runs to Enfield and Ashfield the one way, and to Cabarita and Mortlake the other. Running right through the heart of Burwood, it has been an immense factor in pushing this suburb ahead.

Building land around Burwood itself is very scarce ... but there is a amount of good land towards Enfield and Concord as well as choice lots on the Burwood side of Strathfield which are operated by Burwood business people.

There is a big demand for Cottage Homes, ranging from £750 upwards, and comprising upwards of 4 rooms and a kitchen. There are some glorious residences with splendid gardens upon the hill from Burwood Station around Appian Avenue, and mention should also be made of the few old-timed mansions in the district. Unfurnished houses are very scarce in the district, the demand being much greater than the supply. The rents average from £1 to £30s.²

In the 1920s, the Council prohibited the construction or use of residential flat buildings in four residential districts in the municipality. The Council also restricted commercial development to specified zones and excluded any industrial development in the suburb. This influenced the predominantly residential character of much of the LGA, largely confining retail and other businesses to a narrow corridor along Burwood Road.

5.4 History of the subject properties

Nos 4–10 and 14 Cooper Street are located on land that was part of the 750 acres granted to Rowley that was illegally sold in 1812. In 1833 this land was regained by Rowley's heirs, becoming part of the 213 acres that Henry Briggs received when this land was subdivided among the inheritors by partition deed.

In 1834 Briggs' land was conveyed to John Berner and was later inherited by his son William Frederick Henry Berner. On his death this land passed to his widow Mary Berner. At some point Sir William Cooper, an English merchant, philanthropist and considerable land holder, appears to have purchased the land on the southern side of Cooper Street despite Mary's claim to ownership. To avoid litigation and to confirm his ownership, Cooper bought out Mary's interest in the land in 1858 for £130.³

In 1887 Cooper converted the land to Torrens Title by primary application and subdivided it for sale.⁴ This sale, known as the Resubdivision of Brigg's Subdivision near Strathfield Station (DP2089), covered the southern side of Cooper Street from Mosely Street to Wentworth Avenue and comprised 29 lots ranging in size from 16 to 31.5 perches. Over the next few years, the land was progressively sold and developed as a residential streetscape of predominately single-storey free-standing houses.

The land of 4–10 and 14 Cooper Street sold to various owners between 1888 and 1889. According to the Sands Directory only person lived on the south side of Cooper Street in 1889.⁵ In 1890 it was two, one of whom had purchased the land of 14 Cooper Street.⁶ The 1892 Sands Directory listed the names of all five owners on the certificates of title for the properties as living on the south side of Cooper Street, indicating all the houses had been constructed by this time.⁷

Of the five properties, only Nos 4 and 14 Cooper Street reflect the lot pattern established in the 1887 subdivision sale. Nos 6, 8 and 10 Cooper Street have an alternating pattern,

created when the land was developed by local Burwood builder Edward Hobson between 1889 and 1890. These three buildings covered lots 17 to 20 of Cooper’s subdivision.

The sections below provide a summary history of each of the five properties from the time of Cooper’s subdivision sale.

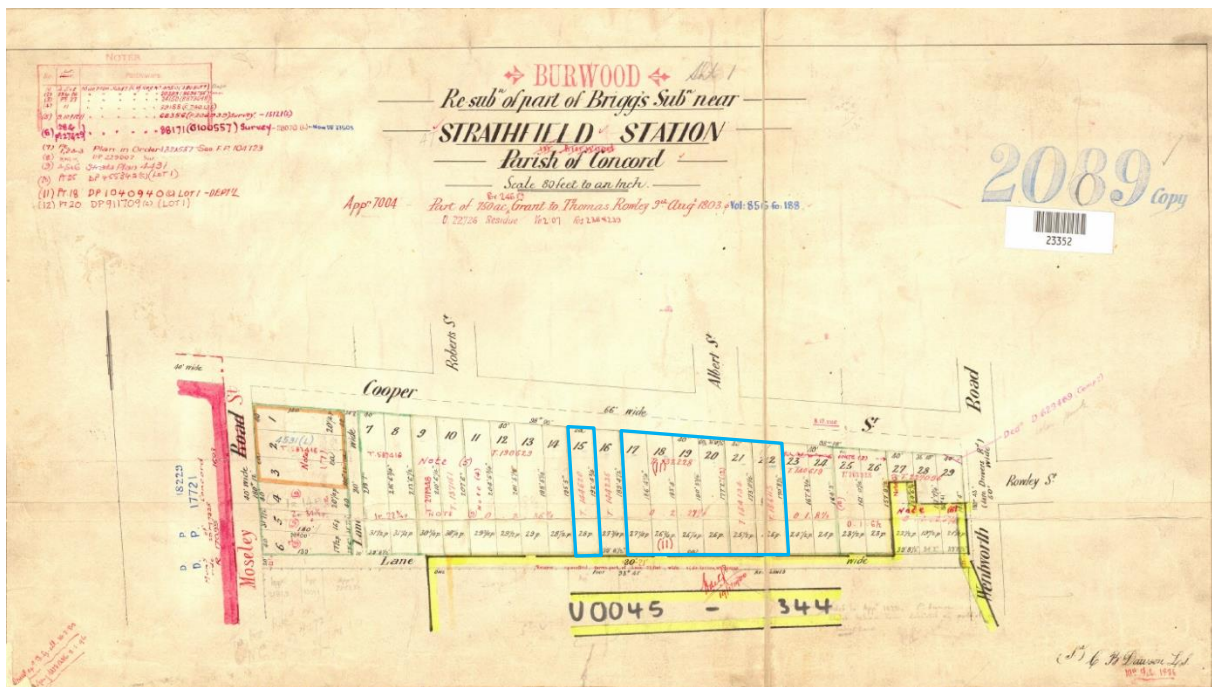


Figure 5.2 A plan of Cooper’s 1887 subdivision (Deposited Plan 2089) showing the subject sites outlined in blue. (Source: Historical Land Records Viewer, NSW Lands Registry Services)



Figure 5.3 A 1930 aerial photograph of Cooper Street, showing the development of the subject properties and the boundaries of the subject sites in yellow. (Source: NSW Spatial Services)



Figure 5.4 A 1943 aerial photograph of Cooper Street showing the subjects sites outlined in yellow. (Source: NSW Spatial Services)

4 Cooper Street

No. 4 Cooper Street was sold in 1889 as Lot 22 in the subdivision sale to John McKay, a builder from Five Dock. In 1890 McKay sold the land to Richard Shute, an architect, alderman and mayor of Burwood.

The 1891 Sands Directory lists McKay as living on the south side of Cooper Street, despite the sale to Shute. It is likely the information of the 1891 edition was out of date and gathered prior to Shute living there. Regardless, it indicates that the building had been constructed by 1890, likely by McKay. No evidence has been found to suggest 4 Cooper Street was designed by Shute, though it is possible.

From 1892 Shute and his family were living at 4 Cooper Street, which had been named 'Ailema' or 'Allema'.¹⁴ In 1911 the property was transferred to Amelia Stewart Shute, Richard's wife. In 1918 it was sold to George Newton, passing through several different owners in the mid to late twentieth century.

Richard Shute (1863–1942) was an architect and alderman of Burwood from 1893 to 1913. He served as mayor three times, in 1896, 1909 and 1910.¹⁵ Shute was a skilled sportsman and was involved in many sports organisations across Sydney. For instance, he was a founding member of the Suburban Bicycle Club and the Burwood Bowling Club, and treasurer of the NSW Cricket Association from the 1890s to 1910.¹⁶

Professionally Shute worked as an architect and was a member of the Institute of Architects of NSW. Works by Shute included the Sheridan Pavilion at the Sydney Cricket Ground (built 1912, demolished 1984), alterations to the Ladies Pavilion (c1903), and the Erina District War Memorial (1921).¹⁷

In 1918 Shute and his wife moved to Point Clare, where they resided until his death in 1942.

No. 4 Cooper Street was also the home of Robert Elliot Shute (1899–1922), the first son of Richard and Amelia. Like his father, Robert was a keen sportsman. He was an engineer by trade, and served as a gunner during the First World War.¹⁸ In 1922 Robert Shute died after being tackled in a rugby union game at Manly Oval during a trial match for the Australian team. In honour of Robert a memorial shield was created as the trophy for Sydney's first-grade rugby competition in 1923.¹⁹ The competition was renamed the Shute Shield the same year, and continues to be played each year by teams in metropolitan Sydney.



Figure 5.5 A portrait of Richard Shute. (Source: *Referee*, Wednesday 21 November 1900, p 8, accessed via Trove)

6, 8 and 10 Cooper Street

The land of Nos 6, 8 and 10 Cooper Street corresponds to Lots 17 to 21 of Cooper’s subdivision. Lots 17 to 20 were purchased in 1888 by Robert and Sarah Robberds from Summer Hill, whereas Lot 21 was purchased by Edward Hobson, a local builder, in 1889.²⁰ The Robberds’ purchase was likely land speculation. By contrast, Hobson intended the develop the land into residences for sale.

In 1889 Hobson purchased Lots 17 to 20 from the Robberds in 1889 and took out mortgages on the land, presumably to fund construction.²¹ Between 1889 and 1891 Nos 6, 8 and 10 Cooper Street were built by Hobson, which correspond to the following lots of Cooper’s subdivision:

- 6 Cooper Street—lot 20 (part) and lot 21;
- 8 Cooper Street—lot 18 (part), lot 19 and lot 20 (part); and
- 10 Cooper Street—lot 17 and lot 18 (part).

Nos 8 and 10 were built on similarly sized lots and were identical in construction. Both were large, single-storey U-shaped cottages with a projecting bay to Cooper Street and

generous setbacks from the property boundaries. In 1890 one was advertised for sale with the following description:

A beautifully-finished detached Cottage Residence, 8 spacious lofty rooms, kit., laundry, bathroom, gas, city water, electric bells, garden laid out, N.E. aspect, lovely and uninterrupted views, land 75 x 190 ...²²

No. 6 was built to a similar design as the other two but was smaller in size owing to the smaller lot it was constructed on.

Hobson's development was successful; all three residences were sold in 1890. No. 6 was sold to Lydia Hannah Chandler, No. 8 to Reginald Gailbraith, and No. 10 to Henry Beverley.²³ By 1891 Chandler and Gailbraith were listed as living on the south side of Cooper Street in the Sands Directory.²⁴ Beverley appears to have never resided at Cooper Street, and sold No. 10 to Thomas Garrett in 1891.²⁵ By 1892 Garrett was listed as living on Cooper Street.²⁶ This indicates that all three buildings had been completed by 1891 at the latest.

By 1894 the Sands Directory listed the names of the houses. Lydia Chandler's house at No. 6 was called 'Urangara', Reginald Gailbraith's at No. 8 was 'Duntron', and Thomas Garrett's at No. 10 was 'Ilam'.²⁷

Hobson, a resident of Park Street in Burwood, appears to have been one of the many builders who found success during the building boom of the 1880s and was later ruined by the economic depression of the 1890s. In the early 1890s Hobson built several other houses near the subject properties, including 'Camira' (c1891) and 'Cooinda' (1892), two heritage-listed Victorian Italianate houses on Vernon Street in Strathfield. His success as a developer soon faded as economic conditions worsened, and in 1893 Hobson filed for bankruptcy. To cover his debts his estate was liquidated, which included terraces in Redfern, his house on Park Road, and several parcels of land and a cottage in Strathfield.²⁸

Nos 6, 8 and 10 Cooper Street passed through various hands over the course of the twentieth century.

14 Cooper Street

No. 14 Cooper Street was sold in 1889 as Lot 15 in the subdivision sale to John William Hurst, a watchmaker and jeweller. In 1890 Hurst is listed in the Sands Directory as living on the south side of Cooper Street, indicating that the house had been built by that time. Little is known about Hurst and no information regarding the construction of 14 Cooper Street has been found. In 1894 the Sands Directory listed the name of 14 Cooper Street as 'Huggerstone', with John William Hurst and his father, John Hurst senior, listed as residents.²⁹

In 1901 the land was transferred to Amy Hurst, William's widow, who transferred it the same year to Elizabeth Sarah Hurst. Elizabeth owned and occupied the property until 1918, when it was sold to Edward Setchell. From 1919 to 1972 the building was owned by the Rose family, beginning with Frederick Rose and then his sons Rex Cullen-Ward and Ernest Douglas Rose from 1935.

Following its sale in 1972 to Walter Singleton and Amy Dorman the residence has passed through various owners.

5.5 Endnotes

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- ⁴ Lands Title Office 1887, Primary Application 7004, Historical Land Title Viewer, NSW Lands Registry Services.
- ⁵ 1889, *Sands Sydney, Suburban and Commercial Directory 1889*, John Sands Ltd, p 175.
- ⁶ 1890, *Sands Sydney, Suburban and Commercial Directory 1890*, John Sands Ltd, p 183.
- ⁷ 1892, *Sands Sydney, Suburban and Commercial Directory 1892*, John Sands Ltd, p 184.
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- ¹⁶ Collingwood, L 2020, 'Who Lives at 21 Westmoreland St', *Glebe Society Bulletin*, No. 10, p 28.
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- ¹⁸ 1917, 'Rober Elliot Stewart Shute', First World War Embarkation Roll, Australian War Memorial, viewed 20 September 2022 <<https://www.awm.gov.au/collection/R1774544>>.
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- ²⁰ Registrar General, Volume 873, Folio 42 (1888) and Volume 938, Folio 73 (1889), Historical Land Title Viewer, NSW Lands Registry Services.
- ²¹ Registrar General 1888, Volume 873, Folio 42, Historical Land Title Viewer, NSW Lands Registry Services.
- ²² 'Advertising', *The Sydney Morning Herald*, 21 January 1890, p 10, accessed via Trove, National Library of Australia, viewed 21 September 2022 <<http://nla.gov.au/nla.news-article13756764>>.

- ²³ Registrar General, Volume 873, Folio 42 (1888) and Volume 968, Folio 72 (1890), Historical Land Title Viewer, NSW Lands Registry Services.
- ²⁴ 1891, *Sands Sydney, Suburban and Commercial Directory 1891*, John Sands Ltd, p 177.
- ²⁵ Registrar General 1890, Volume 968, Folio 72, Historical Land Title Viewer, NSW Lands Registry Services.
- ²⁶ 1892, *Sands Sydney, Suburban and Commercial Directory 1892*, John Sands Ltd, p 184.
- ²⁷ 1894, *Sands Sydney, Suburban and Commercial Directory 1894*, John Sands Ltd, p 196.
- ²⁸ 'Advertising', 23 October 1893, *The Sydney Morning Herald*, p 3, accessed via Trove, National Library of Australia, viewed 21 September 2022 <<http://nla.gov.au/nla.news-article13914197>>.
- ²⁹ 1894, *Sands Sydney, Suburban and Commercial Directory 1894*, John Sands Ltd, p 196.

6 Site analysis

This section summarises the key characteristics and components of the subject sites relevant to assessing their heritage significance. It has been prepared based on an inspection of the site on 20 October 2021 from the public domain only (excluding the building interiors) carried out by the GML project team.

6.1 Site and setting

The subject sites are located at the southern side of Cooper Street, a quiet residential street, and abut Cowdery Lane to the rear (south). Cooper Street runs from Wentworth Road to the east to Manson Road to the west. The sites are bound by residential properties to the east and west.

The topography of the area is relatively flat. Cooper Street is marked by some tree plantings, and the private properties' vegetation contributes to the setting of the street. Nos 4, 6 and 14 Cooper Street are partially obscured when viewed from the road because of tree plantings and hedges within the setback.

The area is primarily residential with rectangular lots of various sizes. The centre of Cooper Street is divided into narrower lots while the eastern and western ends of the street have wider and larger lots. Properties on the southern side of the street have significantly deeper setbacks than those on the northern side.

Cooper Street is characterised by freestanding Victorian and Federation era cottages as well as interwar bungalows. There are some contemporary buildings towards the western end of the street. Most are single-storey apart from a few two to three storey dwellings. They feature front gardens with small lawns and tree plantings. The front boundaries are marked by low-lying timber picket fences, masonry fences, hedges, metal railings or a combination of these.

Generally, dwellings are constructed of face brickwork or rendered external walls, timber-framed doors and windows of traditional proportions. They have varying setbacks, front verandahs and gardens. Most have hipped and gabled tiled roofs and some retain original chimneys. The properties on Cooper Street contribute positively to the streetscape and represent the periods of development in the area.

The Philip Street Heritage Conservation Area is located on the northern side of Cooper Street opposite the subject properties. It is comprised of Victorian, Federation and interwar detached dwellings of one to two storeys.



Figure 6.1 The Cooper Street context, showing the properties opposite the subject sites.



Figure 6.2 View of Cooper Street from No. 12, looking east.



Figure 6.3 Heritage listed substation at 2B Cooper Street.



Figure 6.4 View of 2 Cooper Street.



Figure 6.5 Heritage listed flats at 18A Cooper Street, Strathfield.

6.2 2 Cooper Street

No. 2 Cooper Street is not included in this assessment; however, a brief description is provided because it is a listed heritage item of local significance near the subject properties (and adjacent to No. 4).

The following description is extracted from the State Heritage Inventory (SHI) listing:

Single storey c.1870s -1880's Victorian Free Classical house with a slate tiled hipped roof and decorative rendered chimneys. The front facade is asymmetrical and constructed of a rendered brick base with rendered brickwork facades and features a projecting bay with indented eaves brackets and rendered cornice moulds, timber framed double hung windows with flat arched top sashes and decorative rendered sill, pilaster mouldings and label moulds. The eastern side has an open return verandah with concrete base and cast iron and timber posts supporting a bullnosed steel roof. The western side verandah is enclosed with fibre cement sheeting and louver windows. Other features include a wide timber and glass panelled front door with sidelights and fanlight, an eastern side verandah addition, double hung windows and single wide timber and glass panelled doors with fanlights.

There is a large front garden with lawn, plants and trees and a brick paved driveway adjacent to the eastern side boundary. A low brick edge is on the street boundary with timber posts and gates across the driveway.



Figure 6.6 No. 2 Cooper Street. (Source: Urbis 2020)

6.3 4 Cooper Street

Exterior

No. 4 Cooper Street is a Victorian Italianate cottage set on a narrow lot towards the eastern end of Cooper Street. The building occupies the northern portion of the lot and is positioned on or close to its eastern and western boundaries.

Its primary (northern) façade faces Cooper Street and the rear façade (southern) faces Cowdery Lane. It has a deep setback from the street with a front yard and abundance of plantings. A narrow concrete pathway and two concrete steps lead to the house from the timber picket gate, fence and hedges. There is a garden in the front setback with low plantings.

The house is a detached single-storey building constructed of smooth rendered and painted masonry. It has a steep hipped roof of slate tiles and terracotta ridge capping. The original gutters have been replaced with Colorbond. The building retains three identical chimneys, two located on the western elevation behind the projecting faceted bay and the third on the east. The painted masonry chimneys are decorated with plaster mouldings and an arched concrete cap.

The façade is asymmetrical, featuring a projecting faceted bay to the east and a verandah to the west. The projecting faceted bay has three vertically proportioned timber double-hung sash windows with arched trims. Rectangular recessed planes frame each window and they are emphasised by decorative plaster moulding and window hoods. It is possible that the brackets to the eaves that are typically present in the Victorian Italianate style have been removed at some point.

The front verandah has a timber deck, a bullnose-profile corrugated metal sheet roof, timber bargeboard with stop chamfering and plain timber posts which date from a later period. Concrete block steps lead to the main entrance, a four-panel timber door with glazed panels, sidelights and a fanlight. The verandah also features a French timber door with glazed panels. Both doors have a metal grille installed in front of them. Decorative plaster moulding at fanlight level appears on either side of the doors.

The east and west elevations were heavily obscured by plantings and were partially visible from the street due to the proximity of the adjacent properties. The render on the western wall is deteriorated and it does not appear to have any openings. A rear extension is visible from the street, covered by a skillion metal roof. A 1943 image of the site shows a rear extension of similar size and form; however, without closer inspection it is unclear whether this is the existing extension (Figure 5.4).

Photographs of the site from 2012, available from real estate websites, suggest the original stained-wood nameplate of the house, placed near the front door, has been removed.

Interior

Interior spaces were not inspected due to lack of access. The following description is based on desktop review of images dating from 2012 available on real estate websites. There are no photographs available of the two rear bedrooms to the west of the hallway.

The interiors are generally intact and the original layout is easily discernible on the floor plan available on the real estate website. Typical of the Victorian Italianate style, the front section consists of rooms on either side of a central hallway. The original configuration, fabric and ornamentation along the front hallway, living room, dining room and front bedroom to the front of the dwelling remain highly intact. The remaining rooms to the rear—the bedrooms, bathroom, kitchen and rear living room—show a greater degree of modification.

The decorative floral plaster ceilings and the cornices have been retained within the front section of the dwelling: the living and dining room, front bedroom and the portion of the hallway north of the archway. The plaster ceiling to the rear is plain and the cornice simpler in profile.

The internal rendered plaster walls along the front section have retained their original floral ventilation grilles located just below the cornices. Similarly, the plaster moulding to the sill level has also been retained. The front bedroom is lined with the wallpaper. The ornate timber skirtings to the front rooms are intact. The hallway features an archway with Corinthian capitals and plaster mouldings.

The original timber panel doors, with their brass hardware and timber architraves, have been retained within the front section of the dwelling. Typical of the Victorian period, the front living and dining room is connected via a bifold timber panel door.

The condition of the original timber flooring is unknown, because the front section is carpeted. The kitchen, bathroom and rear living room are lined with contemporary tiles.

The original chimney breast and fireplaces to the living room, dining room and front bedroom have been retained and are generally intact. They feature the original cast iron grate and firebox, marble surrounds and timber mantelpiece. The glazed fireplace tiles along the front bedroom are intact but have been replaced in the living and dining room.

Condition and integrity

No. 4 Cooper Street has a fair degree of integrity and is in good condition. Externally, the façade and detailing are well maintained. The dwelling remains in its original allotment. The original features that have been removed or replaced include the timber or cast iron verandah posts, the brackets to the eaves along the projecting faceted bay and the original name plate. The rear extension is modest in scale, separate from the original house, and does not impact the legibility of the original form of the dwelling.

The interior retains its original layout and circulation pattern. Significant features from the period such as the timber skirtings, internal timber panel doors, plaster ceilings and cornices and the fireplaces also remain intact. The rear of the dwelling, the kitchen and the bathroom show a higher degree of modification.

A detailed assessment of the condition of the dwelling has not been carried out due to limited visibility from the public domain. The original slate roof and bullnose verandah roof show signs of wear, but the dwelling appears to be sound.



Figure 6.7 4 Cooper Street.

6.4 6, 8 and 10 Cooper Street

Nos 6, 8 and 10 Cooper Street were constructed between 1889 and 1891 on adjacent lots by the same builder and share similar built characteristics. The allotments are narrow and orientated north–south. No. 6 is smaller in size due to its narrower lot. The Victorian Italianate cottages are identical in construction, having similar form. However, various alterations and additions have been made since and the properties are no longer identical except in overall general form and scale.

The properties' primary façades face Cooper Street to the north and Cowdery Lane to the south. They are bound on the east and west by residential properties. The dwellings have a generous front setback and similar side setbacks. The front setback comprises gardens with shrubs and lawns. The properties are fronted by low front fences of varying materiality. All three feature curved concrete pathways from the street to the main entrance.

The buildings are constructed of rendered brick masonry with hipped roof clad in later addition terracotta tiles and a projecting faceted window bay. They each feature a front verandah and timber-framed openings. As indicated by the 1943 aerial photographs of the sites, there appears to be substantial additions to the rear of each property, constructed of contemporary materials and sheet metal roofs. These additions are modest in scale and concealed behind the original front section of the dwellings and do not visually impact the houses when viewed from Cooper Street.

Thus, due to the uniform form, architectural features, scale, setbacks and garden setting of the dwellings, they are visually similar to one another and create a uniform streetscape.

6.4.1 6 Cooper Street

Exterior

No. 6 Cooper Street comprises a single-storey detached brick cottage constructed in the Victorian Italianate style. The front fence consists of the original low, sandstone plinth and metal palisade fence. The front garden contains a lawn and shrubs that partially obscure the building from the street.

The primary façade is largely intact and has retained many original architectural features typical of the Victorian Italianate style. The primary façade is asymmetrical, featuring a projecting faceted bay to the west and a front verandah and a hipped roof. The hipped roof is finished with terracotta tiles and ridge capping. It is likely that the original roof

was covered with slate rather than terracotta tiles. The original gutters have been replaced with Colorbond. The building retains three identical chimneys, two located on the west elevation behind the projecting faceted bay and the third on the east. The painted masonry chimneys are decorative, adorned with plaster mouldings and an arched concrete cap.

The projecting faceted bay consists of three vertically proportioned timber-framed double-hung sash windows. The windows are surrounded by decorative rendered concrete window hoods and protruding sills. As evident in 10 Cooper Street, the faceted bay likely had bracketed eaves which have since been removed. The eaves are lined with fibre-cement sheeting.

The front verandah comprises a tiled floor dating from a later period, cast iron posts, a decorative cast iron lace fringe and brackets, and a tiled skillion roof. The intricate design of the capitals of the iron posts and iron lace contribute to its Victorian Italianate character. Although not readily visible from the public domain, the photographs and floor plans available from real estate websites suggest that the verandah has been extended to include a semi-circular extension to the north. The main entrance is accessed via the verandah. It is a four-panel timber door with glazed panels and sidelights. A metal screen door has been installed in front. The verandah also has a timber-framed French doors with glazed panels and timber louvre shutters.

The east and west elevations were obscured by plantings and neighbouring properties. The west elevation appears to be intact, featuring a narrow double-hung timber sash window and a masonry chimney with a curved cap.

Interior

Interior spaces were not inspected due to lack of access. The following description is based on desktop review of images dating from 2022 available on real estate websites. There are no photographs available of the three bedrooms east of the hallway.

The original layout is easily discernible on the floor plan available on the real estate website. Typical of the Victorian Italianate style, the front section consists of rooms on either side of a central hallway. The original configuration, fabric and ornamentation along the front hallway and living room remain highly intact, whereas the rooms to the rear have some original features and the kitchen and bathroom are contemporary in detailing and materiality.

The original decorative plaster ceiling and cornices in the front living room and north of the hallway arch are intact. The remainder of the house has plain plaster ceilings and cornices.

The internal rendered plaster walls along the front section have retained their original ventilation grilles below the cornices. The ornate timber skirtings to the front rooms appear to have either been polished in recent years or replaced with like-for-like skirting—the profile of the skirtings appears to date from the Victorian period. The hallway features an archway with simple capitals and stop chamfering detailing. There is also an original arched entryway between the dining room and the lounge.

The original timber panel internal doors have been replaced with new doors of traditional proportions including a fanlight and architraves.

The condition of the original timber panel flooring along the front living room is unknown because it has carpet finish. The kitchen, bathroom and hallway are lined by contemporary tiles. The original timber floorboards are intact in the lounge and dining room.

The original chimney breast and fireplace in the front living room are retained and intact. It features the original cast iron grate and firebox, timber surrounds and mantelpiece. The fireplace tiles along the front bedroom appear to be intact.

Condition and integrity

No. 6 Cooper Street has a good degree of integrity externally. The dwelling remains in its original allotment. Original features that have been removed or replaced include the verandah tiles and the brackets to the eaves along the projecting faceted bay. The rear extension is modest in scale and is separate from the original house, and does not impact the legibility of its original form.

The interior retains its original layout and configuration. However, other than in the front living room and a portion of the hallway, the original features and decorations have been removed.

A detailed assessment of the condition of the dwelling has not been carried out due to limited visibility from the public domain. There is some structural cracking evident in the projecting faceted bay and peeling paint.



Figure 6.8 Northern façade of 6 Cooper Street, viewed from Cooper Street.

6.4.2 8 Cooper Street

Exterior

No. 8 Cooper Street comprises a single-storey detached, rendered and painted brick cottage constructed in the Victorian Italianate style. The front fencing consists of a later addition metal wire fence. The front garden consists of a lawn and shrub plantings.

The primary façade is asymmetrical, featuring a projecting faceted bay to the west, a front verandah and a hipped tiled roof. Although the form of the primary façade is largely intact, some of the original architectural decorative features typical of the Italianate style have been stripped, resulting in a simpler presentation of the primary facade.

The original chimneys have been removed. While the timber-framed double-hung sash windows along the projecting faceted bay and their projecting sill have been retained, the decorative plaster mouldings around it and the brackets to the eaves have been removed.

The front verandah comprises a tiled floor dating from a later period, cast iron posts, and a decorative cast iron frieze. The roof of the verandah is integrated with the main roof form, unlike 6 Cooper Street. The front verandah wraps around to the east elevation and ends at the side entrance. It has a tiled floor, cast iron posts and brackets, decorative vents and mouldings between the windows.

The main entryway to the dwelling is a four-panel timber door with glazed panels, sidelights and a fanlight. The verandah also features a French timber door with glazed panels.

Interior

Interior spaces were not inspected due to lack of access. The following description is based on desktop review of images dating from 2007 available on real estate websites. The internal layout appears intact along the front section, with a central hallway flanked by rooms on either side. Some original elements retained include an arch along the central hall, original internal timber doors with fanlights and architraves, plaster mouldings along the walls, timber skirts and a fireplace with stop chamfering along the edges of the chimney breast.

Condition and integrity

No. 8 Cooper Street has a fair degree of integrity externally. The dwelling remains in its original allotment. While the original form of the dwelling is evident, some original features have been removed or replaced, including the chimneys, verandah tiles, mouldings around the bay windows, and the eaves brackets along the projecting faceted bay. The rear extension is modest in scale and is separate from the original house, and does not impact the legibility of the original form of the dwelling. The east and west elevations were not closely inspected due to obscured views, although they also appear to be stripped of ornamentation.

The interior retains its original layout and circulation pattern. Some key decorative features from the period are still intact including the hallway archway, a fireplace, timber skirtings and internal doors.



Figure 6.9 8 Cooper Street.

6.4.3 10 Cooper Street

Exterior

No. 10 Cooper Street consists of a single-storey detached brick cottage constructed in the Victorian Italianate style, with some later additions. The cottage is set on two narrow lots behind a front lawn and a prominent face brickwork fence with bullnose cappings. The later addition fence has a curved entry with a metal gate.

The primary elevation is asymmetrical, comprising a terracotta tiled hipped roof, projecting faceted bay and an enclosed verandah. The chimneys have been removed. The faceted bay is highly intact and represents the original articulation of the bays at 6 and 8 Cooper Street. The projecting faceted bay retains three vertically proportioned, timber-framed double-hung sash windows, moulded window hoods and a protruding rendered sill, set within a recessed niche. Below are three recessed panels and decorative vents. The projecting faceted bay retains the bracketed eaves.

The enclosed verandah is a later addition. It features a rendered brick balustrade with decorative moulding and two sets of triple windows with timber-framed casement leadlight windows. The external wall enclosing the verandah appears to be fibre-cement

sheeting. The roof of the verandah has been integrated with the main roof form of the house.

The timber front door and sidelights are original; however, a metal security door has been installed. Other openings to the cottage have security grilles installed to the interior or exterior.

GML has not conducted an internal site inspection due to limited access. There are no internal photographs of the property available on real estate websites. The integrity of the interiors is unknown.

Condition and integrity

No. 10 Cooper Street is in good condition with various degrees of integrity due to its additions and alterations. The dwelling remains in its original allotment. The projecting faceted bay is intact and demonstrates the original features to Nos 6 and 8 Cooper Street. The enclosed verandah detracts from the Victorian Italianate styling but is sympathetic due to the use of material and references to the faceted bay through the pattern and ornamentation.



Figure 6.10 10 Cooper Street.

6.5 12 Cooper Street

Although a detailed assessment of 12 Cooper Street is not part of the scope of this assessment, a brief physical assessment is included below because the property forms part of the Cooper Street streetscape.

The cottage at No. 12 Cooper Street is set back from the low timber picket boundary fence, with a lawned garden. A rear extension is visible on aerial photographs of the site and a large double garage of sheet metal faces Cowdery Lane. The setback of the property is similar to Nos 4, 6, 8, 10 and 14 Cooper Street.

No. 12 Cooper Street is a detached single-storey Victorian Italianate dwelling set on a narrow lot. The building is modest, and its size and form are comparable to No. 4 Cooper Street. It is constructed of rendered and painted masonry and comprises a hipped and tiled concrete roof, a faceted bay, a small, elevated entrance and aluminium-framed openings.

There have been significant modifications to the original construction, including alterations to the roof form, enclosure of the front verandah, alteration of the arrangement of windows, replacement aluminium-framed windows and the removal of decorative mouldings to the façade.



Figure 6.11 No.12 Cooper Street.

6.6 14 Cooper Street

External

No. 14 Cooper Street is a detached two-storey Victorian villa set on a narrow lot. Its rectangular form occupies the northern portion of the lot. It is set close to its eastern and western boundaries with narrow pathways either side of the building.

The primary northern façade faces Cooper Street, with a deep setback from the street. Plantings have been restricted to the perimeter of the front garden. The front garden has been cleared and filled with gravel. The property has a timber picket fences to Cooper Street and a Colorbond fence to Cowdery Lane.

The house is constructed of rendered and painted brick masonry. It has simple rectangular massing with an articulated façade, a hipped and tiled roof, and a parapet above the eastern main entry. It is possible the original structure included a tower element above the entry, which is a typical Victorian Italianate feature.

On the ground floor, the façade features a recessed entry porch with Federation era details and a narrow verandah that has retained its original Victorian fabric. The entrance porch is covered by a bullnose roof of corrugated sheet metal and supported by decorative timber posts and brackets, with Federation styling. The Federation detailing is in contrast with the Victorian details, materials and construction; however, the design and profile are sympathetic to the Victorian character of the dwelling. Further, the additions complement the building's original style rather than detracting from its Victorian character. The bullnose roof uses similar materials and pattern to the one on the first floor balcony and the timber joinery follows the same arrangement as the cast iron ones. The original timber front door is retained; however, a metal screen security door has been installed in front of it. Sidelights and fanlights are also original.

The front verandah has tessellated tiles on a masonry foundation, three decorative cast iron posts and filigree brackets. There are two floor-to-ceiling windows set equally apart on the verandah. They are timber-framed, double-hung sash windows with two large glass panels. The top third of the windows feature a grid of coloured glass panes.

The first floor features a bullnose balcony with similar elements such as cast iron posts, filigree brackets, and two floor-to-ceiling windows that are positioned in line with the two on the ground floor. The section above the entry porch is distinct as it has a parapet and rendered external walls. Below the parapet is a single timber-framed, double-hung sash window with a masonry sill.

A rear extension is partially visible from Cooper Street and Cowdery Lane. It appears to be a two-storey weatherboard addition, with a porch on the rear wall and a metal shed.

Aerial photographs from 1943 suggest there have been multiple additions to the south and east of the original building.

Internal

GML has not conducted an internal site inspection due to limited access. There are no internal photographs of the property available on real estate websites. The integrity of the interiors is unknown.

Condition and integrity

The dwelling shows a high degree of intactness externally. It is a good example of a two-storey Victorian villa. Although there are some Federation additions to the entry porch, including ornate timber posts and brackets, they are sympathetic to the character of the Victorian dwelling.



Figure 6.12 14 Cooper Street.

7 Comparative assessment

7.1 Methodology

During the population boom in Burwood, between 1874 and 1900, many dwellings were constructed in the area to accommodate the expanding population. The Victorian Italianate style emerged as a common domestic architectural style for detached and semi-detached dwellings of the period. Victorian Italianate dwellings varied in scale and design—from humble single-storey semi-detached and detached cottages for the working-class, to grander, more ornate villas for the affluent. There are numerous examples of both these typologies within the Burwood LGA.

A comparative assessment aims to understand the representative or rarity value of the place. This assessment has been undertaken using comparative examples of houses of the Victorian Italianate architectural style that were built in the second half of the nineteenth century and that are listed as items of local significance on the Burwood LEP 2012. The LEP includes examples of Victorian Italianate houses either as individual or group heritage items. A comparison is drawn to both these typologies to understand whether the subject properties merit listing as individual items or as a group item. Nos 4, 6, 8 and 10 Cooper Street have been analysed against modest, single-storey Victorian Italianate cottages, while 14 Cooper Street has been assessed against two-storey villas of a grander scale. The examples have been sourced using the NSW SHI database.

The following properties located near the subject sites and listed as local heritage items within the Burwood LEP 2012 were used in the comparative analysis for the assessment of 4, 6, 8 and 10 Cooper Street:

- 2 Cooper Street, Strathfield (item I190)—‘Victorian house’;
- 12 Belgrave Street, Burwood (item I4)—‘Victorian house’;
- 10 Bold Street, Burwood (item I4)—‘Victorian house’;
- 2–8 Brooklyn Street, Burwood (item I11)—‘Victorian houses’; and
- 31–39 Wallace Street, Burwood (item I14)—‘Victorian cottages’.

No. 14 Cooper Street was compared to the following:

- 17 Minna Street, Burwood (item I182)—‘Victorian villa’; and
- 23 Badminton Road, Croydon (item I113)—‘Victorian villa’.

2 Cooper Street, Strathfield (item I190)—‘Victorian house’



Figure 7.1 Northern elevation of 2 Cooper Street. (Source: Urbis 2021)



Figure 7.2 Northern elevation of 2 Cooper Street. (Source: Urbis 2021)

Statement of Significance

2 Cooper Street, Strathfield has historic and aesthetic significance as a very good intact example of a c. 1870s – 1880’s house designed in the Victorian Free Classical style. The building retains its original form, character and detailing including a slate tiled hipped roof and decorative rendered chimneys, asymmetrical front facade, rendered brick base with rendered brickwork facades, a projecting bay with indented eaves brackets and rendered cornice moulds, timber framed double hung windows with flat arched top sashes and decorative rendered sill, pilaster mouldings and label moulds. The eastern side has an open return verandah with concrete base and cast iron and timber posts supporting a bullnosed steel roof. The building and garden make a positive contribution to the Cooper Street streetscape. (State Heritage Inventory listing sheet, 2014)

Discussion

The Victorian building at 2 Cooper Street is comparable to Nos 4, 6, 8 and 10 Cooper Street in its setting and architectural features. No. 2 Cooper Street was constructed the late 1800s and in the Victorian Italianate style, similar to the subject sites. They are all single-storey detached dwellings located on narrow rectangular lots, which is representative of early subdivision patterns. Further, they have retained their original deep setbacks and front gardens with a variety of plantings.

The Statement of Significance in the SHI states that 2 Cooper Street is of the Victorian Free Classical style. However, its form and features are more notably Victorian Italianate, similar to the properties at 4, 6, 8 and 10 Cooper Street. This is also noted in the Urbis report, 2021.

The overall form of the dwellings is similar, with asymmetrical forms, rendered brick masonry external walls, projecting bays, hipped roofs and front verandahs. Other similarities include the fenestration pattern, featuring openings of narrow traditional proportions, timber-framed double-

2 Cooper Street, Strathfield (item I190)—‘Victorian house’

hung windows, cast iron lace works and columns to the front verandah, stucco and plaster mouldings around the openings and tall masonry chimneys to the roof. There are stylistic variations between the subject sites and 2 Cooper Street. This includes the incorporation of arched openings at 2 Cooper Street and a rectangular projecting bay rather than a faceted one, as evident in 2 Cooper Street.

However, a major point of contrast between the subject sites and 2 Cooper Street is the degree of intactness. Other than the enclosure of the balcony to the west, 2 Cooper Street is highly intact and is representative as a fine example of its type. As individual dwellings, 8 and 10 Cooper Street do not demonstrate the same degree of intactness. While 4 and 6 Cooper Street are generally more intact and comparable to 2 Cooper Street, the degree of decoration and detailing at 2 Cooper Street is much higher.

As outlined in the 2021 Urbis report, 2 Cooper Street, though in poor condition, demonstrates an unusually high degree of integrity internally. The subject properties that have publicly available photographs are understood to have a fair to high degree of intactness within the front section of the dwellings. The internal layout and key features such as the plaster ceilings, fireplaces, timber flooring, skirtings and internal doors are generally intact in the subject dwellings.

12 Belgrave Street, Burwood (item I4)—‘Victorian house’



Figure 7.3 Primary elevation of 12 Belgrave Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.4 Primary elevation of 12 Belgrave Street, Burwood, July 1986. (Source: NSW SHI)

Statement of Significance

No. 12 Belgrave Street, Burwood has historic and aesthetic significance as a very good intact example of a c. 1880’s house designed in the late Victorian Italianate style. The building significantly retains its overall scale, form and character including rendered brickwork, a projecting faceted bay, rendered label moulds and classical detailing, verandah with timber posts and cast-iron brackets and frieze, and tall double hung timber framed windows. The building, including the front garden makes a positive contribution to the Belgrave Street streetscape.

12 Belgrave Street, Burwood (item I4)—‘Victorian house’

Discussion

No. 12 Belgrave Street was constructed the late 1800s in the Victorian Italianate style, similar to the subject sites. They are all single-storey detached dwellings located on two narrow rectangular lots, which is representative of early subdivision patterns. Further, they have retained their front gardens with a variety of plantings.

As noted in the Statement of Significance, 12 Belgrave Street is highly intact. Key architectural features include the asymmetrical form with a projecting faceted bay, hipped slate roof with tall chimneys, rendered brick masonry external walls, tall timber-framed double-hung sash windows to the bay surrounded by decorative mouldings and bracketed eaves, a front verandah with cast iron lace fringe and brackets, turned timber posts and a timber door with sidelights.

The photograph of the dwelling from 1986 shows that the verandah comprised timber fretwork frieze and cast iron columns, rather than the existing cast iron fringe and brackets and turned timber posts. The timber elements were possibly added in the interwar period. Other modifications of the dwelling are minor and reversible such as the safety bars on the window, security screen doors and the low rendered brick front fence. These modifications only have a minor impact on the overall legibility of the dwelling as a fine example of a modest Victorian Italianate dwelling.

In comparison, the individual subject properties do not demonstrate the same high degree of integrity as 12 Belgrave Street. Although 4 and 6 Cooper Street demonstrate a higher degree of integrity than 6 and 8 Cooper Street, the dwellings are as not as intact as 12 Belgrave Street.

While the SHI listing does not assess the internal fabric, real estate photographs suggest that the front section of 12 Belgrave Street has retained its original configuration and many key features such as the timber flooring and skirting, arched hallway, fireplaces, plaster cornices and plaster mouldings along the wall. A similar degree of internal integrity is seen in real estate photographs of 4 and 6 Cooper Street.

10 Bold Street, Burwood (item I4)—‘Victorian house’



Figure 7.5 Primary elevation of 12 Bold Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.6 Primary elevation of 12 Bold Street, Burwood, July 1986. (Source: NSW SHI)

Statement of Significance

No. 10 Bold Street, Burwood has historic and aesthetic significance as a good fairly intact example of a c.1880’s house designed in the late Victorian Free Classical style. The building retains its overall scale, form and character including rendered brickwork, a projecting faceted bay, rendered label moulds, verandah with cast iron posts and double hung timber framed windows. The building, including the front garden makes a positive contribution to the Bold Street streetscape.

Discussion

No. 10 Bold Street was constructed the late 1800s in the Victorian Italianate style (noted as Victorian Free Classical in the SHI), similar to the subject sites. They are all single-storey detached dwellings located on two narrow rectangular lots, which is representative of early subdivision patterns. Further, they have retained their front gardens with a variety of plantings. However, 10 Bold Street is more modest in scale and size compared to the subject sites and is simpler in its architectural form and detailing.

Its architectural features include an asymmetrical form with a projecting faceted bay, a verandah along the length of the primary façade, cast iron columns along the verandah, bullnose metal roof over the verandah, hipped terracotta tiled roof with a tall chimney, a street-facing gable end with timber bargeboards and a terracotta finial, rendered brick masonry external walls, tall timber-framed double-hung sash windows to the bay (one of which has been replaced by French doors) and a timber-framed door with sidelights and fanlights with stained glass. The dwelling displays stylistic variations compared to the subject sites such as the articulation of the front verandah and the roof form, which comprises gable ends in 10 Bold Street, but the roof form of the subject dwellings is primarily hipped.

While the SHI listing does not assess the internal fabric, real estate photographs suggest that 10 Bold Street is highly intact internally and has retained its original configuration and many key features such as the timber flooring and skirting, arched hallway, fireplaces, plaster ceiling roses and cornices, and plaster mouldings along the wall. A similar degree of internal integrity is seen along the front sections of 4 and 6 Cooper Street.

10 Bold Street, Burwood (item I4)—‘Victorian house’

In comparison to the subject dwellings, 10 Bold Street has stylistic differences and a more modest scale. Despite having some external modifications compared to the subject dwellings, 10 Bold Street demonstrates a relatively higher degree of intactness both internally and externally compared to Nos 8 and 10 Cooper Street. It serves as a good example of a modest Victorian Italianate dwelling. Nos 4 and 6 Cooper Street have similar levels of intactness compared to 10 Bold Street.

2–8 Brooklyn Street, Burwood (item I11)—‘Victorian houses’



Figure 7.7 Primary elevation of 2 Brooklyn Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.8 Primary elevation of 2A Brooklyn Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.9 Primary elevation of 4 Brooklyn Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.10 Primary elevation of 6 Brooklyn Street, Burwood, July 2020. (Source: NSW SHI)

2–8 Brooklyn Street, Burwood (item I11)—‘Victorian houses’



Figure 7.11 Primary elevation of 8 Brooklyn Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.12 Streetscape along Brooklyn Street, Burwood, July 1986. (Source: NSW SHI)

Statement of Significance

No. 2-8 Brooklyn Street, Burwood has historic and aesthetic significance as a good example of c. 1890’s house designed in the late Victorian Italianate style. The buildings retain their original form, character and detailing including rendered brickwork, a projecting faceted bay window, rendered label moulds, verandah with cast iron posts and double hung timber framed windows, except for Nos 2A and 4 that have had some modifications.

Discussion

Nos 2–8 Brooklyn Street are listed collectively as a group item of heritage value, rather than as individually listed dwellings. Built in the 1880s, they are representative of single-storey Victorian Italianate dwellings which, as a group, demonstrate similar characteristics such as their original asymmetrical form, hipped tiled roofs with gable ends and tall chimneys, rendered brickwork, projecting faceted bays, mouldings around the openings, verandahs with cast iron posts and timber-framed double-hung sash windows. The dwellings demonstrate some variations in detailing and articulation, although the overall form and key features remain. However, individually, the dwellings have a varying degree of intactness. Key modifications include the addition of brick piers along the balcony of 2 Brooklyn Street, the removal of the decorative mouldings and the chimneys in 2A Brooklyn Street and enclosure of the verandah in 4 Brooklyn Street. Their setbacks and garden setting remain intact and are consistent with one another. The SHI does not indicate whether the group was constructed by the same builder/architect, however it is assumed this would have been the case.

The houses at 4, 6, 8 and 10 Cooper Street are comparable to the Brooklyn Street group. Their overall form and features are typical of the Victorian Italianate style, even though they have some stylistic variations. Like the Brooklyn Street group, these houses show a varied degree of intactness. The dwellings at 6 and 8 Brooklyn Street are generally highly intact while 2, 2A and 4 Brooklyn Street have noticeable modifications to the primary façade. Likewise, 4 and 6 Cooper Street show a higher degree of intactness than 8 and 10 Cooper Street. Both the Brooklyn Street group and the subject dwellings are collectively visually uniform in their garden settings,

2–8 Brooklyn Street, Burwood (item I11)—‘Victorian houses’

consistent setbacks, architectural form and features, which contribute positively to the streetscape and retain their historic setting.

31–39 Wallace Street, Burwood (item I114)—‘Victorian cottages’



Figure 7.13 Primary elevation of 31 Wallace Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.14 Primary elevation of 33 Wallace Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.15 Primary elevation of 35 Wallace Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.16 Primary elevation of 37 Wallace Street, Burwood, July 2020. (Source: NSW SHI)

31–39 Wallace Street, Burwood (item I114)—‘Victorian cottages’



Figure 7.17 Primary elevation of 39 Wallace Street, Burwood, July 2020. (Source: NSW SHI)



Figure 7.18 Streetscape along Wallace Street, Burwood, July 1986. (Source: NSW SHI)

Statement of Significance

Nos. 31-39 Wallace Street, Burwood has historic and aesthetic significance as good examples of late Victorian Italianate style cottages constructed in the 1880's. The cottages are associated with the servants who worked at the nearby Victorian mansion, 'Cintra' built by Walter Friend in c.1863. (now demolished). Despite some modifications the buildings retains most of their original form, character and detailing such as front projecting bay with separate tiled roof, small entry porch with a bull-nosed corrugated steel roof, concrete stairs, stone base, timber balustrade, posts and decorative frieze to the front entry porch, moulded decoration to the square bay such as label moulds, continuous sills with timber decorative elements below, timber framed double hung windows. As a group they make a positive contribution to the streetscape.

Discussion

Nos 31–39 Wallace Street are listed collectively as a group item of heritage value, rather than as individually listed dwellings. Built in the 1880s, they are representative of modest single-storey Victorian Italianate dwellings. Historically, the group served as workers' cottages for the servants who worked at the nearby Victorian mansion Cintra.

Although they date from the late Victorian period, some of these houses also demonstrate influences of architecture from the Federation period. As a group, key common characteristics include low-lying single-storey scale, elevated position above street level with a sandstone plinth, asymmetrical form, hipped tiled roofs with chimneys, brickwork external walls, projecting bays, recessed entryways with small porches, timber and cast iron decorative posts and brackets along the porch, mouldings around the openings, and timber-framed double-hung sash windows of narrow, elongated proportions. Their setbacks and front gardens remain intact and are consistent with one another.

The dwellings demonstrate some variations in detailing and articulation, though the overall form and key features remain. Nos 33 and 37 Wallace Street show the most deviation from the Victorian Italianate style, with an influence of architectural features of the Federation period. These include a square projecting bay instead of a faceted bay, painted face brick external walls

31–39 Wallace Street, Burwood (item I114)—‘Victorian cottages’

and coloured glass to the windows. Despite these variations, Nos 33 and 37 remain visually congruent with the other dwellings in the group due to their similar scale, setting, setbacks, form and features.

The most noticeable modifications of the original fabric are the rendering of the sandstone base and the replacement of the front fences.

Comparatively, the dwellings at 4, 6, 8 and 10 Cooper Street demonstrate a single architectural style. However, the individual dwellings have a greater degree of modifications compared to the Wallace Street group. However, overall, both the Wallace Street group and the subject dwellings are collectively visually uniform in their garden settings, consistent setbacks, architectural form and features, which contribute positively to their respective streetscapes and retain their historic settings.

17 Minna Street, Burwood (item I82)—‘Victorian villa’



Figure 7.19 Primary elevation of 17 Minna Street, Burwood, July 2020. (Source: NSW SHI)

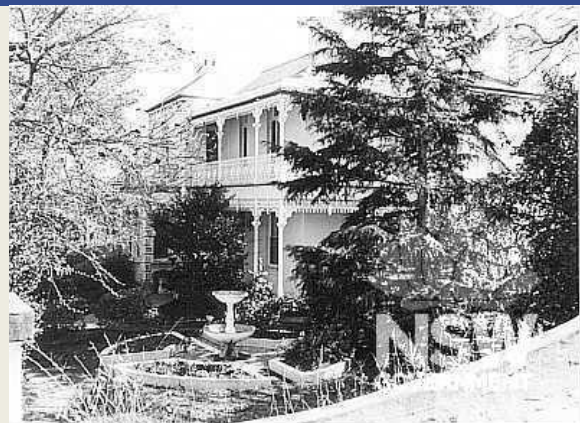


Figure 7.20 17 Minna Street within its garden setting, July 1986. (Source: NSW SHI)

Statement of Significance

17 Minna Street, Burwood has historic and aesthetic significance as a very good intact example of a two storeyed c. 1880s gentleman’s villa designed in the Victorian Italianate style. It is historically associated with the settlement of the Burwood area by the wealthy middle class in the late nineteenth century. The building has aesthetic significance as it retain [sic] its overall scale, form and character including a large projecting square bay to the ground floor and a balustraded balcony to the first floor, a two storeyed return verandah, cast iron balustrade and columns supporting a bull nosed corrugated steel roof and timber framed French doors with fanlight. Decorative elements include brackets to the eaves, vermiculated stone quoins to the corners and classical mouldings and balustrade on the first floor bay balcony. Despite the unsympathetic high front wall, the building, including the front garden makes a positive contribution to the Minna Road streetscape.

17 Minna Street, Burwood (item I82)—‘Victorian villa’

Discussion

No. 17 Minna Street is listed as an item of heritage value due to its historic, aesthetic and representative significance. It is a two-storey detached Victorian villa built in the Victorian Italianate style in 1874. Key characteristic features of the villa include its asymmetrical form, hipped slate roof with rendered brick chimneys, a square projecting bay, two-storey return verandahs with cast iron columns and balustrades, and a bullnose roof, timber-framed French doors and double-hung sash windows of slender proportions and decorations such as mouldings, bracketed eaves and rendered quoins to the corners. The external façade is highly intact and acts as a fine example of its typology.

In comparison to 17 Minna Street, 14 Cooper Street is modest. Both the houses are set within their original allotment. Although 17 Minna Street has a front garden with young plantings, the front garden of 14 Cooper Street has been cleared, presumably to provide parking. Both properties are comparably intact externally. Despite the addition of some ornate timber decorations, which appear to date from the Federation period, and the likely removal of a tower-like structure to the east, 14 Cooper Street remains a good example of a Victorian Italianate mansion.

An assessment of the interiors has not been carried out due to limited photographs.

23 Badminton Road, Croydon (item I113)—‘Victorian villa’



Figure 7.21 Primary elevation of 23 Badminton Street, Croydon, July 2020. (Source: NSW SHI)



Figure 7.22 23 Badminton Street, Croydon, within its garden setting, July 2020 (Source: NSW SHI)

Statement of Significance

No. 23 Badminton Road, Croydon, has historic and aesthetic significance as a free standing two storey Victorian Italianate style villa constructed in c. 1886. The building significantly retains its original form and detailing such as slate tiled hipped roof with tall rendered decorative chimneys, two storeyed facade with a large projecting faceted bay with rendered string course and sills and classical motifs and brackets and conical

23 Badminton Road, Croydon (item I113)—‘Victorian villa’

roof, two storeyed verandahs with ground floor cast iron columns, frieze, brackets and a tessellated tiled floor, a timber detailed centre frieze and a first floor balcony with cast iron decorative columns, balustrade, frieze and brackets supporting a concave corrugated steel roof. Other details include tall timber framed double hung windows with flat arched tops, a timber panelled front door with sidelights and highlight and timber framed glass French doors with highlights. The building and garden make a positive contribution to the streetscape.

Discussion

No. 23 Badminton Street is listed as an item of heritage value due to its historic, aesthetic and representative significance. It is a two-storey freestanding villa built in the Victorian Italianate style in 1886. Key characteristic features of the villa include its asymmetrical form, hipped slate roof with rendered brick chimneys, a projecting faceted bay, two-storey return verandahs with cast iron columns and balustrades, and a bullnose roof, timber-framed French doors and double-hung sash windows of slender proportions and decorations such as mouldings and bracketed eaves. The external façade is highly intact and is a fine example of its typology.

In comparison to 23 Badminton Street, 14 Cooper Street is modest. Both the houses are set within their original allotment. Although 23 Badminton Street has a large front garden with young plantings, the front garden of 14 Cooper Street has been cleared. Both properties are comparably intact externally. Despite the addition of some ornate timber decorations, which appear to date from the Federation period, and the possible removal of a tower-like structure to the east, 14 Cooper Street is still considered a good example of a Victorian Italianate villa.

The interiors of 23 Badminton Street are also highly intact, displaying original timber floorboards and skirtings, fireplace, plaster ceiling and cornices and internal timber doors.

7.2 Conclusions of the comparative assessment

The heritage listed Victorian Italianate dwellings and group of dwellings in this comparative analysis have been assessed as having historic, aesthetic and representative significance at a local level. The analysis of the heritage items in Burwood LGA demonstrates that the comparative properties have several key indicators that are consistent with the subject sites, as follows:

- The heritage items and the subject sites were constructed around the same period, the 1880s.
- The dwellings all reflect stylistic and architectural characteristics typical of the period—the Victorian Italianate style. Although they were not designed by a prominent architect of the period, and were constructed mostly to the designs of the

builders, they incorporate architectural features, detailing and materiality typical of the late Victorian period.

- The overall setting and form of all the dwellings are comparable. This includes their regular rectangular, elongated allotments, garden setting, consistent front and side setbacks, asymmetrical form with a projecting bay, hipped slated or tiled roofs with chimneys, rendered face brick external walls, vertically proportioned timber-framed double-hung sash windows, timber doors with sidelights and fanlights, front verandahs with cast iron or timber posts and brackets, and ornamentation such as plaster mouldings.
- Where the comparative examples and the subject sites differ is their degree of intactness. The dwellings listed as individual items—2 Cooper Street, 12 Belgrave Street and 10 Bold Street—all display a very high degree of external intactness. In comparison, while 4 and 6 Cooper Street are more intact than 8 and 10 Cooper Street, they do not have the same degree of detailing and sophistication as the listed examples. Further, the interiors of the listed items also display a very high degree of intactness internally.
- While the two-storey dwellings at 23 Badminton Road and 17 Minna Street are of a grander scale compared to 14 Cooper Street, the buildings, including 14 Cooper Street, display a comparable level of external intactness. They comprise highly intact primary façades and serve as a fine example of their type, externally.
- Nos 4–10 Cooper Street, as a group, are comparable to the Brooklyn Street group; both serve as representative examples of a group of Victorian Italianate dwellings that exhibit some modifications individually but serve as a cohesive group of dwellings. However, when compared to the group at Wallace Street, the subject dwellings are not as intact. Further, the dwellings at Wallace Street are historically connected as a group that served as workers' cottages for the servants at a nearby Victorian mansion. Similarly 6, 8 and 10 Cooper Street are historically connected as they were constructed by the same builder as speculative development. No. 14 Cooper Street, being of a different scale and more ornate in its detailing, does not appropriately fit in with the group of more modest single-storey dwellings at 4–10 Cooper Street.

8 Assessment against significance assessment criteria

This section sets out an assessment of the heritage significance of the subject sites in accordance with the standard significance assessment criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting.

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

Under these guidelines, items (or ‘places’ in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the criterion if the kinds of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that criterion if the kinds of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item’s significance.

To apply the assessment criteria, both the nature and degree of significance for the place need to be identified. This is because items vary in the extent to which they embody or reflect key values and in the relative importance of their evidence or associations.

The assessment also needs to relate the item’s values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both local and state significance for similar or different values/criteria.

8.1 4-10 and 14 Cooper Street

Historical research and physical investigation suggest that the properties at 4, 6, 8, 10 and 14 Cooper Street show stylistic similarities and demonstrate a shared history that make them likely to be best assessed as a group. Further, the modifications of the

individual properties have detrimentally affected their integrity and intactness. As such, while 4, 6 and 14 Cooper Street demonstrate a higher degree of intactness than 8 and 10 Cooper Street, collectively the five dwellings present as a cohesive group with the potential to demonstrate heritage significance under several criteria. 14 Cooper Street varies in scale from 4, 6, 8 and 10 Cooper Street but originates from the same subdivision, period of construction, architectural style, setting and setback. As such, the properties have been assessed as a group and any deviations from the criteria of any individual property has also been noted.

Table 8.1 Assessment against criteria for 4–10 and 14 Cooper Street.

Criterion A (Historical Significance)	
An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).	
Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human activity; • is associated with a significant activity or historical phase; or • maintains or shows the continuity of a historical process or activity. 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes; • provides evidence of activities or processes that are of dubious historical importance; or • has been so altered that it can no longer provide evidence of a particular association.
<p>The subject properties are part of the original land grant to Captain Thomas Rowley in 1799 which came to be known as Burwood Farm. Burwood Farm was subdivided over the decades as Burwood emerged as a desirable area for residence. By 1833, Henry Briggs received a portion of the land that was still under the ownership of Rowley’s descendants.</p> <p>In 1834 Briggs’ land was conveyed to John Berner and was later inherited by his son William Frederick Henry Berner. On his death this land passed to his widow Mary Berner. Sir William Cooper bought out Mary’s interest in the land in 1858.</p> <p>In 1887 Cooper subdivided the land for sale. This sale, known as the Resubdivision of Brigg’s Subdivision, was near Strathfield Station. Over the next few years, the land was progressively sold and developed as a residential streetscape of predominantly single-storey free-standing houses. 14 Cooper Street was among the few two-storey villas that were built along Cooper Street.</p> <p>During the population boom in Burwood between 1874 and 1900, many dwellings were constructed in the area to accommodate an increasing population. The Victorian Italianate style emerged as a common domestic architectural style for detached and semi-detached dwellings of the period. They varied in scale and grandeur from humble single-storey semi-detached and detached cottages for the working-class population to more ornate mansions for the affluent. The dwellings at 4, 6, 8, 10 and 14 Cooper Street were constructed by 1889. Nos 4-10 are examples of modest dwellings constructed during the late Victorian period while No 14 was likely constructed for a more affluent family.</p> <p>The dwellings at 4, 6, 8, 10 and 14 Cooper Street retain their original lot pattern established in the 1887 Resubdivision of Brigg’s Subdivision near Strathfield Station (DP2089). Although individually, there is a varied degree of modifications to the dwellings, as a group, their</p>	

subdivision pattern, consistent setbacks, garden setting, Victorian Italianate architectural style and features demonstrate a pattern and form of housing typical of the late Victorian period.

The properties at 4–10 and 14 Cooper Street have cultural significance at a local level under this criterion.

Criterion B (Associative Significance)

An item has 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 (or the cultural or natural history of the local area).

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation; or • is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events; • provides evidence of people or events that are of dubious historical importance; or • has been so altered that it can no longer provide evidence of a particular association.

The subject properties are part of the original land grant to Captain Thomas Rowley in 1799, which was subdivided and transferred to various owners over the decades. By 1887, Sir William Cooper purchased the land and subdivided it to the current allotment boundaries of the subject properties.

Edward Hobson, a local builder, constructed 6, 8 and 10 Cooper Street in 1887 as speculative development. He has an incidental association with the place as a speculative development. No evidence has been found of any historically important people or events associated with 6, 8 or 10 Cooper Street.

Richard Shute was among the early residents of 4 Cooper Street and resided at the property from 1896 to 1918. Richard Shute was an architect and the alderman of Burwood from 1893 to 1913. He also served as mayor three times, in 1896, 1909 and 1910. A sport enthusiast, he was a founding member of the Suburban Bicycle Club and the Burwood Bowling Club, as well as treasurer of the NSW Cricket Association from the 1890s to 1910. Professionally Shute worked as an architect and was a member of the Institute of Architects of NSW. Works by Shute included the Sheridan Pavilion at the Sydney Cricket Ground, alterations to the Ladies Pavilion, and the Erina District War Memorial.

No. 4 Cooper Street was also the home of Robert Elliot Shute, the first son of Richard and Amelia. Like his father, Robert was a keen sportsman. He also served as a gunner during the First World War. In 1922 Robert Shute died after being tackled in a rugby union game at Manly Oval during a trial match for the Australian team. In honour of Robert a memorial shield was created as the trophy for Sydney’s first-grade rugby competition in 1923. The competition was renamed the Shute Shield the same year, and continues to be played each year by teams in metropolitan Sydney.

No. 14 was constructed by 1890 and John William Hurst, a watchmaker and jeweller, was the first occupant. It is likely that the dwelling was not designed by any prominent architect, but rather was constructed to the designs of the builder following the general trends and architectural style of the period. The original and subsequent owners, though likely to be affluent considering the grandeur of the dwelling, were not particularly prominent or historically important. No evidence has been found of any historically important people or events associated with the building.

The property at 4 Cooper Street has cultural significance at a local level under this criterion.

The properties at 6–10 and 14 Cooper Street do not have cultural significance at a local level under this criterion.

Criterion C (Aesthetic Significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows or is associated with creative or technical innovation or achievement; • is the inspiration for a creative or technical innovation or achievement; • is aesthetically distinct; or • exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist; • has lost its design or technical integrity; • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; or • has only a loose association with a creative or technical achievement.

The dwellings at 4–10 Cooper Street demonstrate the typology of a late Victorian Italianate cottage while 14 Cooper Street is representative of a typical two-storey late Victorian dwelling. Externally, they have a reasonable degree of integrity and intactness and incorporate several architectural features typical of the style and period. The degree of integrity varies across the dwellings but collectively they form a cohesive Victorian Italianate group.

The buildings retain their original form, scale, materiality and features. Further, their consistent setbacks and their garden setting contribute to the visual character of the place. While there are some modifications, the original form and architectural details of the dwellings are easily discernible.

Though not constructed to the designs of any prominent architects, they follow the general principles of the Victorian style. Significant external elements include the asymmetrical façade, a faceted bay, vertically proportionate timber windows, arched window headers, decorative mouldings, cast iron filigree, bullnose verandahs with timber flooring, French doors, and timber front doors with sidelights and highlights. One dwelling also retains its slate roof and masonry chimneys.

There are some additions to the rear that remain largely concealed when viewed from the public domain.

The buildings are example of a group of Victorian Italianate dwellings which contribute to the character of Cooper Street, Strathfield, and the Burwood LGA.

The properties at 4–10 and 14 Cooper Street have cultural significance at a local level under this criterion.

Criterion D (Social Significance)

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Guidelines for inclusion	Guidelines for exclusion
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- | | |
|--|---|
| <ul style="list-style-type: none"> • is important for its association with an identifiable group; or • is important to a community’s sense of place. | <ul style="list-style-type: none"> • is only important to the community for amenity reasons; or • is retained only in preference to a proposed alternative. |
|--|---|

There is no evidence to suggest that the properties hold any strong or significant associations with any local community or cultural groups.

The properties at 4–10 and 14 Cooper Street do not meet the threshold for significance at the local level.

Criterion E (Research Potential)

An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information; • is an important benchmark or reference site or type; or • provides evidence of past human cultures that is unavailable elsewhere. 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture; • has little archaeological or research potential; or • only contains information that is readily available from other resources or archaeological sites.

The properties are unlikely to yield any information that is otherwise unknown and that could contribute to the understanding of the local area. An assessment of the subject sites’ archaeological potential was beyond the scope of this assessment.

Nos 4–10 and 14 Cooper Street do not have cultural significance at a local level under this criterion.

Criterion F (Rarity)

An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process; • demonstrates a process, custom or other human activity that is in danger of being lost; • shows unusually accurate evidence of a significant human activity; • is the only example of its type; • demonstrates designs or techniques of exceptional interest; or 	<ul style="list-style-type: none"> • is not rare; or • is numerous but under threat.

- shows rare evidence of a significant human activity important to a community.

Victorian Italianate dwellings, including groups of Victorian Italianate dwellings, are not rare in the Burwood LGA. Many examples of the type still survive in the Burwood LGA.

Nos 4–10 and 14 Cooper Street do not have cultural significance at a local level under this criterion.

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.

(or a class of the local area’s

- cultural or natural places; or
- cultural or natural environments.)

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is a fine example of its type; • has the principal characteristics of an important class or group of items; • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity; • is a significant variation to a class of items; • is outstanding because of its setting, condition or size; or • is outstanding because of its integrity or the esteem in which it is held. 	<ul style="list-style-type: none"> • is a poor example of its type; • does not include or has lost the range of characteristics of a type; or • does not represent well the characteristics that make up a significant variation of a type.

Nos 4–10 and 14 Cooper Street demonstrate the typology of a group of modest Victorian Italianate dwellings in the Burwood LGA. Although individually they have some modifications and are not highly ornate except for No.14, as a group they have retained their original subdivision pattern, setbacks, garden setting, architectural form and features. Typical features of the architectural style and period include their asymmetrical form, hipped slated roof with intact chimneys, faceted bay, front verandah, decorative mouldings, timber-framed windows and original timber doors of narrow proportions.

The retention of the historical character and overall visual consistency allows the group to serve as a good example of surviving Victorian streetscapes within the Burwood LGA.

The properties at 4–10 and 14 Cooper Street have cultural significance at a local level under this criterion.

8.1.1 Statement of Significance

The cottages at 4 Cooper Street (Allema), 6 Cooper Street (Urangara), 8 Cooper Street (Duntroon), 10 Cooper Street (Illam) and 14 Cooper Street (Huggerstone) form a good

example of a cohesive group of Victorian Italianate dwellings. They exhibit historic setting, form, features and design elements typical of their typology and the group is a good example of residential development within the Burwood LGA from the late Victorian period.

Historically, the land was part of the land grant to Captain Thomas Rowley in 1799 that was subdivided subsequently and formed part of the 1887 Resubdivision of Brigg's Subdivision. Although not designed by any prominent architects, these houses were constructed to the general principles of the Victorian Italianate style. They are indicative of the more modest accommodation that was prevalent in the Victorian period within Strathfield and the Burwood LGA.

The Schute family resided in 4 Cooper Street for over 20 years, between 1890 and 1918. During this period, Richard Schute served as alderman of Burwood (from 1893 to 1913) and as mayor three times (1896, 1909 and 1910). His son Robert Schute is associated with the Shute Shield, the rugby union cup that was named in his honour.

As a group, the dwellings display a fair level of intactness and many architectural attributes typical of the Victorian Italianate style. This includes their asymmetrical form, hipped slated roof with intact chimneys, faceted bay, front verandah with cast iron decorations and posts, decorative mouldings, timber-framed windows and original timber doors of narrow proportions. Their consistent subdivision pattern, low fencing, setbacks, front gardens, form and features create visual uniformity and contribute to the streetscape character of Cooper Street. They contribute to the historic setting of Cooper Street, Strathfield, and the Burwood LGA.

Based on the information available for the purpose of this assessment, the group at 4–10 and 14 Cooper Street meets the threshold for local heritage listing based on its historical, aesthetic and representative attributes. No. 4 Cooper Street is additionally noted for its associative values and No. 14 for its high degree of integrity externally.

9 Conclusions and recommendations

9.1 Conclusion

This report contains an analysis of the historical development, architectural and streetscape character, a comparative analysis and a detailed assessment of the heritage significance of the subject sites based on the NSW significance assessment criteria. The assessment has considered various options for heritage listing including listing of the dwellings as individuals, as a group, or as an HCA, and incorporation into nearby HCAs. This was informed by historical research, site analysis of the subject sites and their

surroundings, and a review of the relevant development applications, planning proposals and CDCs applicable to the place.

The report has concluded that an appropriate heritage management of the subject sites is as follows:

- As a group, the properties at 4–10 and 14 Cooper Street have cultural significance at a local level for their historic, aesthetic and representative values. Additionally, 4 Cooper Street has cultural significance for its associative value.

9.2 Recommendations

The group at 4–10 and 14 Cooper Street has been assessed as being of cultural significance at a local level and warrant listing as a heritage item respectively in Schedule 5 of the Burwood LEP 2012. It is recommended that Council:

- Prepare a Planning Proposal to include the group at 4–10 and 14 Cooper Street, Strathfield.

Appendix A—NSW Heritage Office heritage assessment guidelines

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage value identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

Under these guidelines, items (or ‘places’ in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the particular criterion if the kinds of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that particular criterion if the kinds of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item’s significance.

The criteria for assessment established by the NSW Heritage Council in accordance with the Heritage Act 1977 (NSW) (Heritage Act) are set out below.

Criterion (a)—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human activity; • is associated with a significant activity or historical phase; or • maintains or shows the continuity of a historical process or activity. 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes; • provides evidence of activities or processes that are of dubious historical importance; or • has been so altered that it can no longer provide evidence of a particular association.

Criterion (b)—An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area)

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation; or • is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events; • provides evidence of people or events that are of dubious historical importance; or • has been so altered that it can no longer provide evidence of a particular association

Criterion (c)—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows or is associated with creative or technical innovation or achievement; • is the inspiration for a creative or technical innovation or achievement; • is aesthetically distinctive; • has landmark qualities; or • exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist; • has lost its design or technical integrity; • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; or • has only a loose association with a creative or technical achievement

Criterion (d)—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is important for its associations with an identifiable group; or • is important to a community’s sense of place. 	<ul style="list-style-type: none"> • is only important to the community for amenity reasons; or • is retained only in preference to a proposed alternative.

Criterion (e)—An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information; • is an important benchmark or reference site or type; or • provides evidence of past human cultures that is unavailable elsewhere. 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture; • has little archaeological or research potential; or

Guidelines for inclusion	Guidelines for exclusion
	<ul style="list-style-type: none"> only contains information that is readily available from other resources or archaeological sites.

Criterion (f)—An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process; demonstrates a process, custom or other human activity that is in danger of being lost; shows unusually accurate evidence of a significant human activity; is the only example of its type; demonstrates designs or techniques of exceptional interest; or shows rare evidence of a significant human activity important to a community. 	<ul style="list-style-type: none"> is not rare; or is numerous but under threat.

Criterion (g)—An item is important in demonstrating the principal characteristics of a class of NSW’s (or a class of the local area’s) cultural or natural places; or cultural or natural environments

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> is a fine example of its type; has the principal characteristics of an important class or group of items; has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity; is a significant variation to a class of items; is part of a group which collectively illustrates a representative type; is outstanding because of its setting, condition or size; or is outstanding because of its integrity or the esteem in which it is held. 	<ul style="list-style-type: none"> is a poor example of its type; does not include or has lost the range of characteristics of a type; or does not represent well the characteristics that make up a significant variation of a type.