



Land & Property
Information

A Division of the Department of Finance & Services

TITLE SEARCH

Computer Folio Certificate Issued under
Section 96D of the Real Property Act 1900

No. B136

Search certified to:

9/7/2013 3:05 PM

COMPUTER FOLIO REFERENCE

AUTO-CONSOL-5875-144

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

-

Page 1

VOL 5875 FOL 144 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

LOCAL GOVERNMENT AREA STRATHFIELD

PARISH OF CONCORD COUNTY OF CUMBERLAND

TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE STRATHFIELD AND DISTRICT HEBREW CONGREGATION

(T H192709)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: DISPOSAL OF ANY LOT IN DP456916 MAY REQUIRE REGISTRATION OF A
DEPOSITED PLAN OF SURVEY PURSUANT TO SECTION 114 OF THE REAL
PROPERTY ACT, 1900

AG228270 NOTE: REFER ALL DEALINGS TO SD61 - SEE TFIMU FILE 2011 (25)
UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 13-15 SEC. 2 IN DP581

LOTS 1-5 IN DP456916

TITLE DIAGRAM

DP581

DP456916.

*** END OF SEARCH ***

doccop2

PRINTED ON 9/7/2013 B136

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General

201.

Appn. No. 1539
Reference to last certificates
Vol. 694 Fol. 16
" 710 " 46
" 2994 " 250

New South Wales.



[CERTIFICATE OF TITLE.]

TENANCY IN COMMON.

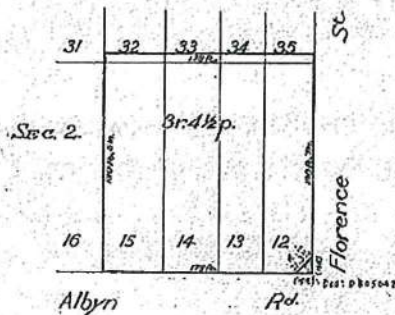
REGISTER BOOK.
Vol. 5127 Fol. 110

GWENDA HERESFORD CROOKER, wife of Alan Wentworth Crooker, of Manly, Solicitor, Transferee under Instrument of Transfer No. C871697 is now the proprietor of an Estate in Fee Simple in an undivided moiety or half share, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of Strathfield Parish of Concord, and County of Cumberland containing Three roods four and one half perches or thereabouts as shown in the plan hereon and therein edged red being Lots 12 to 15 inclusive and part of Lots 32 to 35 inclusive of Section 2 in Deposited Plan No. 591 and being also part of 870 acres (Portion 244 of Parish) originally granted to James Willshire by Crown Grant dated the 1st day of January 1810.

In witness whereof I have hereunto signed my name and affixed my Seal, this second day of April 1940.

Signed in the presence of *W. Hedgcock*

W. Hedgcock
Registrar General.



No. C899249 MORTGAGE dated 1st May 1940 from the said Gwendolyn Crooker and also *John Crooker* to *James Willshire* of *Manly* in the County of *Cumberland* in the State of *New South Wales*.
Produced 1st May 1940 and entered 1st June 1940 at 12 o'clock in the noon.

W. Hedgcock
REGISTRAR GENERAL.

No. 764797 DISCHARGE of within mortgage No. C899249 dated 1st May 1940. Produced and entered 20th January 1941 at 12 o'clock in the noon.

W. Hedgcock
REGISTRAR GENERAL.

The within mentioned LEASE No. C899249 has expired by effluxion of time. Dated 15th July 1948 V20 D80504

W. Hedgcock
REGISTRAR GENERAL.

No. D80504 DEDICATION. The land shown by pink color in the plan hereon has been dedicated as a Highway. Produced 8th March 1948 and entered 15th July 1948 at 12 o'clock in the noon.

W. Hedgcock
REGISTRAR GENERAL.

No. C899249. Transferred 2nd April 1940 from the said Gwendolyn Crooker and also *John Crooker* to *James Willshire* of *Manly* in the County of *Cumberland* in the State of *New South Wales*.
Produced 1st May 1940 and entered 1st June 1940 at 12 o'clock in the noon.

W. Hedgcock
REGISTRAR GENERAL.

W. Hedgcock
REGISTRAR GENERAL.

201.

Appn. No. 1539
Reference to last certificates
Vol. 694 Fol. 18
" 710 " 46
" 2994 " 250

New South Wales.



(CERTIFICATE OF TITLE)

TENANCY IN COMMON.

REGISTER BOOK.
Vol. 5127 Fol. 111
CANCELLED

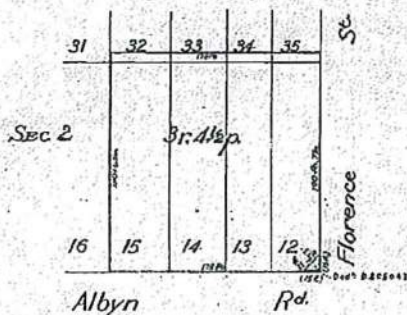
RUTH EVERARD PARKER, wife of Edric Harold Parker, of Sydney, Accountant, Transferee under Instrument of Transfer No. C891697 is now the proprietor of an Estate in Fee Simple in an undivided moiety or half share;

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified herein; in That piece of land situated in the Municipality of Strathfield Parish of Concord, and County of Cumberland containing Three rods four and one half perches or thereabouts as shown in the plan hereon and therein edged red being Lots 12 to 15 inclusive and part of Lots 32 to 35 inclusive of Section 2 in Deposited Plan No. 591 and being also part of 570 acres (Portion 244 of Parish) originally granted to James Wilshire by Crown Grant dated the 1st day of January 1810.

In witness whereof I have hereunto signed my name and affixed my Seal, this Second day of April 1940.

Signed in the presence of *W. Edgar*

R. W. Wilson
Registrar General.



Scale - 80 ft. to one inch.

No. C199249. Lease under Act. April 1940.
from the said *Ruth Everard Parker and also named*
Edric Harold Parker to Albyn Justice, Clerk of
Strathfield, Sydney
Produced *6th May* 1940 and entered *11th June* 1940
at *12* o'clock in the *noon*.
R. W. Wilson
Registrar General.

No. C899263 MORTGAGE dated *2nd May* 1940.
from the said *Ruth Everard Parker and also named*
Edric Harold Parker to Commonwealth Bank of
Australia
Produced *11th May* 1940 and entered *10th June* 1940
at *12* o'clock in the *noon*.
R. W. Wilson
Registrar General.

No. D101794 DISCHARGE of within mortgage
No. C899263 dated *10th January* 1940
Produced and entered *28th January* 1940
at *12* o'clock in the *forenoon*.
J. H. Wells
Registrar General.

The within mentioned LEASE No. C899249
has expired by effluxion of time.
Dated *15th July* 1940
J. H. Wells
Registrar General.

No. D805042 DEDICATION. The land shown by *pink*
color in the plan hereon has been dedicated as a Highway.
Produced *8th March* 1948 and entered *15th July* 1948
at *12* o'clock in the *noon*.
J. H. Wells
Registrar General.

No. D 505501 TRANSFER dated 29th January 1948
from the said Ruth Eversand Parker and also Brenda
Brinsford Crocker to Lewis Alexander Almond
of the land within described
Produced 4th March 1948 and entered 16th July 1948
at 12 o'clock in the noon.
As to land in this transfer
the old certificate was 1104
and new Certificate issued
Vol 5575 fol. 14 1/2.

J. Wells
REGISTRAR GENERAL



CERTIFICATE OF TITLE



00540203

(C.)

New South Wales.

B
Remains as to part

[Reference to last Certificate]

Vol. 130 Folio 200
266 116



REGISTER BOOK

Vol. 540 Folio 203

William Clarke of the City of Sydney Merchantman is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions, if any, contained in the grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are referred to herein in those parts of land situated at Redfern in the Parish of Concord and County of Cumberland containing three rods twenty seven and a quarter perches or thereabouts being Lots 14, 15, 16 and 17 of Section 1 and One rod thirty eight and a half perches or thereabouts being Lots 12, 13 and 14 of Section 2 in a plan deposited in the Land Titles Office Sydney Numbered 581 as shown on the plan herein and shown edged red showing part of Two hundred and seventy acres delineated in the public map of the said parish deposited in the office of the Surveyor General originally granted to James M'Intosh by a Crown Grant dated the first day of January in the thousand eight hundred and ten.

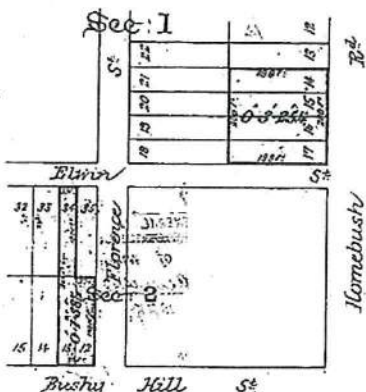
In witness whereof, I have hereunto signed my name and affixed my Seal, this *thirteenth* day of *August* one thousand eight hundred and eighty*one*.

Signed the *13th* day of *August* 188*1*.
in the presence of *Wm. MacRae*

G. MacRae

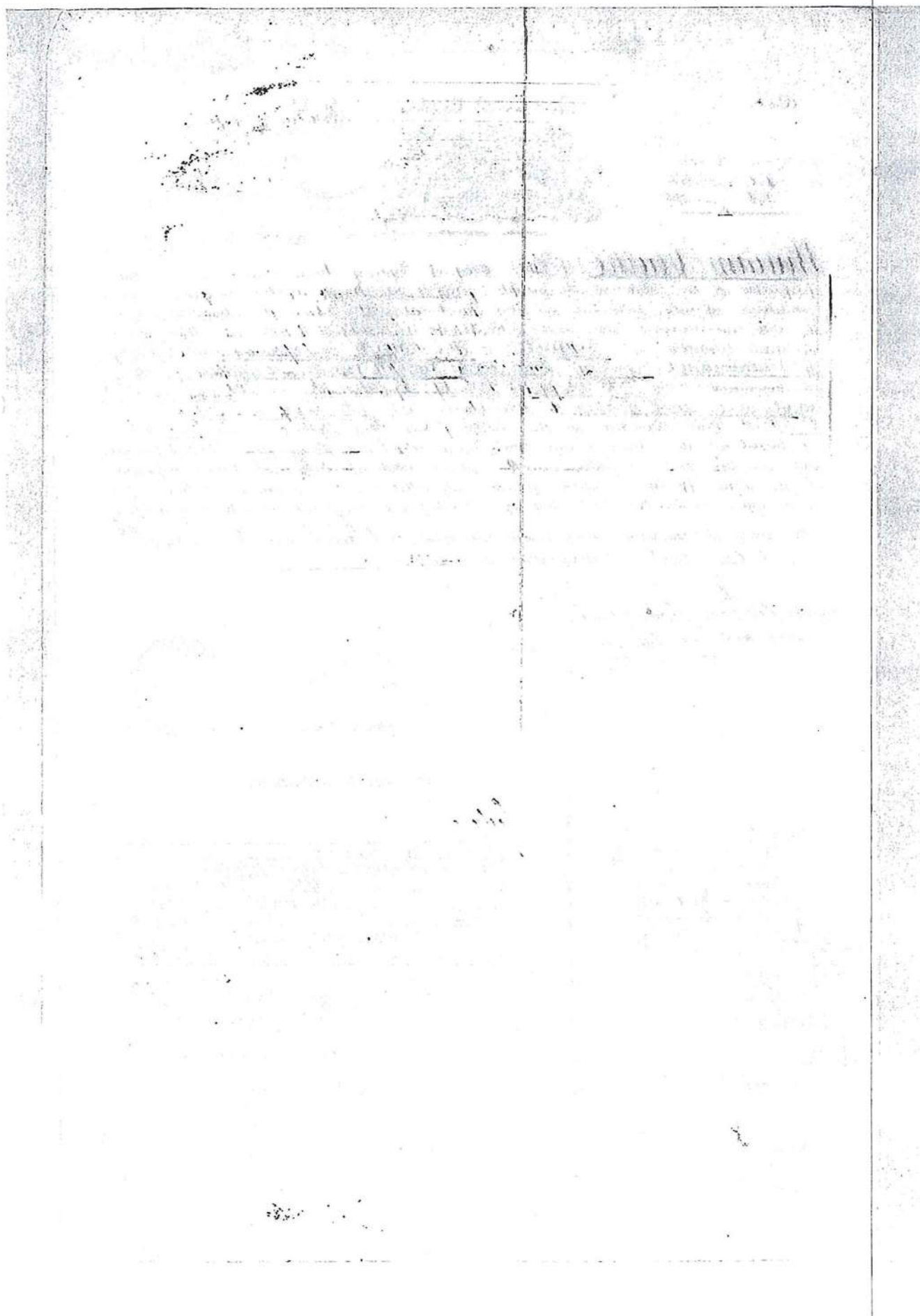
Deputy Registrar General.

NOTIFICATION REFERRED TO.



NO TRANSFER DATED *13 August* 18*81*
FROM THE *above named William Clarke*
TO *James M'Intosh* of the Land Office described
PRODUCED & ENTERED *13 August* 18*81*
AT *11.0* O'CLOCK IN THE *AM* NOON.
REGS GENL.

James M'Intosh
196
196



CERTIFICATE OF TITLE.

(C)

New South Wales.

Residue after Transfer

[Reference to last Certificate.]

[Vol. 540. Folio 213.]



REGISTER BOOK.

Vol. 596 Folio 196

William Clarke of the city of Sydney Merchantman is now the proprietor of an estate in fee simple subject nevertheless to the restrictions and conditions if any contained in the grant hereunto referred to; and also subject to such encumbrances, liens and mortgages as are registered herein, in these pieces of land situated at Redfern in the Parish of Concord and County of Cumberland containing thirty six and a quarter perches or thereabouts being Lots 14 and 15 and Lot 16 thirty six and a quarter perches or thereabouts being Lots 16 and 17 of Section 1 and Lot 18 thirty eight and a half perches or thereabouts being Lots 19, 20 and 21 of Section 2 on a Plan deposited in the Land Titles Office Sydney Number 551.

Which said pieces of land are shown on the Plan heron and thereon edged out being part of five hundred and twenty acres delineated in the public map of the said Parish deposited in the Office of the Survey General originally granted to James Mitchell by Crown Grant dated the first day of January one thousand eight hundred and ten.

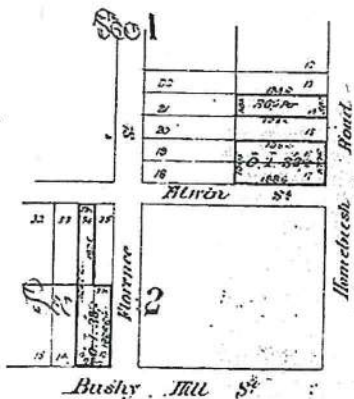
In witness whereof, I have hereunto signed my name and affixed my Seal, this *24th day* of *September* 188*8*

Signed *22* day of *September* 188*8*
in the presence of *J. A. Deane*

J. A. Deane
Registrar General.



NOTIFICATION REFERRED TO.



NO. 551. TRANSFER DATED *19th September* 188*8*
FROM THE ABOVE NAMED *William Clarke*
TO *William Clarke*
36.25 acres of the land above described
PRODUCED & ENTERED *24th September* 188*8*
AT *4/10* O'CLOCK IN THE *PM* NOON
By *James Mitchell* REG. GENL.

NO. 552. TRANSFER DATED *19th September* 188*8*
FROM THE ABOVE NAMED *William Clarke*
TO *William Clarke*
36.25 acres of the land above described
PRODUCED & ENTERED *24th September* 188*8*
AT *4/10* O'CLOCK IN THE *PM* NOON
By *James Mitchell* REG. GENL.

NO. 553. TRANSFER DATED *24th day* 188*8*
FROM THE ABOVE NAMED *William Clarke*
TO *William Clarke*
36.25 acres of the land above described
PRODUCED & ENTERED *24th day* 188*8*
AT *4/10* O'CLOCK IN THE *PM* NOON
By *James Mitchell* REG. GENL.

96196500



Cancelled *as per Transfer*
No. 80532 Ser. Vol. 717 *Active*
80532 719 *Ab*
72893 750 *Ab and by Rindell*
By Reg. Qm

201

Appl. No. 1539
Reference to Last Certificate
Vol. 5127 Fol. s. 110 and 111

New South Wales.

[CERTIFICATE OF TITLE]



Register Book.
Vol. 5875 Fol. 144

CARLTON
ON ISSUE
AUTO CONSOL 5875-144

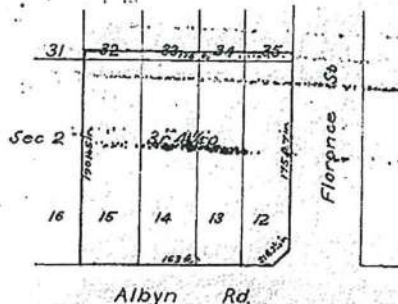
LOUIS ALEXANDER ARCOUD, of Sydney, Merchant, Transferee under Instrument of Transfer No. D805501 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of Strathfield Parish of Concord, and County of Cumberland containing Three roods four and one quarter perches or thereabouts as shown in the plan hereon and therein edged red being Lots 13, 14 and 15 and part of Lot 12 and part of Lots 32 to 35 inclusive of Section 2 in Deposited Plan No. 561 and being also part of 570 acres (Portion 244 of Parish) originally granted to James Wilshire by Crown Grant dated the 1st day of January 1810.

In witness whereof I have hereunto signed my name and affixed my Seal, this *Twenty Third* day of September, 1946

Signed in the presence of

J. H. Wells

J. H. Wells
Registrar General



Scale - 80 ft to one inch

NOTIFICATION DEFERRED TO

No. D805502 MORTGAGE dated 27 January 1946 from the said *Louis Alexander Arcoud* to *Commonwealth Bank of Australia*
Produced 9th March 1946 and entered 7th October 1946 at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL

No. D805227 DISCHARGE - of within mortgage No. D805302 dated 24 January 1947
Produced and entered 27th March 1947 at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL

No. D805228 TRANSFER dated 7th February 1947 from the said *Louis Alexander Arcoud* to *Commonwealth Bank of Australia*
Produced and entered 27th March 1947 at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL

No. F136295 MORTGAGE dated 12th March 1946 from the said *Louis Alexander Arcoud* to *Commonwealth Bank of Australia*
Produced 22nd March 1946 and entered 12th April 1946 at 12 o'clock in the afternoon.
J. H. Wells
REGISTRAR GENERAL

MORTGAGE No. F136295 has been discharged as regards the land comprised in this *Certificate of Title*
Sec. *144* entered 6th April 1946.
J. H. Wells
REGISTRAR GENERAL

D805502

No. 704 T. No. 11
FROM THE Eastern British Bulletin Log
TO Fredrick Perry Ford
My duty recd of Ireland within described
PRODUCED & ENTERED 12 March 1869
AT 11 O'clock IN THE AM. NOON
RECEIVED

No. 10000
 APPLICATION BY TRANSMISSION
 of the registered
 Proprietors of the Land which described in pursuance of the above
 Application. Produced 10th 19th
 entered at o'clock in the noon.
 REGISTRAR GENERAL
 SOUTH WALES

No. B _____ CAVEAT dated _____
by the Registrar General. _____ Produced and entered
at _____ o'clock in the _____
noon.
Robert Williams
REGISTRAR GENERAL
SOUTH WALES

N.Y.

I, Casper G. G., NOTICE OF DEATH. Proof having been furnished
to me of the death of the said James E. G. Ford
I, as surviving Joint Tenant of Sally B. G. Ford and Jessie E. Ford do hereby
show registered sole proprietor of the land within described
Produced and entered 6 Feb March 1908
at 12 o'clock in the noon.
Roy W. G. G.
REGISTERED GENERAL



The within Caveat No. 99929 is hereby withdrawn
Dated 13th March 1940
By W. W. Williams
REGISTRAR GENERAL.

No. 67467 TRANSFER dated 15 January 1940
 from the said Philip Benjamin Davidson (as Edward P. Fitch
Not a transferee of land) to Edward P. Fitch
 of the land within described
 Produced 6-1-18 (1840) and colored 157-22-1 (1840)
 at 1 o'clock in the noon.
 As to land in this transfer
it is severed
 and now Cardinal issued By W. W. W.
 Vol. _____ Fol. _____
 REGISTRAR - GENERAL

1894-6150 TRANSFER DATED 10th January 1894
 FROM THE Police NAMED John William Lloyd
 TO 2. Fourth Reg. Ford &
Sydney ACCOUNTANT of Ireland WHOSE DESCRIPTION
 FINGERED ENTERED 1st March 1894
 AT 4. O'Clock in the After Noon
 REGD GENL

[illegible]

No. 49423 CAVEAT dated 22 February 1924
by the Registrar General, 10 Produced and entered
6 March 1924
at 10 o'clock in the afternoon.
[Signature]
REGISTRAR GENERAL

The seal is circular with the text "REGISTRAR GENERAL" around the top and "SOUTH WALES" around the bottom. In the center is a coat of arms featuring a lion passant guardant on a torse, with a crown above it.

No. CS-97496 NOTICE OF DEATH. Proof having been furnished to me of the death of the said Annie Eliza Ford the surviving Joint Tenant Philip Baymen Ford and John Edward Ford is now registered sole proprietor of the land within described.

Produced and entered 19th March 1940 at 12 o'clock in the noon.

Edw. W. Mills

REGISTRAR GENERAL



The within-Caveat No. 009929 is hereby withdrawn
Dated 13th March 1960

REGISTRAR GENERAL.



No. Capiger TRANSFER dated January 1899
from the 31st Regt. Pennsylvania and John J. Russell, Vice
Patton B. Russell, John and Thomas Russell, Executors of
John B. Russell
of the land within described
Produced February 1899 and entered March 1899
at 12 o'clock in the noon
As to land in this transfer
situated in is perpetued
and new Certificate issued
Vol. Fol.
REGISTRAR GENERAL

CERTIFICATE OF TITLE



00564039

(C)

New South Wales.

Residue after Transfer 23/1/88

[Reference to last Certificate.]

[Vol. 111 Folio 12]



REGISTER BOOK,

Vol. 564 Folio 39

George Anderson of the City of Sydney, New South Wales, do hereby certify that the proprietor of an estate in fee simple, subject nevertheless to the reservations and conditions, if any, contained in the grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are notified herein, in three pieces of Land situated in Redmere in the Parish of Concord and County of Cumberland containing thirty six and a quarter perches or thereabouts being Lot 3 and thirty and three quarters perches or thereabouts being Lot 33 of Section one and three roods thirteen and three quarters perches or thereabouts being Lots 14, 15, 16 and 17 of Section 1 on a plan deposited in the Land Titles Office Sydney numbered 331 as shown in the plan hereon, and therein edged red, being part of five hundred and seventy acres delineated in the public map of the said Parish deposited in the Office of the Surveyor General originally granted to James Milshere by Crown Grant dated the first day of January one thousand eight hundred and eighty two.

In witness whereof, I have hereunto signed my name and affixed my Seal, this 15th day of January one thousand eight hundred and eighty two.

Signed 15th day of January 1882,
in the presence of

Col. J. B. Smith

James Milshere

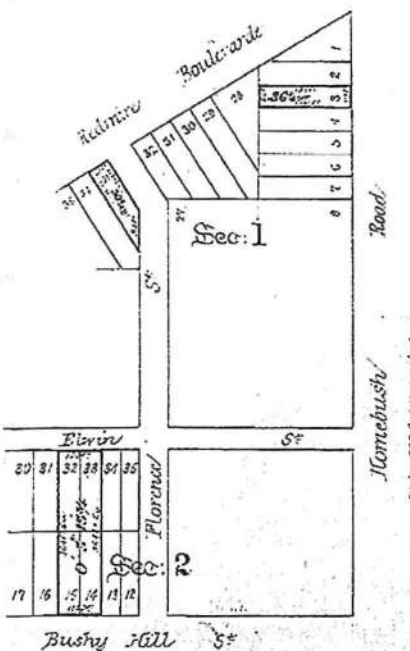
By Registrar General.



NOTIFICATION REFERRED TO.

No 486 Power of Attorney dated 14th February 1882 from the above named George Anderson to Joseph Thomas Burton Gibbs produced and entered in Registry Book No 23rd day of February 1882 at half past eleven o'clock in the forenoon.

By Registrar General



NO 1179 TRANSFER DATED 23rd August 1882
FROM THE ABOVE NAMED George Anderson
TO Mrs. Mary Burton Gibbs of the County of Cumberland
Sec 1 and 2 and 3 of the Land above described
PRODUCED & ENTERED 23rd August 1882
AT 11 o'clock IN THE AM NOON
By Registrar General

NO 1295 TRANSFER DATED 1st September 1882
FROM THE ABOVE NAMED George Anderson
TO James Milshere of the County of Cumberland
Sec 1 and 2 of the Land above described
PRODUCED & ENTERED 1st September 1882
AT 11 o'clock IN THE AM NOON
By Registrar General

CERTIFICATE OF TITLE



00526020

(C)

New South Wales.

[Reference to last Certificate]

[Vol. 130 Folio 200]
[266 42]



REGISTER BOOK

VOL. 526 Folio 20

CANCELLED

George Anderson of the City of Sydney, Sedman Transferor under Instrument of Transfer from William Clarke numbered 46370 is now the proprietor of an estate in the simple subject nevertheless to the excavations and conditions, if any contained in the grant herein referred to and also subject to such encumbrances, liens and interests, as are notified herein in those pieces of land situated at Redmire in the Parish of Concord and County of Cumberland containing thirty six and a quarter perches or thereabouts being Lot 3 and thirty and three quarters perches or thereabouts being Lot 33 of Section 1 and One acre, one rood or thereabouts being Lots 14, 15, 30, 31, 32 and 33 of Section 2, on a plan deposited in the Land Titles Office Sydney, numbered 581, as shown on the plan herein, and thereon edged red being part of five hundred and seventy acres, delineated in the Public Map of the said Parish, deposited in the Office of the Surveyor General, originally granted to James Milne by Crown Grant dated the first day of January, One thousand eight hundred and two.

In witness whereof, I have hereunto signed my name and affixed my Seal, this 2nd day of April one thousand eight hundred and eighty, 1881.

Signed the 2nd day of April 1881.
In the presence of

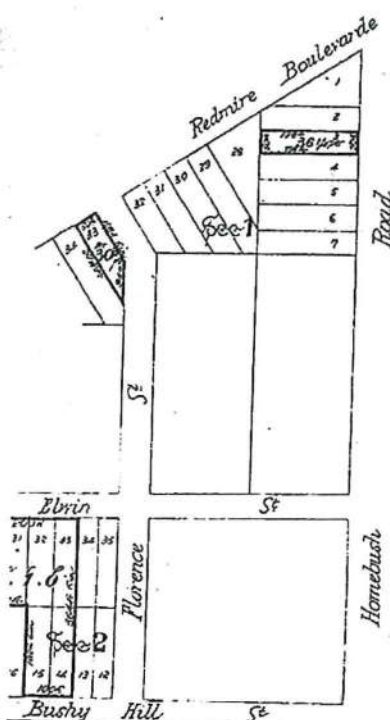
Henry J. Moore

James Milne

Registrar General



NOTIFICATION REFERRED TO.



Nº 756 Town of Ulterior dated 17 February 1881
FROM THE above NAMED *George Anderson*
TO *James Milne*
PRODUCED & ENTERED: 23rd May 1881 AT 10 O'CLOCK IN THE AM NOON
DEP REG. GEN.

Nº 13488 TRANSFER DATED 17 February 1881
FROM THE above NAMED *George Anderson*
TO *James Milne*
PRODUCED & ENTERED: 23rd May 1881 AT 10 O'CLOCK IN THE AM NOON
DEP REG. GEN.

1881

Consolidated and Certificate of Title issued Vol. 5611
Pg. 39th of 400 (400)
[Signature]
Dep. Reg. Genl.

10/10/13
10/10/13

CERTIFICATE OF TITLE.

(C.)

New South Wales.

(No. of Book, Page & Volume)

[App. No. 1439
[Reference to last certificate
[Vol. 511 Folio 77
161 16
161 16



REGISTER BOOK,

Vol. 2994 Fol. 250

Fredrick Gray Ford, Merchant, London, as to part under instrument of transfer from Robert James M. 1872
and hereof as to the part under instrument of transfer from Mrs. Gray Savers, 1878, as per the papers
as set out in the margin

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such
encumbrances, liens, and interests as are notified hereon, in that piece of land situated
in the Municipality of *St. George*, Parish of *St. George*, and County of *York*,
containing in acres
as shown on the Plan hereon and therein edged red, being part of the 32 to 36 acres of *St. George*
on a Plan deposited in the Land Titles Office, Sydney, No. 141 and being also part of the *St. George* and *St. George* (St. George 1872 of Book)
delineated in the Public Map of the said parish in the Department of Lands originally granted to James Mithell by the Crown
as set out in the margin

In witness whereof, I have hereunto signed my name and affixed my Seal, this *Twenty-ninth* day of
November, one thousand nine hundred and *1914*

Signed in the presence of

Robert James M.

Registrar General



NOTIFICATION REFERRED TO.

No. 8 1439. APPLICATION BY TRANSMISSION
James Mithell of London, as to part under instrument of transfer from Robert James M. 1872
and hereof as to the part under instrument of transfer from Mrs. Gray Savers, 1878, as per the papers
as set out in the margin

Produced by the Land within described in pursuance of the above
Application. Produced *20th* 1914 and
entered *21st* 1914

at *10* o'clock in the *after* noon.
Robert James M.
REGISTRAR GENERAL

No. 8 1439. OAVEAT dated *20th* 1914
by the Registrar General. Produced and entered
21st 1914

at *10* o'clock in the *after* noon.
Robert James M.
REGISTRAR GENERAL

SEC 2
31 32 33 34 35
16 15 14 13 12
Florence St

Scale - 80k to one inch.

B49289

491696

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CERTIFICATE OF TITLE.



(C)

New South Wales.

CANCELLED R
Scout Tenancy

[Reference to last Certificate]

Vol. LXX Folio 116



REGISTER BOOK

Vol. CXXX Folio 200

John James Howell of Barrera, and *Robert*
Edward Hall of the Oaks, Graziers, Transferees under Instrument
of Transfer from *Stephen Briggs* numbered 6952, are now the proprietors
of an Estate in the County of *Bedford*, Subject nevertheless to the reservations
if any, contained in the Grant hereafter referred to: and also subject
to such encumbrances, liens and interests as are notified herein as
that piece of Land situated at *Bedford* in the Parish
of *Bedford* and County of *Bedford*, containing *Eleven Acres and*
Twenty Perches or thereabouts as shown on the plan hereon and thereon
adjoined, being Lot 2, on a plan deposited in the Land Titles
Office Sydney numbered 35, and part of Five hundred and Seventy acres
situated in the public Map of the said Parish deposited in the Office
of the Surveyor General originally granted to *James Milne* by Crown Grant
dated the first day of January One thousand eight hundred and ten.

In witness whereof, I have hereunto signed my name and affixed my Seal, this *Twenty Seventh* day of

December One thousand eight hundred and seventy-one.

Signed the *27th* day of *December* 1871
in the presence of

J. W. Chyrdon

A. J. Marshall
Registrar General.



NOTIFICATION REFERRED TO.

27/36 Notice is hereby given that the
above named John James Howell
is now the sole Proprietor of the
above piece of Land dated 27th March 1871 at
Bedford

J. POTTS

14 . 1 . 16
11 . 0 . 30
9 . 1 . 22
HOMELEIGH RD

Section 8 Clause 10 of Deed

N^o 27736 MORTGAGE DATED *16 March 1875*
FROM the above named *John James Howell*
Alfred Stephen of Sydney, Esquire
TO *James Milne*
Bearing 16 Acres, 10 Roods and 10 Perches
27th March 1875
Use Reg. Gen.

DISCHARGE OF THE within MORTGAGE N^o 27736
DATED *16 Sept 1875*
BY *James Milne*
O'Clock *four* PM 1875
CERTIFICENT

13

NO. 4689 MORTGAGE DATED 26th Oct. 1878
FROM THE WITHIN NAMED James Howard
TO John Thomas Heale
Said to be the owner of the land described
PRODUCED & ENTERED 11th Dec. 1878 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

NO. 46870 TRANSFER DATED 2nd March 1882
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 9th March 1882 AT
10 O'CLOCK IN the after noon
G. M. Heale Dep Recd Genl

NO. 46878 TRANSFER DATED 2nd May 1879
FROM THE WITHIN NAMED James Howard
TO William Clarke
Said to be the owner of the land described
PRODUCED & ENTERED 30th May 1879 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

Cancelled as regards the land in Thomas
No 45773 & Vol 578 Folio 117.
45724 : 524 : 200 X
46284 : 524 : 121.
46370 : 526 : 20.

G. M. Heale

NO. 4689 MORTGAGE DATED 16th June 1879
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 16th June 1879 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

NO. 45778 TRANSFER DATED 13th June 1881
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 13th June 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

DISCHARGE OF THE above MORTGAGE NO. 31689
DATED 19th November 1881
PRODUCED & ENTERED 19th November 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

NO. 45779 TRANSFER DATED 13th June 1881
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 13th June 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

DISCHARGE OF THE above MORTGAGE NO. 31689
DATED 19th November 1881
PRODUCED & ENTERED 19th November 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

338
G. M. Heale

NO. 45778 TRANSFER DATED 13th June 1881
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 13th June 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

338
G. M. Heale

NO. 45773 TRANSFER DATED 14th December 1880
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 14th December 1880 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

NO. 45774 TRANSFER DATED 10th August 1881
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 10th August 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

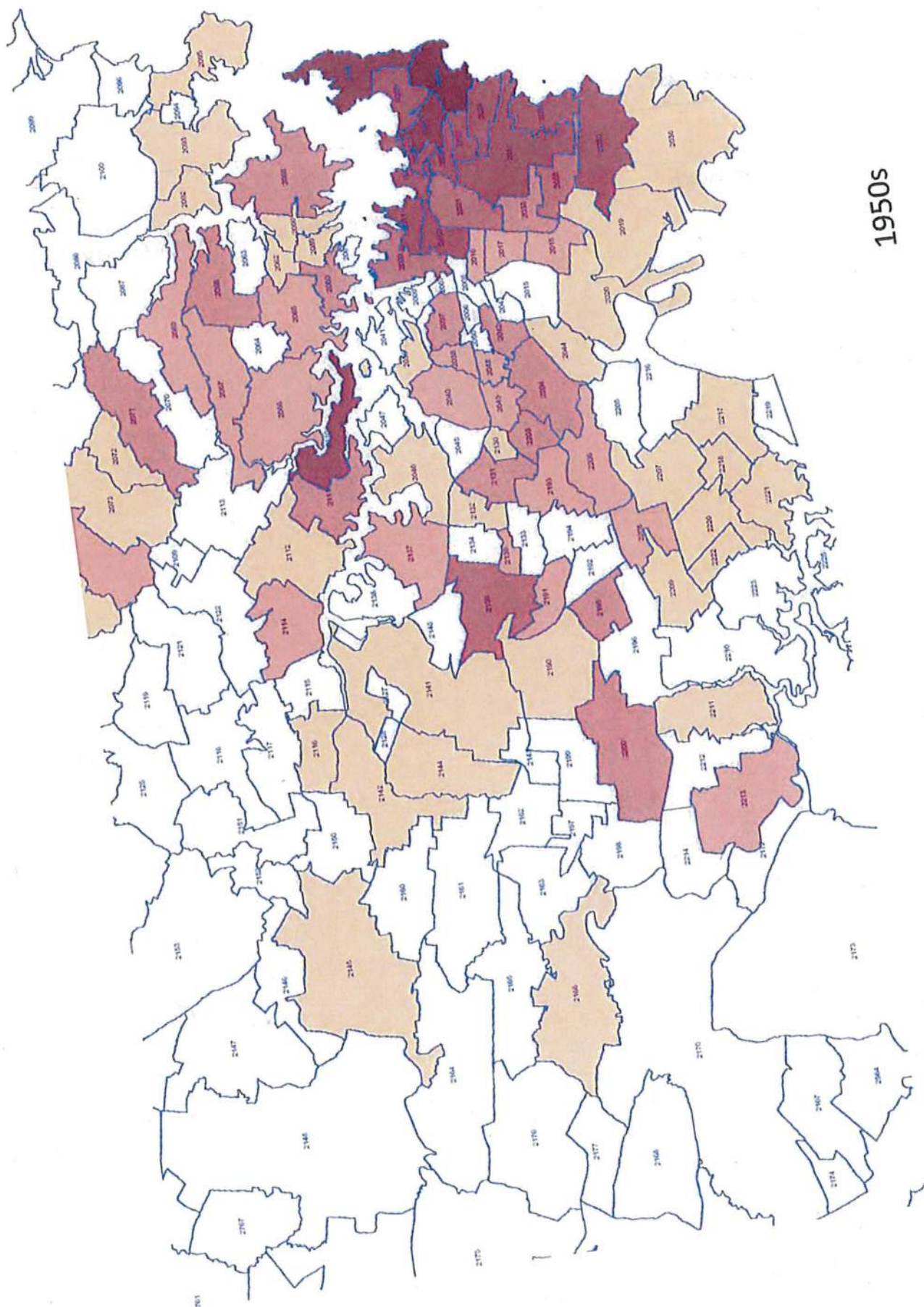
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FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 13th June 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

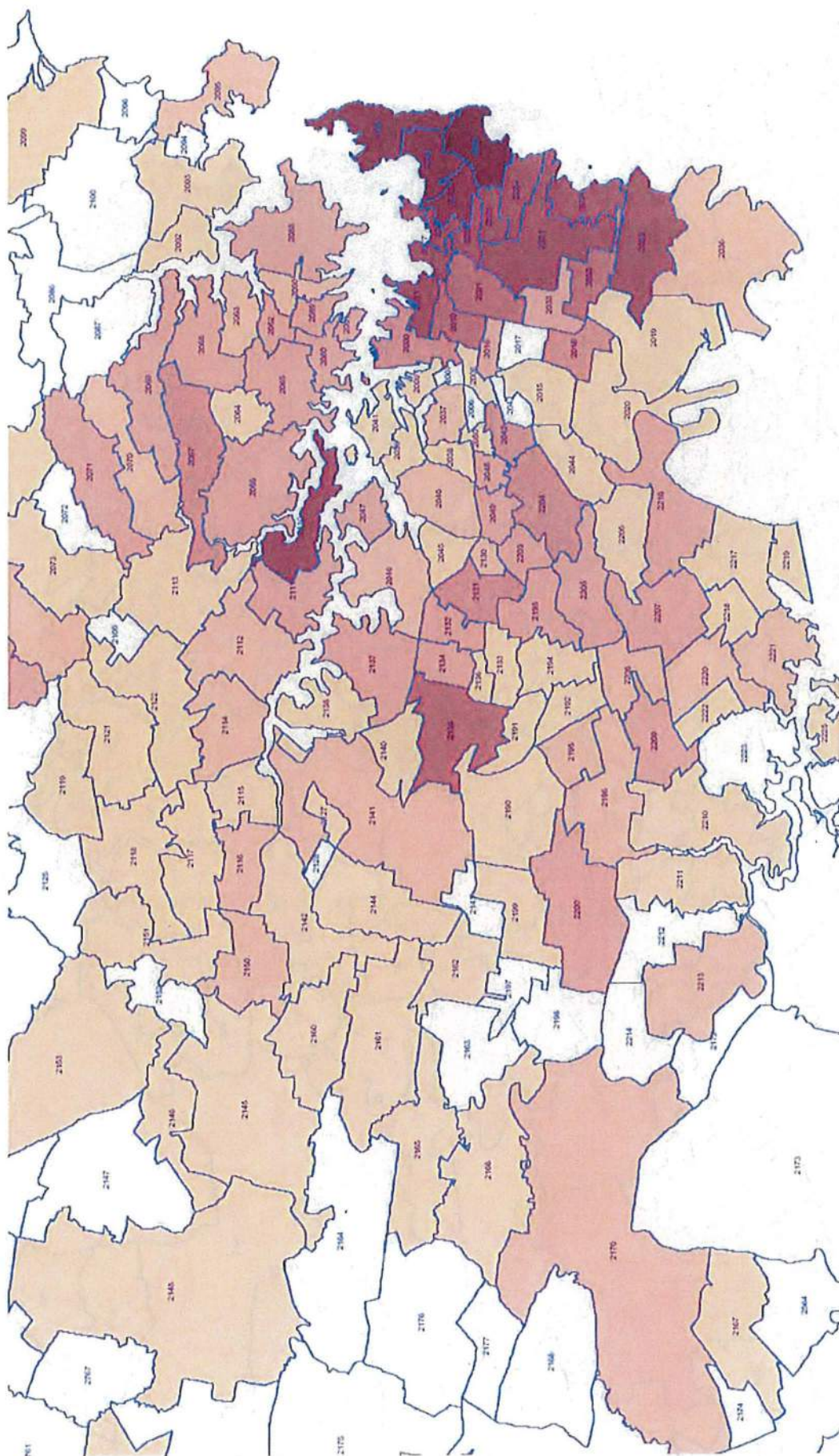
338
G. M. Heale

NO. 45774 TRANSFER DATED 10th August 1881
FROM THE WITHIN NAMED William Clarke
TO George Howard
Said to be the owner of the land described
PRODUCED & ENTERED 10th August 1881 AT
10 O'CLOCK IN THE fore noon
G. M. Heale Dep Recd Genl

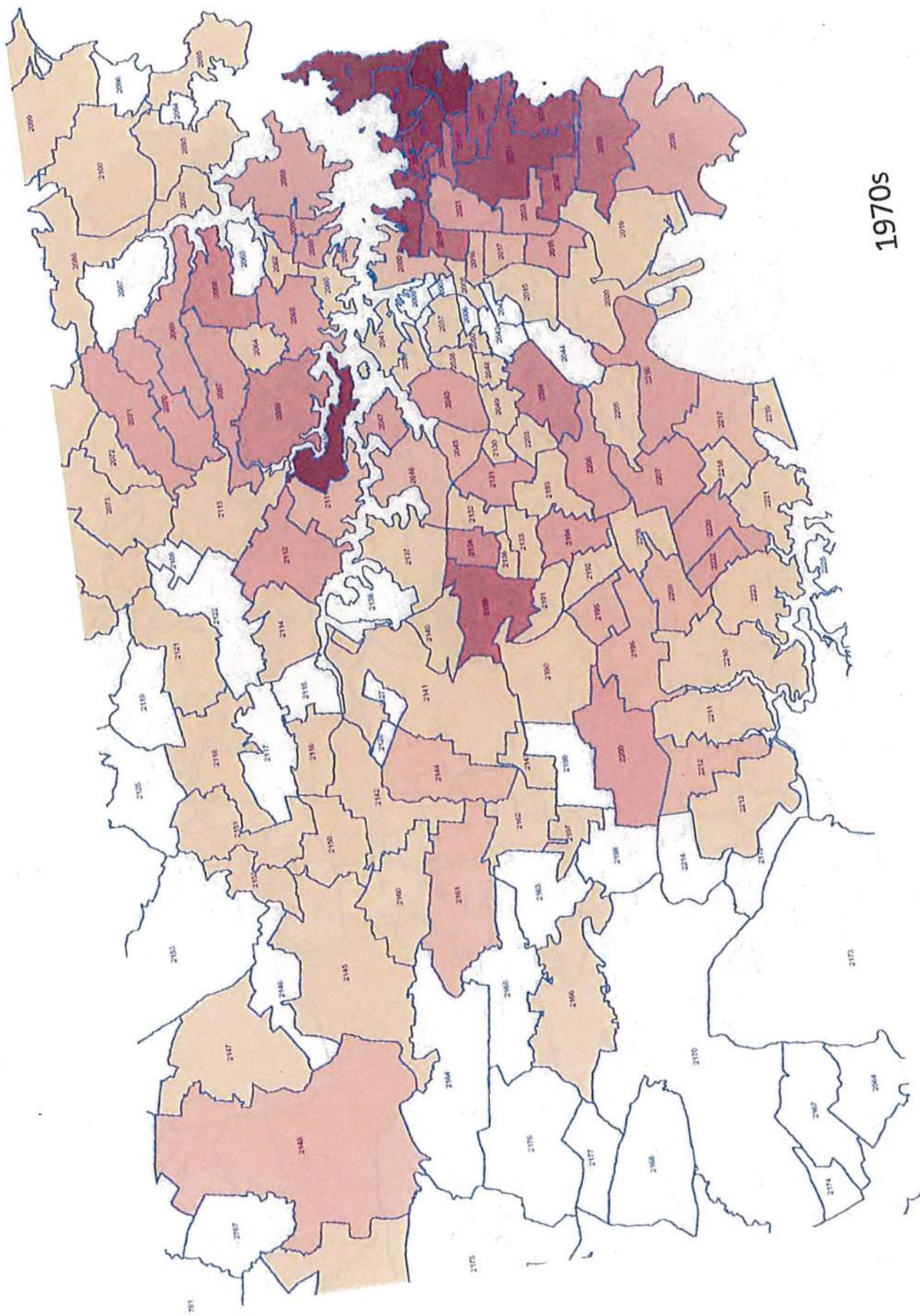
APPENDIX D

GARY LUKE, MAPPING OF JEWISH BURIALS IN SYDNEY BY POSTCODE, 1950'S- 2000'S

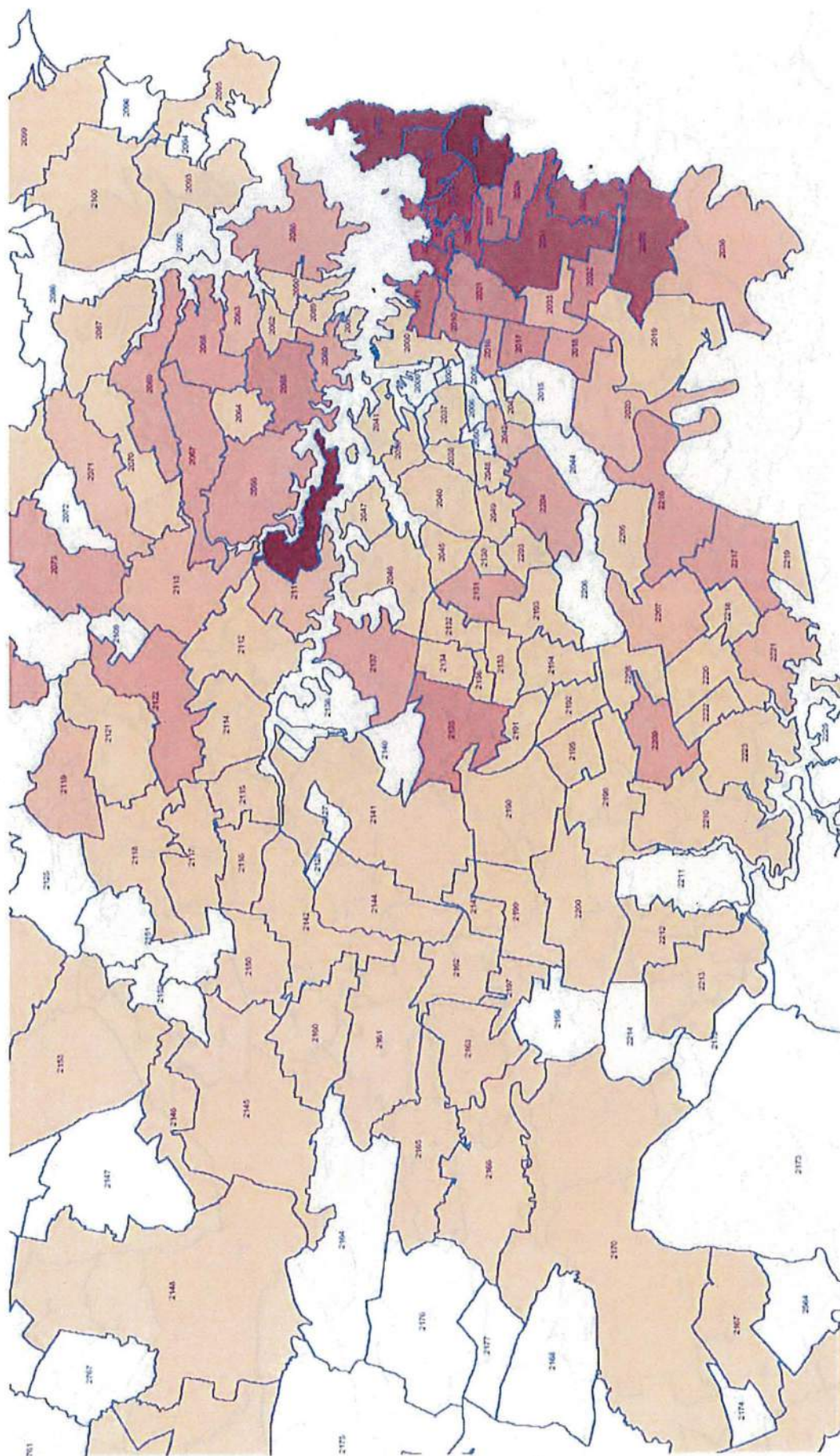




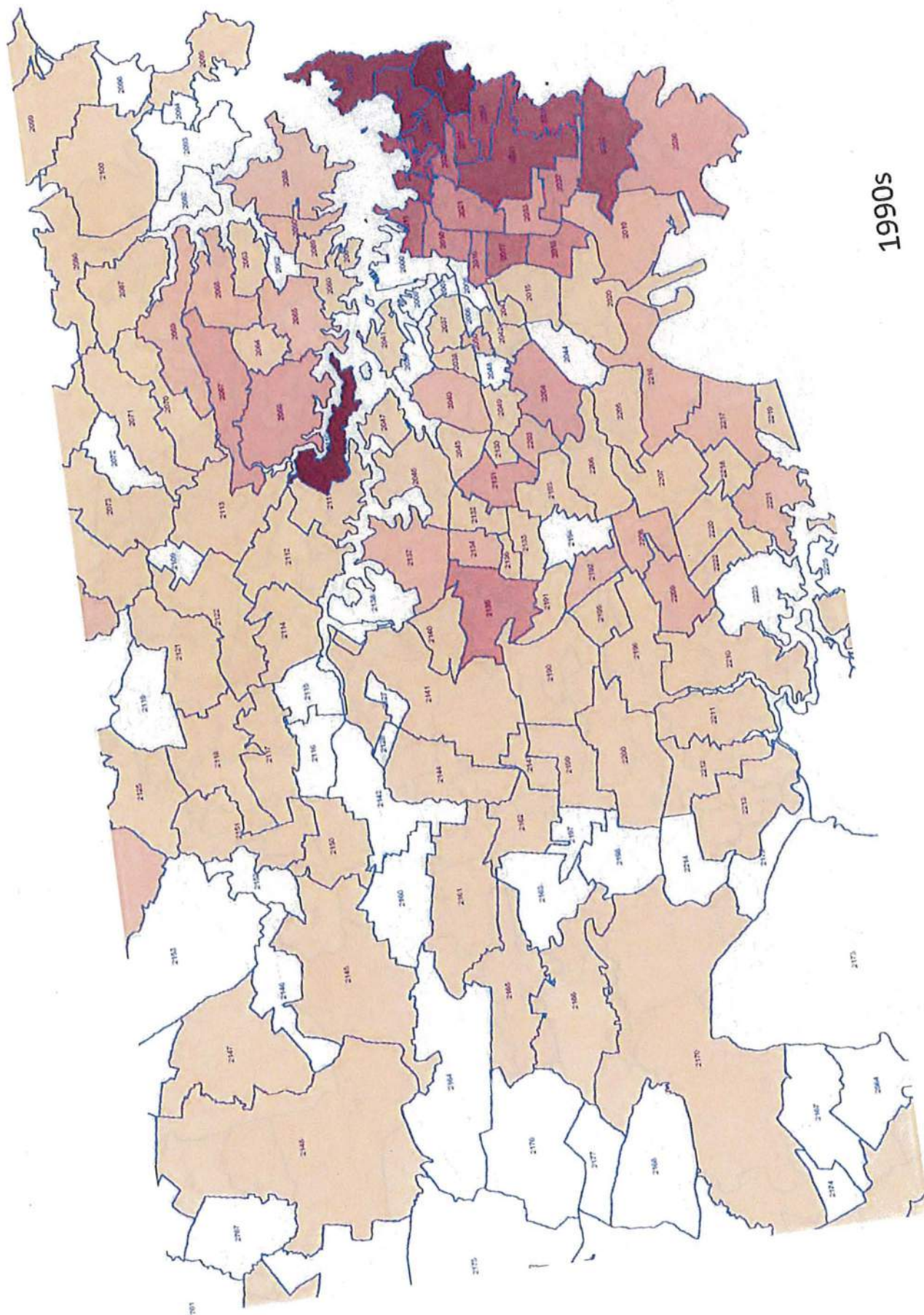
1960s



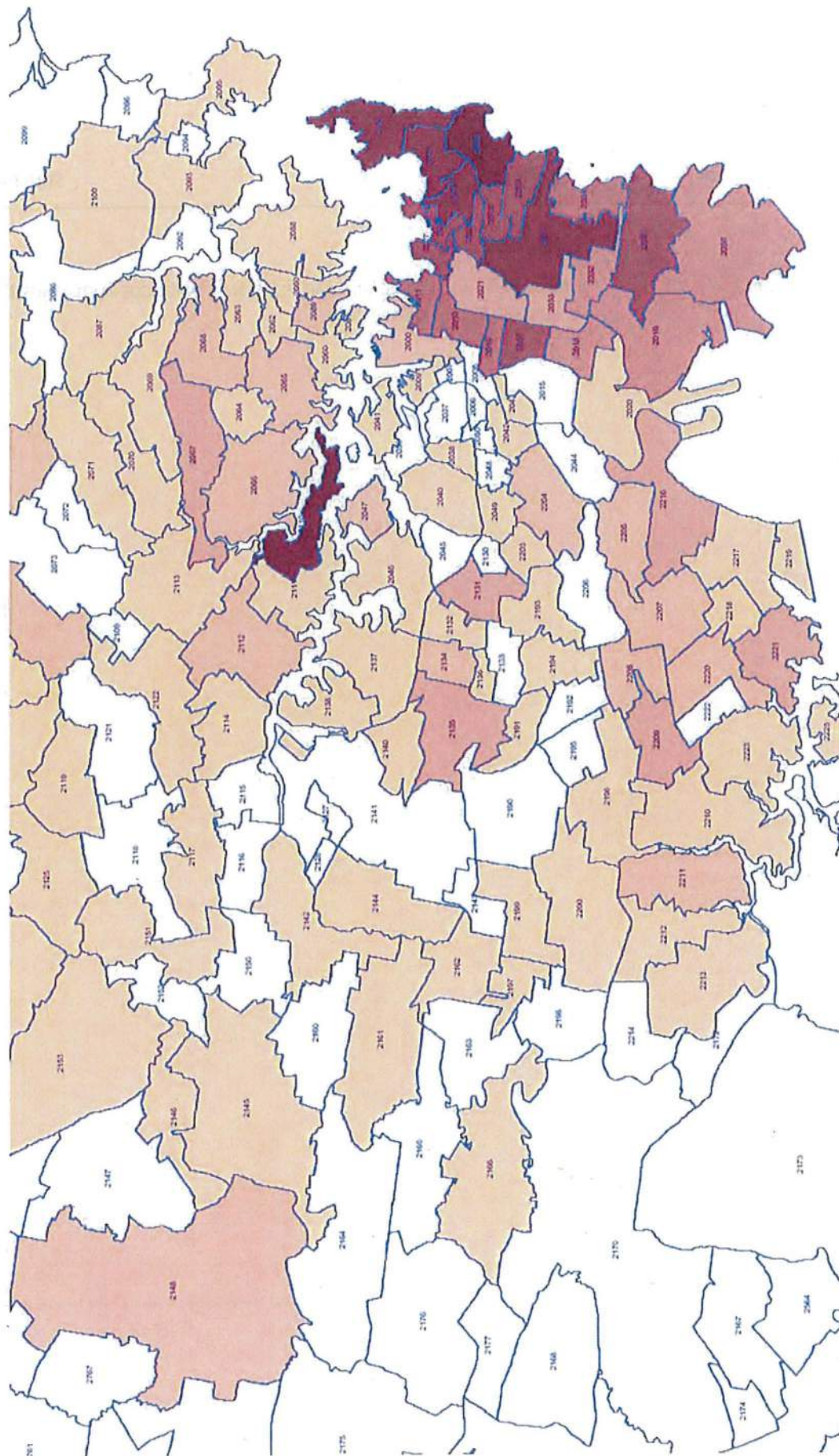
1970s



1980s



1990s



2000s

APPENDIX E

'TO SAVE THE HOLOCAUST AND WAR MEMORIAL SYNAGOGUE IN STRATHFIELD'
JOSEPH DE VARDA, 06.08.2013

Information in support of heritage listing provided by Joseph de Varda, Chairman Human Rights Foundation, 06 August 2013.

**"To save the Holocaust and War Memorial Synagogue
in Strathfield**

The Holocaust and War Memorial Synagogue in Strathfield was founded by a group of Holocaust survivors and was opened to the worshippers in 1958. This Synagogue was built with the aim of providing a commemorative place for the souls of those victims who perished in the Holocaust and the two World Wars without having a burial place. This Synagogue was established to honour and pray for the victims of the Holocaust, an event of historical importance.

There are hundreds of commemorative plaques on the walls identifying the victims by name and the camp where they perished for future generations to witness and never forget which makes this Synagogue unique in the world. The two lights above the memorial plaques of the victims' names are perpetually lit in the Synagogue in memory of their souls. Members of the Congregation contributed funds to keep the memory of those relatives and friends who perished during the Holocaust and the two World Wars.

There are numerous reasons for nominating this Holocaust and War Memorial Synagogue for listing as a heritage listed property. It is considered a shrine of spiritual, cultural and historical significance not only to the Jewish community but to the public to learn from past history.

Six trees were planted in the garden of the Synagogue representing one million innocent souls of victims per tree to promote Holocaust awareness and the sanctity of human life.

The building was erected with the help of a grant from the Conference of Jewish material claims against Germany.

The Synagogue must be preserved for its local heritage significance because families and relatives of those victims who perished dedicated their time and donated funds believing the Synagogue will be standing in perpetuity with its hundreds of commemorative plaques.

This Synagogue is unique in the world because it distinguishes itself from other Holocaust Museums. It was especially built to honour and pray for the victims who perished in the Holocaust.

It is the first time in Australian history that a Holocaust and War Memorial Synagogue has been forcibly closed by a self-appointed Board who did not hold an Annual General Meeting for 16 years and therefore they are not entitled to hold the position of directors and transact any business. They made the decision to dismiss the Rabbi and close the Synagogue without consulting the members.

The members ran a paper Petition under the heading "Save the Holocaust and War Memorial Synagogue in Strathfield" and received overwhelming responses from all denominations including Christians, Muslims, Jews, Buddhists, Bahais etc. We are proud to announce that we collected over 12,000 signatures in person. **The community has already spoken out for its preservation. Many have requested to place the names of their relatives and friends on the walls of the Synagogue.**

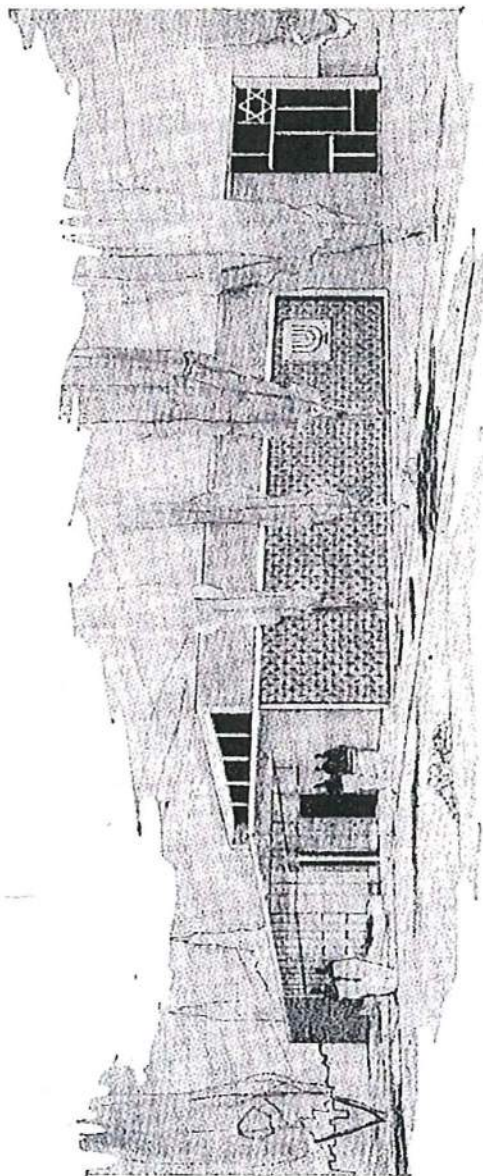
Those signatories wanted to preserve and protect the Synagogue for the worshippers to pray for the souls of those innocent victims and those killed in duty while serving in the two World Wars.

The NSW government has introduced the subject "Holocaust" part of the curriculum for senior school and we believe the rabbinical scholars will participate in the teaching programs from the Strathfield Synagogue. "

APPENDIX F

CONSECRATION OF THE STRATHFIELD WAR MEMORIAL SYNAGOGUE,
SEPTEMBER 27 1959, AJHS

ק"כ שער' ציון



CONSECRATION

Of The

STRATHFIELD WAR MEMORIAL SYNAGOGUE

19 FLORENCE ST., STRATHFIELD

N.S.W., AUSTRALIA

ON SUNDAY, SEPTEMBER 27, 1959 — 24th ELLUL, 5719

A Message from our late Minister Rev. L. Goran

Today we look back on the years when the thought of building a Memorial Synagogue was a vague expression of hope, mingled with frustration and doubt.

In the first year, when the Solemn Days Services were held at the Strathfield Town Hall, I took as the subject of my New Year Message a quotation from Samuel I.III.V.3-4 "And ere the lamp of God went out in the Temple of the Lord", stressing how the lights of Judaism had in our own day been forcibly and cruelly quenched by a brutal foe of humanity, as well as the lives of millions of our kin. I appealed then to the women of the Congregation to emulate the deed of Hanna, and to the men that of Samuel, for these two had rekindled the light of Judaism more brilliantly than their predecessors, in those days when 'the word of the Lord was precious'.

I am proud to state that my words have not been misunderstood, and that my vague hopes have become a reality. My confidence in the men and

women of the Strathfield Hebrew Congregation has never wavered and I have now implicit faith that we will receive every material help from our co-religionists of the Sydney Community, as well as the sister Congregations, to work in unity and harmony and reciprocal amiability.

As for our own new building, it is to my mind a fitting memorial to an unsurpassed national tragedy. The Synagogue itself is an edifice of beauty and simplicity, modern in its construction. I am overjoyed that in this interior will resound the prayers of our old traditions. By the Consecration of this Synagogue today, we lay the foundations for spiritual security for the youth of this district. Let us then consecrate and dedicate ourselves also, with renewed vigour and endeavour in the approaching New Year, to the welfare of the Jewish Community.

I conclude with the prayer:

"O powerful and Holy Being, in thine abounding goodness, lead thy congregation."

L. GORAN

Message from the CHIEF RABBI *of the British Commonwealth*

I send my blessings and congratulations on the occasion of the Opening of the Strathfield and District Synagogue.

I was particularly touched to learn that the Synagogue is intended as a Memorial to the gallant men of our faith who fell in the Great War, as well as to the six million of our co-religionists who fell victims to Nazi tyranny. It is not only the exterior of the building which will indicate our consciousness of those whom we commemorate. It is the manner in which those who worship within its walls realise the ideals and fulfil the demands of our faith to which the martyrs whom we mourn were steadfast in their lives and at their death.

I trust therefore that the new Synagogue which is associated with memories stirring our deepest emotions will become the focus of the religious, cultural and social life of its members, old and young. May the Almighty establish the work of your hands.

ISRAEL BRODIE
Chief Rabbi.

Message from Dr. I. PORUSH

The enrichment in numbers and values of Sydney Jewry is most encouragingly manifest in the formation of new Congregations and Hebrew Schools.

Like several other congregations, Strathfield which characteristically started as a centre for the religious instruction of the children, has grown from small beginnings into a virile, enterprising component of our Religious Community, and its progress has been marked all along by the wonderful spirit of devotion and service which its leaders and workers have so constantly shown.

And now we are privileged to witness the fulfilment of a great vision in the consecration of a fine edifice dedicated to Worship and the Teaching of Judaism, which, we fervently pray, will become a fountain of inspiration and a religious, cultural and social Home to young and old alike.

The opening of the new Synagogue and Community Centre is an occasion of joy and satisfaction not only to its members but to all Jewry, in whose name I humbly bring you greetings and blessings:

"That our hearts be perfect with the Lord our God, to walk in His statutes and to keep His commandments as at this day".

ISRAEL PORUSH

A Message from the PRESIDENT

In September, 1953, your Board on behalf of the congregation, envisaged the Strathfield War Memorial Synagogue.

To-day, six years later, it is a reality.

Therefore, this message is a simple note of gratitude to the people responsible — the Jewish Community.

A community working for six years to build a Synagogue deserves a greater reward than a note of thanks.

The reward for this Community is the Synagogue itself.

PHILLIP R. GORAN

President.

SYNAGOGUE MEMBERS

Mr. A. ABRAHAMS
Mrs. A. ABRAHAMS
Mr. A. ADLER
Mrs. A. ADLER
Mr. K. ADLER
Mrs. K. ADLER
Mr. S. AIZIC
Mrs. S. AIZIC

Mr. A. BANDI
Mrs. A. BANDI
Mr. S. BAXT
Mrs. S. BAXT
Mr. K. BECK
Mrs. K. BECK
Mr. W. BIBER
Mrs. W. BIBER
Mrs. K. BILLIG
Mr. E. BLACKMAN
Mrs. E. BLACKMAN
Mr. L. BLUMENTHAL
Mrs. L. BLUMENTHAL
Mr. J. BLUMENTHAL
Mrs. J. BLUMENTHAL
Mr. L. BREM
Mrs. L. BREM
Mrs. L. BERNSTEIN

Mr. L. CHILLUG
Mrs. L. CHILLUG
Mr. J. COHEN
Mrs. J. COHEN
Mr. F. COLLINS
Mrs. F. COLLINS
Mr. L. CONWAY
Mrs. L. CONWAY
Mr. N. COWAN
Mrs. N. COWAN

Mr. E. DAHL
Mrs. E. DAHL
Mr. E. DESIATNIK
Mrs. E. DESIATNIK
Mr. E. DEUTSCH
Mrs. E. DEUTSCH

Mr. S. FAUL
Mrs. S. FAUL
Mrs. L. FELDHEIM
Mr. G. FELDHEIM
Mr. S. FELDHEIM
Mr. R. FELDMAN
Mrs. R. FELDMAN
Mr. M. FERRIS
Mrs. M. FERRIS
Mr. J. FISHER
Mrs. J. FISHER
Mr. E. FITCHMAN
Mrs. E. FITCHMAN
Mr. W. FLACHS
Mrs. W. FLACHS

Mr. H. FRANKEL
Mrs. H. FRANKEL

Mr. A. B. GOLDMAN
Mrs. A. B. GOLDMAN
Mrs. C. GORAN
Mr. M. GORAN
Mrs. M. GORAN
Mr. P. GORAN
Mrs. P. GORAN
Mrs. J. GWYNNE

Mr. E. HABER
Mrs. E. HABER
Mrs. M. HART
Miss D. HART
Mr. N. HARTMAN
Mrs. N. HARTMAN
Mr. M. HARRIS
Mrs. M. HARRIS
Mr. E. HILLER
Mrs. E. HILLER
Mr. W. HIRSCH
Mr. L. HOROWITZ
Mrs. L. HOROWITZ
Mr. D. HYMAN
Mrs. D. HYMAN
Mr. LES HYMAN
Mrs. LES HYMAN
Mr. LEWIS HYMAN
Mrs. LEWIS HYMAN
Mr. M. HYMAN
Mrs. M. HYMAN

Mrs. L. KITCHENER
Mr. S. H. KOLTS
Mrs. S. H. KOLTS
Mr. J. KRAMER
Mrs. J. KRAMER

Mr. A. LAMPL
Mrs. A. LAMPL
Mr. S. LEVETT
Mrs. S. LEVETT
Mr. S. LEVIS
Mrs. S. LEVIS
Mr. L. A. LEVY
Mrs. L. A. LEVY
Mr. J. LEWIS
Mrs. J. LEWIS
Mr. H. LIPPEY
Mrs. H. LIPPEY
Mrs. E. LIPSCHUTZ
Mr. A. LOWS
Mrs. A. LOWE
Mr. H. LOWE
Mrs. H. LOWE
Mr. S. MANE

Mrs. S. MANE
Mr. A. MARKS
Mrs. A. MARKS
Mr. L. MEYER
Mrs. L. MEYER
Miss S. MEYER
Miss E. MEYER
Mr. H. D. MEINRATH
Mrs. H. D. MEINRATH

Mr. E. NAGEL
Mrs. E. NAGEL
Mr. L. NEUMANN
Mrs. L. NEUMANN
Mr. P. NEW
Mrs. P. NEW

Mr. D. E. PAUL
Mrs. D. E. PAUL
Mr. L. PENN
Mrs. L. PENN
Mrs. M. PENN
Mr. J. PHILLIPS
Mrs. J. PHILLIPS
Mr. A. POLITZER

Mr. H. RISCHIN
Mrs. H. RISCHIN
Mr. P. ROSENBERG
Mrs. P. ROSENBERG
Mr. D. ROTTENSTEIN
Mrs. D. ROTTENSTEIN

Mr. R. SCHNITZER
Mrs. R. SCHNITZER
Mr. A. SCHREIBER
Mrs. A. SCHREIBER
Mr. S. SEKEL
Mrs. S. SEKEL
Mr. A. SHAW
Mrs. A. SHAW
Mr. N. SIEFF
Mrs. N. SIEFF
Mr. N. SIMON
Mrs. N. SIMON
Mr. D. H. SMITH
Mrs. D. H. SMITH
Mr. S. SMITH
Mrs. S. SMITH
Mr. A. SONNENSCHNEIN
Mrs. A. SONNENSCHNEIN
Mr. A. SPATZ
Mrs. A. SPATZ
Mr. K. STEEN
Mrs. K. STEEN
Mr. L. STEINER
Mrs. L. STEINER
Mr. S. STERN

Mrs. S. STERN
Mr. R. STIEL
Mrs. R. STIEL

Mr. E. TAUS
Mrs. E. TAUS
Mr. B. TRACHTENBERG
Mrs. B. TRACHTENBERG
Dr. M. TUREK
Mrs. M. TUREK

Dr. Z. WECHSLER
Dr. E. WECHSLER
Mr. H. WEINSTOCK
Mrs. H. WEINSTOCK
Mrs. N. WEINSTOCK
Mr. M. WEISS
Mrs. M. WEISS

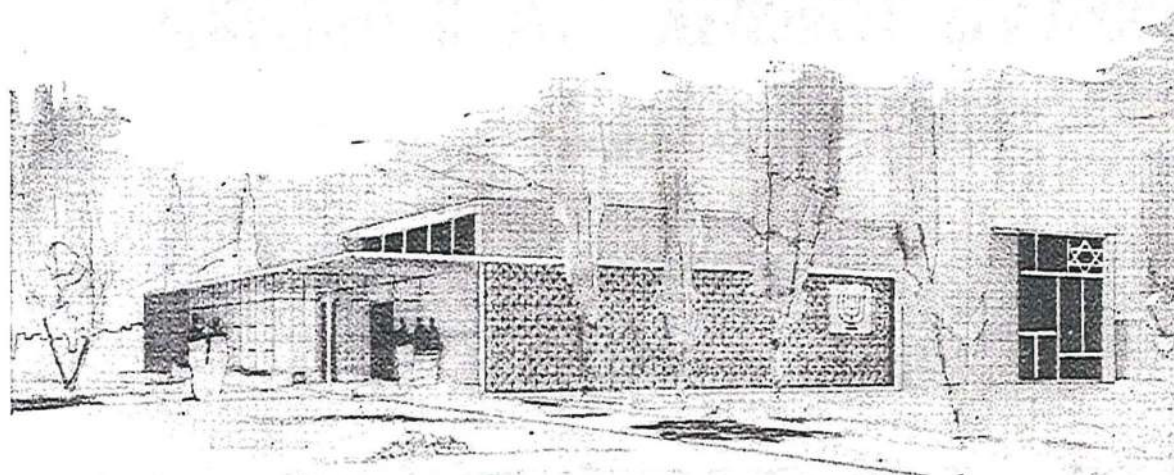
Mr. M. ZAMEL
Mrs. M. ZAMEL
Dr. E. ZIEGLER
Mrs. E. ZIEGLER
Mr. E. ZINNER
Mrs. E. ZINNER
Mr. S. ZWEIG
Mrs. S. ZWEIG
Mrs. L. ZWEIG

SEATHOLDERS (JUNIOR)

Mr. NEIL ABRAHAMS
Miss BERYL ABRAHAMS
Mr. DAVID BREM
Miss DIANA BREM
Miss ELLEN COHEN
Master DAVID CONWAY
Master GEOFFREY CONWAY
Mr. JOHN FLACHS
Mr. PETER GOLDMAN
Mr. THOMAS GOLDMAN
Master J. GWYNNE
Master RODNEY HYMAN
Master STANTON HYMAN
Mr. THOMAS KRAMER
Mr. ANTHONY LIPPEY
Mr. ERIC LIPPEY
Mr. EDWARD NEUMANN
Mr. ARTHUR NEUMANN
Master IAN PENN
Mr. KEVIN SEKEL
Miss RENE SHAW
Miss BEVERLEY SHAW
Miss SHARON TOISTER
Mr. GEOFFREY TOISTER
Mr. ALFRED WILLIAM WECHSLER
Mr. ROBERT MICHAEL WECHSLER

ק"מ שערי ציון

STRATHFIELD WAR MEMORIAL SYNAGOGUE



OPENED AND CONSECRATED SEPTEMBER 27, 1959

J. P. CORDUKES PTY. LTD.

9 Parramatta Road

Concord

Builders of the

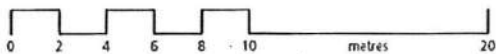
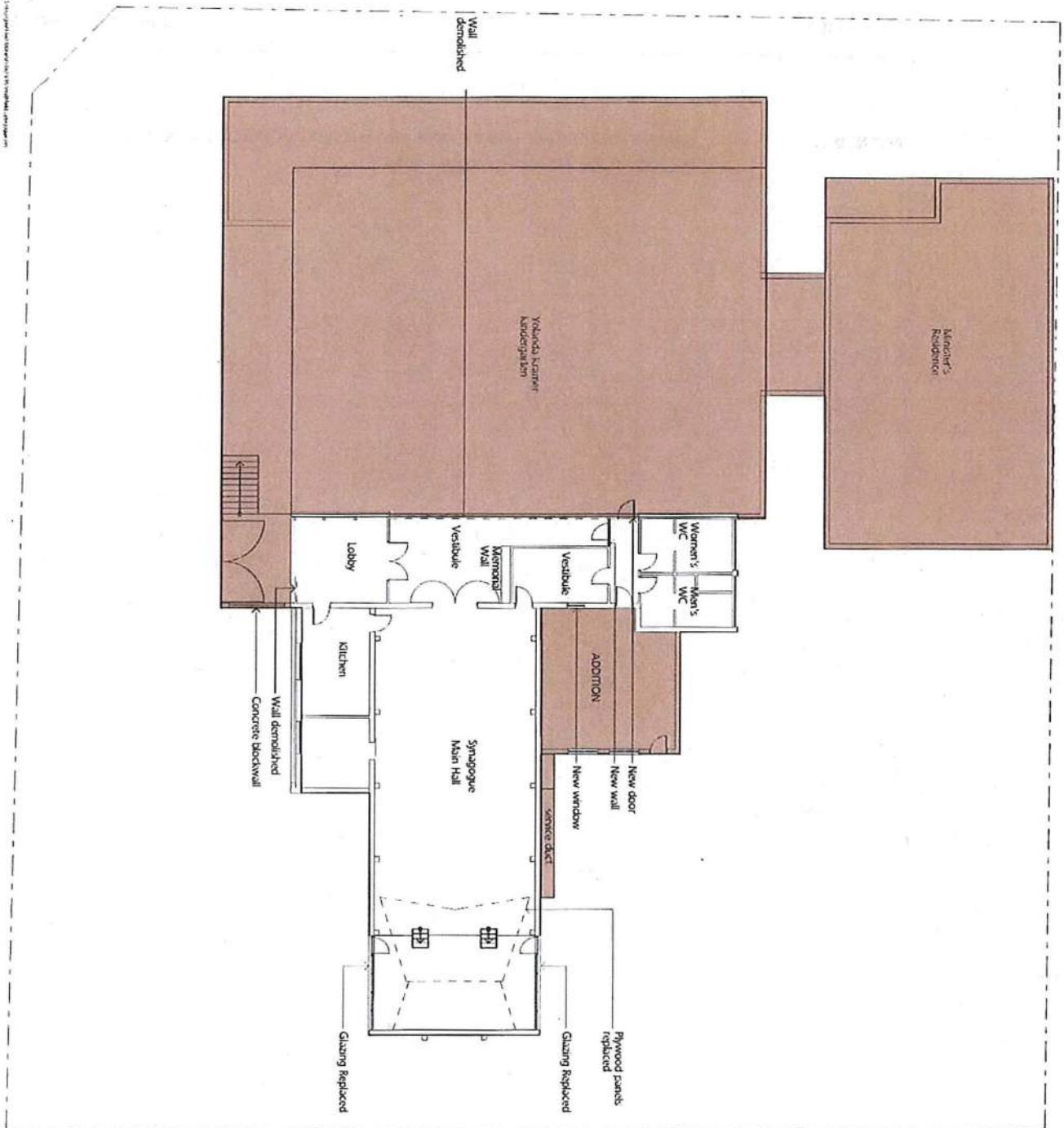
STRATHFIELD WAR MEMORIAL SYNAGOGUE

Congratulate the Strathfield & District Hebrew Congregation on the
Consecration of the new Synagogue

APPENDIX G

GRADING OF HERITAGE SIGNIFICANCE AND BUILDING MODIFICATION PLANS,
ARCHITECTURAL PROJECTS, AUGUST 2013

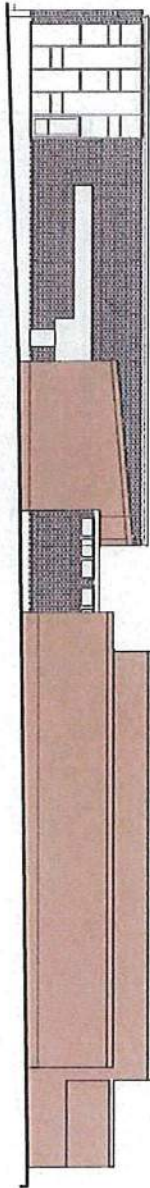
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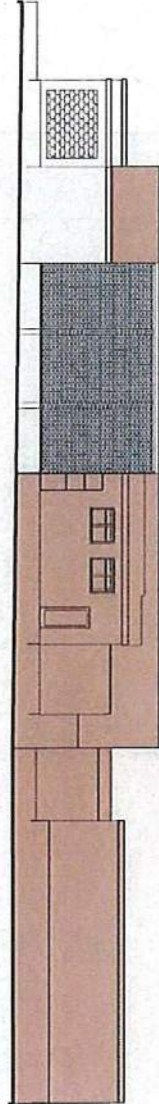
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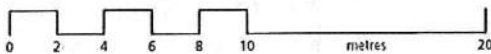
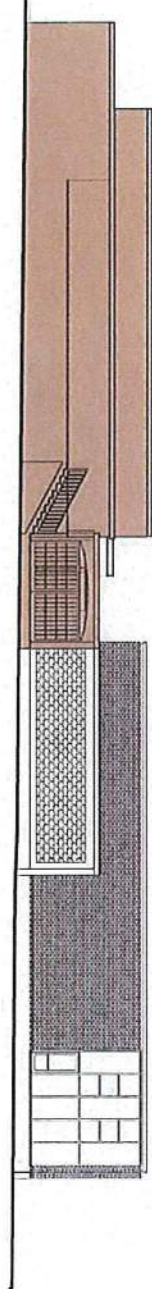
03 North Elevation

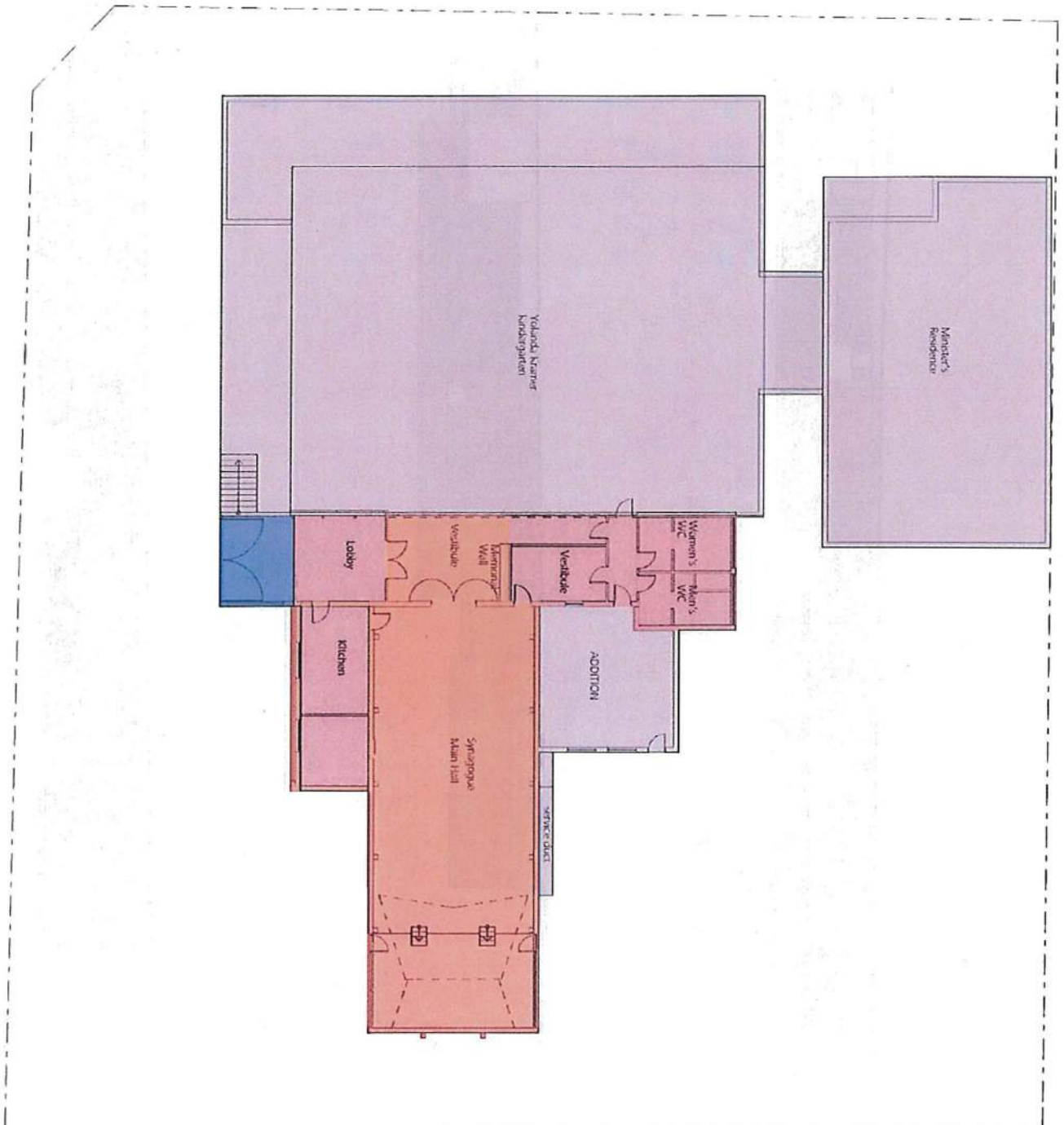


02 East Elevation

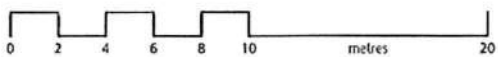


01 South Elevation





- Legend**
- A - Exceptional
 - B - High
 - C - Moderate
 - D - Little
 - C/D - Moderate / Little
 - E - Intuitive



APPENDIX H

POST WAR SYNAGOGUES AND JEWISH CULTURAL FACILITIES

Name of Synagogue and Location	Architect (dates)	Date of Building
Temple Emanuel Synagogue, 7 Ocean Street Woollahra	Samuel Lipson (1901 Leeds, UK-1996) and Peter Kaad (1989 Fiji-1967)	1941 [1939]
Chevra Kadisha, 172 Oxford Street, Woollahra	Samuel Lipson (1901 Leeds, UK-1996) and Peter Kaad (1989 Fiji-1967)	1949-1952 [1912]
Proposed Kindergarten for NSW BJE, Bellevue Hill	Samuel Lipson (1901 Leeds, UK-1996) and Peter Kaad (1989 Fiji-1967)	1950-1955
Manly Warringah	Unknown	(1952) (Unknown)
Parramatta Synagogue	Aaron Bolot (1900 Crimea-1989)	1953 (Unbuilt)
Yeshivah Synagogue, 36 Flood Street, Bondi	Unknown	1955/1956
Machzika Hatorah Congregation Inc, Roscoe Street Synagogue, 54 Roscoe Street, Bondi	Unknown	1955/1957
North Shore Synagogue, Treatts Road Lindfield	Hans Peter Oser (1913 Austria-1967)	1957
War Memorial Hall, Great Synagogue, Castlereagh St	Orwell Edward Phillips (-1997)	1957
Synagogue at Dover Heights	Neville Gruzman (1925 Sydney-2005)	1957-1958
South Head Synagogue, 666 Old South Head Road Rose Bay	Neville Gruzman (1925 Sydney-2005)	1957-1958 [1948/1950]
Strathfield Synagogue	Hans Peter Oser (1913 Austria-1967)	1958 [1939/1949]
Cremorne Synagogue, 12A Yeo St Neutral Bay	Hugh Buhrich (1911 Germany-2004)	1958 [1954/1956]
Central Synagogue and War Memorial, Bon Accord Avenue Bondi Junction	Samuel Lipson (1901 Leeds, UK-1996) and Peter Kaad (1989 Fiji-1967)	1959 [1912]
North Shore Temple Emanuel, 28 Chatswood Avenue, Chatswood	Unknown	1960
Bankstown Hebrew Synagogue	Harold Harry Smith (1913 New York-2008)	1960 (1913) (destroyed 1991)
Coogee Synagogue, 121 Brook Street, Coogee	Unknown	1960 (1952) (rebuilt 2006)
Sephardi Synagogue, Fletcher St Woollahra	Hugh Buhrich (1911 Germany-2004)	1961
Wolper Jewish Hospital, Woollahra	Harold Harry Smith (1913 New York-2008)	1961
NSW Association of Sephardi (The Sephardi 'Synagogue), 40 Fletcher Street, Woollahra	Unknown	1962 (1950)
National Council of Jewish Women, Woollahra	Harold Harry Smith (1913 New York-2008)	1963
Montefiore Home Synagogue, Hunters Hill	Aaron Bolot (1900 Crimea-1989)	1964
Kingsford Maroubra Synagogue, Anzac Parade	Hugh Buhrich (1911 Germany-2004)	1965 [1948]
Temple Emanuel Forecourt Building, Ocean Street, Woollahra	Aaron Bolot (1900 Crimea-1989)	1966 (1939-1941)

APPENDIX I

Strathfield Synagogue Heritage Listing Review
05 December 2013

Strathfield & District Hebrew Congregation
c/- Eddy Neumann Lawyers
Level 1, 255 Castlereagh Street
SYDNEY NSW 2000

Dear Sirs

Proposed Heritage Listing, Strathfield Synagogue 19 Florence Street, Strathfield Review of Consultant Recommendation

As instructed by Mr Eddy Neumann, we have now reviewed the Heritage Assessment of the Strathfield Synagogue, dated 13 September 2013, prepared by Architectural Projects on behalf of Strathfield Council. This report was reviewed by Council at the meeting of the Strathfield Council Liveable Neighbourhood Committee Meeting of 19 November 2013. Despite a recommendation from the Council Officers to commence the process for listing of the site as a heritage item, the meeting deferred its decision.

This response has been informed by written submissions provided by former members of the Strathfield Jewish community and Synagogue Congregation.

Strategic Review of the Heritage Assessment report

1. The Heritage Assessment has been undertaken by a well recognised heritage consultant and generally follows the accepted methodology for such projects. However, in Section 1.9, the report wrongly states that it was specifically prepared for the owners of the site. It was commissioned by Strathfield Council.
2. The report notes that it has a specific focus on the Synagogue building but also summarises the overall nature of the site and the development of the various existing buildings. It recommends that only the remnant original Synagogue, among the various other buildings on site, is worthy of heritage listing.
3. The review of the documentary material related to the site as a whole is comprehensive, for the periods both before and after the initial construction of the Synagogue in 1957-59.
4. The report records the rise and subsequent decline in the numbers of Jewish people who settled in the Strathfield area in the post war decades and who subsequently relocated to either the northern or eastern suburbs. Even in the 1960s, when the congregation of the Synagogue was at its most numerous and Strathfield had been described as a notable post war settlement centre for Jewish refugees, the census figures indicated that the Jewish community in Strathfield numbered less than 1.5% of the total population.
5. As early as the late 1970s, the report records *The Australian Jewish Times* commenting on the notable shift in the Jewish population from Strathfield to the Eastern Suburbs. The same newspaper reported on the financial difficulties of the Synagogue kindergarten and the low number of pupils enrolled.



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Sydney 2000 Australia
Tel: 61 2 9259 8600
Fax: 61 2 9259 8711
gbamain@gbaheritage.com
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6. There is a notable difference in the treatment of references to the original funding for the 1959 Synagogue. At its formation in 1957 the Strathfield & District Hebrew Congregation was registered as a non-profit making company with a constitution and memorandum of association. The four original uses identified for the building in the development application to Council were for Religious Worship, as a Jewish War Memorial, As class rooms for Jewish Education and Instruction, and as a Social Hall. It then notes the numerous commemorative plaques and the six trees planted as a Holocaust memorial. The lack of clarity comes when report refers to a comment by Current President Eddie Newmann (pp10) that the War Memorial status was applied to attract a tax deduction for the new building. It then states, "however no document located to support the alternative view". It then quotes, without questioning, Rabbi Dr Tov-Lev's claim that the Synagogue was funded by the Conference on Jewish Material Claims against Germany. The only documentary evidence referred to was a payment of 1,200 pounds in 1964, some five years after the Synagogue was opened. This distinction is important as the role of the Conference funding is later ascribed as one of the aspects of heritage significance for the Synagogue.
7. The report does note that Dr Tov-Lev was dismissed by the Congregation and subsequently had a legal claim against the Congregation dismissed in Court.
8. There is a notable lack of clarity within the report regarding the identity of the Synagogue as either a "War Memorial Synagogue" or a "Holocaust Memorial Synagogue". It appears that this distinction is important to the extent that the recent public petition carried the title "Save the Holocaust and War Memorial Synagogue in Strathfield", emphasising the apparent connections with the Holocaust. The issue is unresolved in the research. However, the association with the Holocaust is ascribed as one of the aspects of heritage significance for the Synagogue.
9. There is an apparent lack of clarity with regards to the unique/rare or distinctive features of the Synagogue. It ascribes rarity to a number of features that may in fact be relatively standard among similar Synagogues.
10. The report examines the professional achievements and reputation of Mr H P Oser, architect for the original Synagogue, identifying him as a notable post war architect in Sydney with a substantial body of work primarily grounded in the contemporary Modernism architectural style.
11. It places the Strathfield Synagogue firmly within a number of synagogues erected in suburban Sydney in the post war decades. These were designed by architects such as OE Phillip (sic) Neville Gruzman, Lipson and Kaad, and Hugh Buhrich. This places Oser within a group of well established architects of the era, despite the fact that he is not as well known as some of his colleagues.
12. The report records the evolutionary growth of the complex as additional facilities were erected over the two decades after the Synagogue was opened.
13. The report summarises the alterations that have taken place over the decades with regard to the original Synagogue building. It notes that the large 1964 Kindergarten was erected hard against its southern boundary, totally obscuring it from Albyn Road. Other additions were made to the eastern side of the original building. It concludes (pp23) that the impact of these various major and minor changes on the original integrity of the Synagogue building are such that it is still "relatively intact".
14. The report (pp 24 and Appendix G) grades the relative heritage significance of the various building components on the site, concluding that the remnant original Synagogue, Vestibule and Memorial Hall is of no more than "Moderate" Significance. Its supporting spaces such as the Lobby, Kitchen, Store, Vestibule, Hall and WCs are graded as "Moderate to Low". All other buildings on the site are graded as being of "Low" Significance.

15. In its final recommendations for heritage listing of the Synagogue, the report does not take account of the established reality that the community for which the building was erected has moved on and now has no requirement for the facilities. In effect, the report's recommendation mean that the building, although being primarily heritage listed for its role as a Synagogue, will almost certainly be consigned to a future re-use for an un-related purpose by a new owner.

Information Provided by Community Members

A number of letters from former members of the Strathfield Jewish Community were provided to the authors of this assessment by the Board of Directors of the Congregation. For reasons of privacy, the particular authors of individual letters have not been identified.

Submission No.1

1. The vibrant Strathfield Jewish Community of the post war era provided not just a place of worship but also provided Jewish religious education, Jewish history education and developed Jewish cultural identity.
2. As one of the main aims of committed Jews is Jewish continuity, and this occurs mainly through Jewish education. The Strathfield community started to decline in the mid 1970s because the young families moved to the Eastern Suburbs or North Shore because of the establishment of Jewish day schools in those areas.
3. Today there is no Jewish community in Strathfield. There are several individual Jewish people but there is no longer the critical mass that can be called a community.
4. The 1959 building had continuity of use for just over 50 years, not 60 years.
5. Strathfield was only one Western Suburbs centre, others existed in Newtown, Bankstown and Parramatta.
6. The 1959 Oser building was not built as a purpose built synagogue.
7. The building started as a multi-purpose hall that was set up for worship on Friday afternoon for Friday night and Saturday morning services. During the rest of the week it was used for social activities.
8. In the late 1960s the attached hall was built and the 1959 building was used mainly for worship but was still used for large social events until the 1980s when the pews were installed and it was made into a permanent synagogue.
9. The community grew until the mid 1970s, then plateaued for a few years before declining. It now no longer exists.
10. The War Memorial Synagogue did not represent collective grief by people of the Jewish community at the loss of 6 million Jews in the Holocaust.
11. The 1959 building represented the hope and vitality of a growing, vibrant Jewish community that comprised both long established Australian Jewish families and new immigrants.
12. It was common in the post war decades for buildings to be named as War Memorials. At the entrance to the synagogue, there are plaques commemorating families lost in the Holocaust and also those who died in war or of natural causes. Commemorative plaques are standard practice in every synagogue building in Sydney and throughout the Jewish world.

13. The Holocaust memorial was built in the 1960s and is situated on the verandah of the Hall.
14. The building was built as a simple, utilitarian, functional multi-purpose building for a community with a limited budget. Whatever aesthetic appeal it did have was destroyed when the Kindergarten was attached to the front of the building.
15. While it was the focus of Jewish communal worship after 1959 and used to have social significance, there is no longer a Strathfield and District Jewish Congregation to use the synagogue or the function hall. There have been no Jewish children in the Kindergarten for many years. There have been no communal synagogue services for over 2 years and for many years there was never the required 10 men to pray continually.
16. Descendants of Holocaust survivors learn from a very early age not to value objects or buildings, but only to value family, education and community.
17. The memorial wall was never a focus for Jews who perished in the Holocaust. This role was reserved for the Jewish Museum.
18. The Jewish Museum in Darlinghurst is a state of the art, modern museum that fulfils the function of interpreting the history of Sydney Jewry and also the Holocaust.

Submission No 2

1. There are two factual errors in the Architectural Projects report:
2. The incorrect claim of significance for the memorial board as a local focus of Jews who perished in the Holocaust. The plaques represent Jews who have died in a range of circumstances. Such walls occur in every synagogue. On the anniversary of the death of a loved one, in all functioning synagogues, a light is switched on behind the plaque to mark the importance of the date. The following Sabbath morning the family attends the synagogue to worship and pray a special Yartzheit memorial prayer for the dead. If there are not 10 men present at the time that special prayer cannot occur. A plaque can be transferred to another functioning synagogue to allow the family to continue formal worship.
3. The incorrect and emotive claim that the 1959 building was associated with the Conference on Jewish Material Claims against Germany. The claims committee did not pay reparations to communities but to individuals at that time. The only direct association with the Holocaust was the 1960s Kindergarten which was funded from the fund.
4. The Strathfield synagogue was not built as a memorial to the Holocaust, that was and remains the role of the Sydney Jewish Museum and Holocaust Museum in Darlinghurst.
5. The Strathfield and District Hebrew Congregation did not build a synagogue but a multi-purpose hall that was also used for worship on holy days.
6. Hans Oser's design for the North Shore Synagogue was much more imposing and was specifically designed for the purpose with two floors as is traditional.

Submission No. 3

1. Strathfield was one of many suburban synagogues, not a pivotal one in Western Sydney.
2. The claim that the synagogue represents the embodiment of collective grief is a host of emotive words
3. The community would never align a synagogue building as a symbol of grief. Holocaust memorials abound in Sydney and all over the world but grief is not a synagogue's purpose.

Review of the Assessment of Heritage Significance

The Heritage Assessment report utilises the standard NSW Heritage Council Heritage Assessment Criteria. It does not however take account of the thresholds for heritage listing that are an inherent part of those Criteria. In particular, the Heritage Assessment Criteria use terms such as "important" and "strong or special" as the threshold test for LEP Heritage Listing.

In this context we note the report's conclusion that the remnant fabric of the place as a whole and the Synagogue in particular is regarded as being at best of "Moderate" Significance.

The following analysis examines the reports conclusions.

Criterion A – Historical Evolution

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

The 1959 building and site have historical significance for their ability to evidence the expansion of the Jewish population into the Sydney suburbs in the post war period. The site also evidences contraction of the Jewish population in Sydney to the east and north from the 1970s.

The 1959 building has historical significance for its ability to evidence the dramatic increase in Jewish population in the post war period as a result of migration.

Comment:

The Strathfield Synagogue and its associated educational facilities was only one of a number of centres of the Jewish faith erected in suburban Sydney in the post war era. The Strathfield congregation represented an extremely small numerical proportion of the various religious communities in the Strathfield region, particularly when compared to those in the northern and eastern suburbs. The Strathfield Synagogue does not meet the threshold as an important example of the expansion of post war Jewish settlement in suburban Sydney.

The only evidence provided by the Strathfield Synagogue of the contraction of the Jewish population to the northern and eastern suburbs from the 1970s is one of declining use. This decline is not necessarily represented in the fabric of the place.

The primary evidence of the association with post war Jewish migration rests in the documentary membership records of the congregation and the various commemorative plaques within the building. Both of these sources will inevitably be removed from the site as a result of the dispersal of the Congregation.

The 1959 building has historical significance for its association with the Conference on Jewish Material Claims against Germany.

Comment:

The only evidence within the report of funding for building projects at Strathfield is for the 1964 Kindergarten, not the 1959 Synagogue.

Funding from this Conference was apparently provided in the 1950s for educational purposes at Strathfield. However there is no "important" material evidence of this support demonstrated by the remnant fabric of the place.

The 1959 building has historical significance because of the continuity of use by the Strathfield & District Hebrew Congregation for over 60 years, and its ability to illustrate the development of Strathfield as a centre for the Jewish Community in western Sydney.

Comment

Statistical evidence included in the report indicates that the number of registered members of the Congregation was never substantial and represented only a very small percentage of the Jewish population of Sydney or western Sydney at its peak. On this basis it is difficult to ascribe an "important" status to its role as a centre of the Jewish Community in the region.

The site has historic significance for its ability to evidence the importance of education in the developing Jewish Community in Strathfield in the mid 20th century.

Comment:

The report concludes that the only building component on the site worthy of heritage protection is the remnant 1959 Synagogue. The association with the importance of education in the developing Jewish Community of Strathfield is expressed in the 1964 Kindergarten building component. Today there are no Jewish children attending the Kindergarten.

The War Memorial Synagogue is of historical significance to the Strathfield Congregation as an embodiment of the collective grief felt by the people of the Jewish Community at the loss of 6 million Jews in the Holocaust.

Comment:

Without any disrespect for the grief for Holocaust victims held within the Strathfield Jewish Community and the Australian population as a whole, it is understood that synagogues and education centres are not established or aligned with grief.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion B – Historical Associations

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 history of the local area)

The 1959 building and memorial have significance because of its association with the Congregation including Holocaust survivors who came to live in the Strathfield District in the mid 20th century.

The 1959 building and site have historical associative significance because of its ability to evidence the development of the Strathfield and District Hebrew Community (sic) since 1950s.

Comment:

Every building or place has associations with its owners and users. The report has established both the development of the Jewish Community in Strathfield in the post war decades and its subsequent decline from the 1970s as the Community generally congregated in the eastern and northern suburbs.

It is reasonable in terms of the subject heritage assessment to take account of the realities of the current Congregation and the most likely ending of those associations with the building if and when the Congregation disposes of the site.

The site has some significance for its association with the NSW Board of Jewish Education, who funded the purchase of the land and construction of Synagogue and educational facilities.

Comment:

The report presents no evidence to justify this conclusion in terms of it being a "strong and special" association with such an institution.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion C – Aesthetic Value

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

The 1959 building has aesthetic significance as a good example of the work of a prominent modernist émigré architect HP Oser.

Comment:

This conclusion uses the adjective "good" not "important" or demonstrating a "high degree of creative achievement". The Grading of Significance within the report ascribes a level of "Moderate" to certain aspects of the 1959 building.

While Oser has been recognised as a substantial member of the post war architectural profession, the 1959 Synagogue was not included in the list of his works contained in the *NSW Architectural Biographical Information* for HP Oser, prepared by the Australian Institute of Architects, contained in Appendix B of the report. This indicates that of his numerous identified works, including the Lindfield Synagogue, the Strathfield Synagogue has not been previously regarded as an important item of historical architecture in NSW or Strathfield.

The 1959 building has aesthetic significance because it exemplifies the post war International style, despite alteration.

Comment:

The use of "exemplifies" in this statement indicates that the building is simply an example of the International style of architecture. The report does not conclude or provide evidence that the 1959 building, in its current altered state, is an important example of the style. Until the preparation of this Heritage Assessment the 1959 building had not been identified or recognised by the architectural or heritage professions.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion D – Social Value

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.

The Synagogue has been the focus of Jewish communal worship and culture in western Sydney since its construction in 1959 and has social significance for its on-going associations with the Strathfield & District Hebrew Community, now diminished in number.

Comment:

There were a number of synagogues erected in western Sydney in the post war decades. There is no evidence presented in the report that Strathfield was a strong or special centre within this collection.

The 1959 building has social significance because of its importance to the local Holocaust Survivors and their families at the time of construction.

The memorial wall provides a local focus for the commemoration of Jews who perished in the Holocaust.

Comment:

These conclusions ascribe special meaning to the assumption contained in the report that unlike other Jewish centres the Strathfield Synagogue was particularly dedicated to Holocaust survivors. This connection has been refuted by previous members of the Strathfield Jewish community, who have advised that synagogues were never aligned with grief.

The petition to save the Synagogue and the extended legal battle of the use of the building evidence on-going community esteem to the building within the broader Jewish community.

The NSW Heritage Division has specifically excluded a contemporary public reaction to a proposal as justification for Social Value. The extended legal battle is also irrelevant in this regard.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion E – Technical Value

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

The 1959 building is not considered significant under this criterion as it has little archaeological or research potential.

Comment:

We agree with this conclusion, although the site may have some archaeological potential related to the earlier residential buildings.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion F – Rarity

An item poses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural history of the local area)

The 1959 building has rarity significance as it provides evidence of the Jewish community in Strathfield in the post war period.

The 1959 building has rarity significance as the only surviving purpose built synagogue from the post war period in the western suburbs of Sydney

The 1959 building has rarity significance as it is a rare surviving example of Post War International style in Strathfield.

Comment:

The report does not provide sufficient evidence to support these conclusions. Any individual building can be ascribed rarity value. It is not a valid LEP listing threshold.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Criterion G – Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places (or the cultural history of the local area)

The 1959 building has representative significance as an example of Post War Suburban Synagogue funded by the Claims Conference and the NSW Board of Jewish Education.

Comment:

There is insufficient evidence in the report to justify this conclusion and the attribution of significance does not meet the required threshold. Community members have stated that the fund was not used to make payments to organisations in this period.

The 1959 building has representative significance as part of a small group of fine International Style Synagogues developed by émigré architects in the post war period (1958-1963), that collectively illustrate a type.

Comment:

The report does not claim that the Strathfield Synagogue is "important" in demonstrating the principle characteristics of its class.

Conclusion:

The 1959 building and the site do not pass the threshold test under this criterion for LEP heritage listing

Review of the Report's Summary and Recommendations

The dilemma faced in proposing the subject site for LEP heritage listing is captured on pp 25 of the report in the discussion of Retention of a Jewish Presence on Site and Opportunities for the future of the 1959 building.

In Support of a Jewish Presence on Site

- *Evidence of broader patterns of settlement of Jewish communities in post war period which included an expansion into the Western Suburbs*
- *Ability to evidence the boom in migration of Jews to Sydney after WW2*
- *Historic evidence of development of the Jewish community in Strathfield*
- *Historic evidence of importance of education, association with the NSW Jewish Board of Education*

Comment:

The most likely scenario for the site is that it is sold and any retained building is adaptively re-used by a new owner for a new use. All of the memorials and Jewish memorabilia would be removed and the Jewish Congregation has no connection with the site. The only way to continue the "Jewish Presence on Site" is through the remnant retained fabric and an interpretive sign. These are not sufficient to achieve the objective. The historic story is best interpreted at the central Jewish Museum where it can be more effectively presented in a wider context.

Opportunities

- *The 1959 Oser building including memorials has the potential to interpret the historic significance of the site, the boom of migration of Jews to Sydney after WW2, and broader patterns of settlement of Jewish communities in post war period.*
- *The 1959 Oser building as a purpose built synagogue for the Jewish community by a prominent architect and of quality design and with associated memorials has greater potential for interpretation than any other building on the site*
- *It has the potential to retain its social values to the Jewish community and to recover its aesthetic significance by the re-interpretation of the original entry*
- *It is therefore the most appropriate building to retain on the site even if this involves adaptive re-use*
- *The research had not indicated that the kindergarten, ministers' residence, Sunday School (sic) and additions reaches a threshold for significance. There are no restrictions on their demolition or modification.*

The report concludes that only the remnant 1959 building fabric of the Synagogue need be retained and recognises that this is most likely to be in the context of a new owner and a new use. This represents an undue and overly optimistic focus on the remnant physical fabric, which has been graded as being on "Moderate" significance to communicate a larger historic story.

The dilemma is further complicated by the discussion about retaining the 1959 Synagogue. The only reasonably valid arguments developed by the report in support of retention are:

- *Good but altered example of the work of important émigré architect, HP Oser.*
- *Good example of the Post War International Style*
- *The Synagogue dates from a key period of expansion of the Jewish community into the western suburbs*

By way of opposition to the potential retention of the Synagogue, the report concludes:

- *The community has relocated and the purpose of the building needs to change*
- *The building has been modified*
- *The importance of its use as a war memorial has been questioned*
- *On-going maintenance problems*

It can be reasonably concluded from this discussion that there is little likelihood of achieving the fundamental objectives inherent in LEP heritage listing for this site.

Concluding Remarks

Based on a review of the information contained in the Architectural Projects Heritage Assessment, it is our firm opinion that neither the site nor the remnant synagogue building meets the required thresholds for LEP heritage listing.

The decline and departure of the sustaining congregation means that much of the meaning and associations of the site have already been downgraded. They will not be effectively continued into the medium or long term. Without this sustenance, the primary objectives of heritage listing, being the conservation of Strathfield's Cultural Heritage, will not be achievable.

In its own right, the remnant 1959 building is not of such architectural significance that it warrants long term conservation in the context of re-use in a non-Jewish context.

The historical story and significance of the Strathfield Synagogue and the Strathfield & District Hebrew Congregation can most effectively be communicated through the well established Jewish Museum. It is a story that can best be told in the context of the remainder of post WW2 Jewish settlement patterns in Sydney and Australia as a whole, as is possible in a museum environment. In isolation, the interpretive ability of the remnant building shell of the 1959 building, after it has been adapted by a new owner to a new use, is severely constrained.

The memorabilia, records, plaques, signs and other intangible physical features of the Synagogue should be removed by the Congregation and lodged in the Jewish Museum or other selected archive for safe keeping. They have no role in the context of a remnant building after it has been adapted by a new owner to a new use.

The entire complex of buildings on the site, including the replanted memorial trees, should be photographically recorded using digital technology.

Recommendation

On the basis of the above analysis of the Architectural Projects Heritage Assessment of the Strathfield Synagogue at 19 Florence Street, Strathfield, Council should not pursue the proposed Planning Proposal to list the Synagogue as a Local Heritage Item in the Strathfield Local Environmental Plan.

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES



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APPENDIX J

STRATEGIC REVIEW OF HERITAGE ASSESSMENT

The following Addendum responds to a report prepared by Graham Brooks Associates dated 05.12.13, and submitted to Strathfield Council.

COMMENT	RESPONSE
1	The report was prepared for Strathfield Council as noted in 1.1 Background, which states: <i>"In June 2013, Architectural Projects were commissioned by Strathfield Council to undertake a Heritage Assessment Report including a recommendation as to whether or not the Strathfield Synagogue at 19 Florence Street, Strathfield is worthy of being proposed as a local heritage item. This report relates to Council's 9 April 2013 resolution "to conduct a heritage review of Strathfield Synagogue at 19 Florence Street, Strathfield to determine if this structure is of local heritage significance."</i> Section 1.9 is incorrect and amended.
2	No objections by GBA noted, no response required
3	No objections by GBA noted, no response required
4	1.5% of the Strathfield population is Jewish which significant is given only 0.3% of the overall Sydney population is Jewish. According to GBA: "the census figures indicated that the Jewish community in Strathfield numbered less than 1.5% of the total population", Lindfield on the North Shore, which is considered to be a significant secondary hub of the Jewish community, recorded 1.8% in 2006. At 1.5% of the population, we consider Strathfield represented a significant secondary hub as noted in the report. (The highest percentage of population occurring at Bondi 12.5% indicate the focus of Jewish population in that area which is consistent with the report).
5	No objections by GBA noted, no response required
6	For each statement made in relation to the Synagogue by both Rabbi and the President, the report sought to clarify with research.

The claim was clearly stated as the Rabbi's view, not as fact:

Rabbi, Dr Samuel Tov-Lev states that the Strathfield Synagogue was funded by the Conference on Jewish Material Claims Against Germany and has a memorial to the victims of the Holocaust attached to the building.²⁶

The report goes on to state the following footnoted facts to clarify the Rabbi's claim, as determined by the research:

"Funds for Education were allocated from 1957-1964, with 1,200 pounds allocated to Strathfield Synagogue in 1964.²⁷ A plaque on the kindergarten dating from 1966 records the contribution of the Claims Conference: "This building was erected with the help of a grant from the Conference of Jewish Material Claims against Germany Inc".

This documentary and physical evidence indicate that the site and specifically the kindergarten building, was funded by the Claims Conference. Further research could occur to determine whether any Claims Conference funding was provided prior to 1964.

The GBA report questions whether 1964 funding was for the Synagogue without providing any evidence.

If evidence supporting the presidents claim regarding tax deduction was provided in the report. The current President was contacted on several occasions and requested to provide any relevant

information. The verbal advice provided was included in the report.

The authors have endeavoured to provide unbiased view as evidenced in the refuting of a suggestion by Rabbi Tov Lev that the Synagogue was one of a few memorials to holocaust : *"It has been suggested that the Strathfield Synagogue is unique because "it is one of only a few in the world that has a memorial to the victims of the Holocaust attached to the building."*⁶⁹ *This research has identified other Synagogues constructed as memorials, notably the North Shore Synagogue at Lindfield and the Central Synagogue at Bondi Junction."*

7 No objections by GBA noted, no response required

8 The report only refers to the "War Memorial Synagogue" as it was officially named at the consecration ceremony and at the laying of the foundation stone. The building is not referred to as the "Holocaust Memorial Synagogue" in the report.

The association with the Holocaust is established in the Message from the Chief Rabbi Israel Brodie at the opening of the synagogue:

"...I was particularly touched to learn that the Synagogue is intended as a memorial to the gallant men of our faith who fell in the Great War as well as to the six million of our co-religionists who fell victims to Nazi tyranny." The research is clear in this regard.

9 There is a lack of clarity with this comment and what specifically is being disputed *"with regards to the unique/rare or distinctive features of the Synagogue"*. The report does not identify any 'features' of the Synagogue as rare or unique.

No fabric is graded as "A" – "Rare or outstanding element"

RARITY assessment is as follows:

"The 1959 building has rarity significance as it provides evidence of the Jewish community in Strathfield in the Post war period.

The building has rarity significance as the only surviving purpose built synagogue from the post war period in the western suburbs of Sydney.

The 1959 building has rarity significance as it is a rare surviving example of Post war International Style in Strathfield."

The GBA report does not refute any of these other than to reference a submission which suggests that Newtown is purpose built post war synagogue which is incorrect as it dates from 1918-19.

10 No objections by GBA noted, no response required.

11 Like Hugh Buhrich who GBA professes is a well established architect, Oser has found recent recognition as an important modernist architect, working in Sydney in the post war period. Oser is noted in Graham Jahn's Sydney Architecture, Oser's work was published in Cross Section at the time, and in Architecture in Australia, The Australian Home Beautiful, Architecture and Arts, Building Ideas, Constructional Review and Building:Lighting. The Australian Institute of Architects have recognised his importance in an extensive biography and by listing 5 of his buildings on the register of Twentieth Century Buildings of Significance. Oser's work was exhibited in "Architecture in Australia, RIBA February-March 1956. 444 (RAIA) Sydney Buildings includes three Oser Buildings. Rebecca Hawcroft's Unloved Modern paper to the ICOMOS Conference of 2009 also raised awareness of his contribution to Sydney architecture of the post war period, noting:

"Some 8,000 refugees from Europe arrived in Australia before WWII. Amongst them were architects who had studied and practiced Modern architecture. Yet their presence and production largely remained absent from the Australian architectural history... Their work is an important aspect of the history of Sydney-particularly the migrant history."

This paper identified the importance of Hugh and Eva Buhrich, Hans Peter Oser, Hugo Stossel, and

- Dr. Henry Epstein, Jewish Architects who were less known.
- 12 No objections by GBA noted, no response required
- 13 No objections by GBA noted, no response required
- 14 No objections by GBA noted, no response required
- 15 This statement is unfounded. The report clearly states that the community has moved on :
"With the changing demographics of the area, the congregation, which once comprised 200 families and was fairly active until the 1990's, has moved on."
and in recommendations:
"The community has relocated and the purpose of the building needs to change."
Opportunities anticipate adaptive re-use and interpretation of former use.
The recommendation for adaptive reuse clearly recognizes that the continued use as a synagogue is not viable. This occurred to the Broken Hill Synagogue, Maitland Synagogue and Landsdowne Synagogue, all listed as heritage items.

INFORMATION PROVIDED BY THE COMMUNITY

SUMBISSION	RESPONSE
1.1	No objections noted, no response required
1.2	No objections noted, no response required
1.3	The report quotes Eddy Neumann's summary that : <i>" .. around 30 individuals remain on the books, with only 3 or 4 males over the age of 13 attending services."</i>
1.4	This was a typographical error, should read 50 years. In fact the synagogue dates from 1959, so between 50 and 60 years is correct.
1.5	The report states: <i>" The building has rarity significance as the only surviving purpose built synagogue from the post war period in the western suburbs of Sydney"</i> Newtown is not a purpose built post war synagogue as it dates from 1918-19.
1.6	According to the historical documentation the Synagogue was a purpose built synagogue, known as the Strathfield War Memorial Synagogue. Original plans and application to council call the building "Synagogue". At the consecration ceremony and at the laying of the foundation stone ceremony the building is referred to as "War Memorial Synagogue"
	This interpretation is not consistent with documented facts.
1.7	Noted, see 1.6
1.8	Noted, see 1.6
1.9	Noted, see 1.3
1.10	This is not consistent with the Message from the Chief Rabbi Israel Brodie at the opening of the synagogue: <i>"...I was particularly touched to learn that the Synagogue is intended as a memorial to the gallant men of our faith who fell in the Great War as well as to the six million of our co-religionists who fell victims to Nazi tyranny. "</i>
1.11	No objections noted, no response required. The Synagogue has historic significance because it represented the hope and vitality of a growing vibrant community within the Strathfield area.
1.12	According to the historical documentation the Synagogue was always known as the Strathfield War Memorial Synagogue. At the consecration ceremony and at the laying of the foundation stone ceremony the building is referred to as "War Memorial Synagogue". See 1.10
1.13	Noted, to be confirmed
1.14	Agreed that the building was built on a budget but this does not reduce significance. Many post war buildings had to contend with a limited budget. The impact of the alterations on the aesthetic values are noted.: <i>"The building is a good example of the work of prominent modernist émigré architect HP Oser.. (that).. exemplifies the post war International Style, despite alteration."</i>
1.15	See 1.3 The significance of Strathfield Synagogue can be embodied in a past use.
1.16	Noted
1.17	The memorial wall, trees and War Memorial Synagogue, as noted in the brochure, were planned to

- 1.18 provide a focus for the Jews who perished in the Holocaust, and others.
Noted
- 2.1-2 The memorial board includes Jews who died in the Holocaust. It has significance for both holocaust victims and others memorialised there.
Agreed that the plaque can be transferred to another site.
- 2.3 The report clearly put forward this position as Rabbi's view:
*Rabbi, Dr Samuel Tov-Lev states that the Strathfield Synagogue was funded by the Conference on Jewish Material Claims Against Germany and has a memorial to the victims of the Holocaust attached to the building.*²⁶
- The report then states the following as facts determined relating to Rabbi's claim:
*"Funds for Education were allocated from 1957-1964, with 1,200 pounds allocated to Strathfield Synagogue in 1964."*²⁷ A plaque on the kindergarten dating from 1966 records the contribution of the Claims Conference: *"This building was erected with the help of a grant from the Conference of Jewish Material Claims against Germany Inc".*
- The Strathfield Synagogue complex is more than individual buildings that comprise.*
- The site is associated with the Claims Conference as noted in the report. Further research may provide further clarification regarding specific funding for different buildings.
On the basis of the information available to date the building reaches the threshold for listing.
- 2.4 According to the historical documentation, the Synagogue was built as a War Memorial Synagogue. At the consecration ceremony and at the laying of the foundation stone ceremony the building is referred to as "War Memorial Synagogue".
Refer to the Message from the Chief Rabbi Israel Brodie at the opening of the synagogue:
"...I was particularly touched to learn that the Synagogue is intended as a memorial to the gallant men of our faith who fell in the Great War as well as to the six million of our co-religionists who fell victims to Nazi tyranny. It is not only the exterior of the building which will indicate our consciousness of those whom we commemorate...the manner in which those who worship... the martyrs whom we mourn were steadfast in their lives and at their death. I trust therefore that the new synagogue which is associated with memories stirring our deepest emotions will become the focus of the religious cultural and social life of its members..."
The Message from Minister Rev L Goran at the Consecration also underlined the conception of the Synagogue as a memorial and the emotions of the time, *"As for our own building, it is to my mind a fitting memorial to an unsurpassed tragedy..."*
- 2.5 According to the historical documentation the Synagogue was a purpose built synagogue, known as the Strathfield War Memorial Synagogue. Original plans and application to council call the building "Synagogue". At the consecration ceremony and at the laying of the foundation stone ceremony the building is referred to as "War Memorial Synagogue". The report acknowledges that other uses have occurred over the life of the centre, "the site has been used for Religious Worship, Classes for Hebrew Education and Scripture for children, and to a lesser degree social function". Correspondence from the Strathfield and District Hebrew Congregation on Council file outlined the following proposed uses:
1. Religious Worship.
 2. As a Jewish War Memorial.
 3. As class rooms for Jewish Education and Instruction.
 4. As a social hall for film nights, lectures, cultural evenings, youth centre and occasional dances.
- It's use for other activities does not negate its significance in representing Jewish population in Strathfield
- 2.6 The North Shore Synagogue may also be worthy of heritage listing.
It does not however reflect the Jewish population in Strathfield which is the reason for listing this building.

- 3.1 The building is the only surviving purpose built synagogue from the post war period in the western suburbs of Sydney – Bankstown is demolished. Parramatta was never built.
- 3.2 Refer to the emotive Message from the Chief Rabbi Israel Brodie at the opening of the synagogue: *"...I was particularly touched to learn that the Synagogue is intended as a memorial to the gallant men of our faith who fell in the Great War as well as to the six million of our co-religionists who fell victims to Nazi tyranny. It is not only the exterior of the building which will indicate our consciousness of those whom we commemorate...the manner in which those who worship... the martyrs whom we mourn were steadfast in their lives and at their death. I trust therefore that the new synagogue which is associated with memories stirring our deepest emotions will become the focus of the religious cultural and social life of its members..."*
The Message from Minister Rev L Goran at the Consecration also underlined the conception of the Synagogue as a memorial and the emotions of the time, *"As for our own building, it is to my mind a fitting memorial to an unsurpassed tragedy..."*
- 3.3 See above

REVIEW OF THE ASSESSMENT OF HERITAGE SIGNIFICANCE

CRITERION	RESPONSE
A	Only one Synagogue in the greater Sydney region is included in the State Heritage Inventory, this being the Great Synagogue in Elizabeth Street. Only four synagogues in NSW are included on the State Heritage Inventory, Synagogues are under represented on the State Heritage Inventory. There has been no comparative study of the typology. Strathfield is one of a number of post-war suburban synagogues which are important for their ability to evidence the dramatic increase in the Jewish population in the post war period and the expansion into the Sydney Suburbs. In the period from 1945-1961 around 25,000 Holocaust survivors migrated to Australia. About 40% settled in Sydney. They radically changed very aspect of Sydney Jewry, including the creation of new congregations both in the centre of Jewish life in Bondi, as well as in the suburban areas, including Strathfield and Parramatta in the West. This is an important historical trend that is evidenced by the 1959 building. A detailed comparative study of post war and suburban synagogues was beyond the scope of this study but would be a worthwhile project that would further refine the assessment of significance for the Strathfield Synagogue. A comparison with other post war synagogues found that this building was an important example of expansion. The building evidences the expansion, change of use evidences contraction. The building fabric and plaques within the building evidence the post war migration of Holocaust Survivors. "The 1959 building" is better described as "The Strathfield Synagogue Complex" in this instance as the evidence located by the author in a search of the records held at the Historical Society evidenced funding of the Synagogue by the Claims Conference in 1964. The site has significance under this criterion. The report has been amended to reflect this. Further research could occur to determine if there was any further funding of the site by Claims Conference. The building has had continuity of use since 1959, so '60 years' should read '50 years', more precisely 55 years. This was a typographical error and the difference of 5 years does not materially alter the significance assessment.

1.5% of the Strathfield population is significant given only 0.3% of the overall population is Jewish. Lindfield on the North Shore, which is considered to be a significant secondary hub of the Jewish community, recorded 1.8% in 2006. (The highest percentage of population occurring at Bondi 12.5%). At 1.5% of the population, we consider Strathfield represented a significant secondary hub.

The 1959 building and site evidence the importance of education in the community. Research has found that the NSW Board of Jewish Education funded the purchase of land and construction of Synagogue and educational facilities. The synagogue provided an educational and worship role. Oxford definition of synagogue "the building where a Jewish assembly or congregation meets for religious observance and instruction."

The Message from the Chief Rabbi Israel Brodie at the opening of the War Memorial Synagogue outlines the intentions at the time and reveals the grief of the community in the establishment of the memorial synagogue:

"...I was particularly touched to learn that the Synagogue is intended as a memorial to the gallant men of our faith who fell in the Great War as well as to the six million of our co-religionists who fell victims to Nazi tyranny. It is not only the exterior of the building which will indicate our consciousness of those whom we commemorate...the manner in which those who worship... the martyrs whom we mourn were steadfast in their lives and at their death. I trust therefore that the new synagogue which is associated with memories stirring our deepest emotions will become the focus of the religious cultural and social life of its members..."

The Message from Minister Rev L Goran at the Consecration also underlined the conception of the Synagogue as a memorial and the emotions of the time, *"As for our own building, it is to my mind a fitting memorial to an unsurpassed tragedy..."*

Conclusion:

The Strathfield Synagogue Complex building does meet the threshold under this criterion.

B

The associations are historic associations and do not cease to be of value when circumstances change. NSW Board of Jewish Education was associated with the congregation since 1942. The report states *"The Strathfield Jewish Parents and Citizens Association as an auxiliary to the NSW Board of Jewish Education was formed c 1942, with the idea of establishing at Strathfield a centre for the religious instruction and education of Jewish children in the western suburbs..."*

The Board's 'Foundation Fund' financed the purchase of property at Strathfield in 1948. They continued to finance the community with the construction of classrooms at Strathfield in 1962, and operated the kindergarten on site from 1974.

This evidences a strong association of the site and the community with the Board.

The association with the building and memorials and the congregation are obvious. As the great Synagogue is associated with the mother congregation of Australian Jewry, the Strathfield Synagogue is associated with the Strathfield and District Hebrew Congregation

Declining numbers is not a reason to not consider significance, see Newcastle and Broken Hill Synagogues. Memorials and plaques at Homebush Memorial Gardens are listed on the LEP.

C

The Synagogue has now been added to the AIA biography, and has been identified by the Australian Institute of Architects.

The attribution of the Strathfield Synagogue to Oser was made following the research carried out for this report when the original plans were located.

That a building has not yet been identified by heritage professions cannot be extrapolated into an assertion that that building has no significance. Mid twentieth century heritage is under-represented on heritage lists, as earlier studies tended to have a focus on 19th and early 20th Century buildings. The Strathfield Heritage Study was carried out in 1986 is no exception. The importance of Oser in the Post war period is just coming to light, and the Strathfield site is not prominently located.

The inclusion of Lindfield in Osers biography supports the significance of Strathfield site. An item is

not excluded from having local significance because other items with similar characteristics have already been identified or listed.

D

Strathfield Synagogue is the only surviving purpose built in the Western Suburbs, to our knowledge. The consultant has not provided evidence to contradict this statement. The consultant, merely states many other synagogues exist. The consultant should provide evidence of this statement. The dedication of this synagogue as a war memorial is clear in historical evidence. No evidence to the contrary has been provided.

These synagogues may have been named 'War Memorial' for tax reasons, they certainly were a tribute to the resilience of the Jewish survivors who saw the rebuilding of Jewish life as a memorial to their families who were martyred in the Holocaust. Personal perceptions and recollections from members of the Strathfield Jewish community who were in their mid teenage years in the late 1950s should be verified by documentary evidence. It was a period when Jews still had great difficulty coming to terms with and discussing aspects of the holocaust. As children, it's unlikely they were aware of nuances of the interplay among various local and overseas organisations in the handling of reparations from Germany. In comparison, Suzanne Rutland, acknowledged as the primary Jewish historian of post-war NSW Jewry, and who has researched original material related to the Claims Conference funds, advised that documents in the Archive of Australian Jewry provide details about the use of these funds and for the veracity of other historical items referred to in the submissions.

The petition was viewed by Architectural Projects and evidences community esteem. The inclusion criteria is "Items which are esteemed by the community for their cultural values"
The exclusion criterion is " the community seeks their retention only in preference to a proposed alternative" There is no alternative proposed.

E

No comment

F

Research has indicated it is the only surviving purpose built Post war Synagogue in the western suburbs. The Consultant does not dispute this. One submission erroneously claims that Newtown was another comparable synagogue, however, the Newtown Synagogue belonged to a different era.

The purpose built Synagogue in Newtown is called the Western Suburbs Synagogue. Newtown was the western suburbs of Sydney in the late 1880s when the congregation first formed, but by 1919 when the Synagogue was built and consecrated suburbs were developing further west, stamped with the new healthy idea of urban cottages set in large 1/4 acre properties with their own gardens.

Rarity of the post war style in the local area was tested against the SHI listings for post 1945 which include Strathfield Railway triangle and substation, and the RAIA Significant buildings of the 20th Century lists post 1945 which lists only the Karl Bezjak House in Beresford Rd by Emil Fretze dated 1957. It can be said that the style is rare in the local area.

G

The research has indicated that development on the site, which occurred over a long period of time, was funded by the Claims Conference and by the Jewish Board of Education. The Foundation Fund of the Jewish Board of Education was used to purchase the property at Strathfield for the construction of the Synagogue. No documentation has been supplied that shows other funding. AP were in contact with President and Secretary, requesting relevant information. The research has indicated that the Synagogue is important as representative of post war suburban synagogues by émigré architects. Oser is an important architect. The consultant does not provide any evidence to the contrary.

Only one of the above criteria needs to be satisfied for an item to have local heritage significance, six have been identified. An item does not have local heritage significance when it is not important in the local area under any of the above criteria. (Levels of Heritage Significance, Heritage Council of NSW)

We find that the synagogue meets a number of the criteria and should be listed. The Consultant has not provided evidence that meaningfully contradicts the assessment. If the Congregation or consultant holds relevant information that contradicts the evidence upon which the assessment has been made, we would be prepared to review this material and reassess the position if required.

A comparative study of the typology of post war synagogues, the work of Oser, Post war International style in Strathfield LGA and further study into the Claims Conference funding and the NSW Board of Jewish Education could occur.

On the basis of the information available to date, the building reaches the threshold for listing. Some objections appear to arise from concern for the future development potential of the site, since the Synagogue has been vacated. It is considered that adaptive reuse of the Synagogue building would not overly restrict development of the site. The zoning for the site is R2 low density residential minimum lot size 560 sqm, with FSR for site >1,000msq of 0.5:1. Through Conservation incentives and flexibility clauses in the LEP, owners of heritage items can request Council to agree to land use changes, site coverage and carparking bonuses unavailable to other owners.

APPENDIX K

19 Florence Street, Strathfield, NSW

- Site area: 3,060 m² (approx.)

Council Controls

Strathfield LEP 2012

- ZONING – R2: 'Low density Residential'
- Max. FSR – Depends on Lot area (clause 4.4C)
- Max. Height – 9.5 m
- Min. Lot Size – 560 sqm

- Zone R2 'Low density Residential' – Land use permitted:

Permitted without consent

Home occupations

Permitted with consent

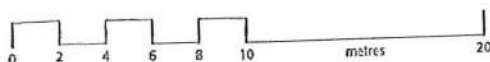
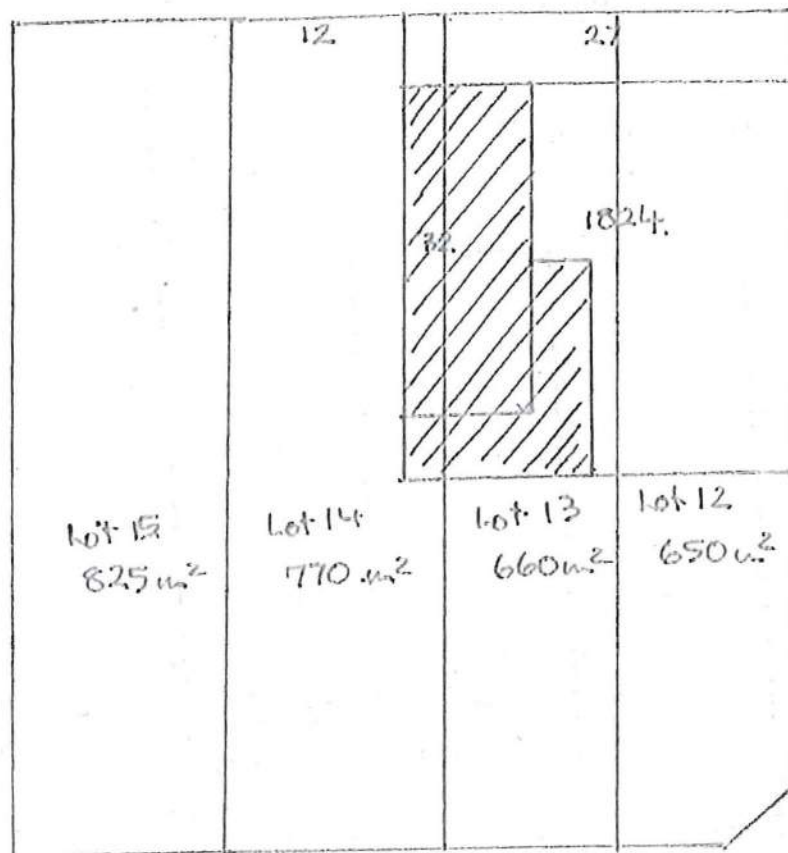
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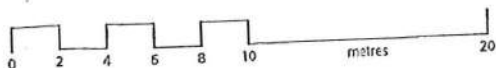
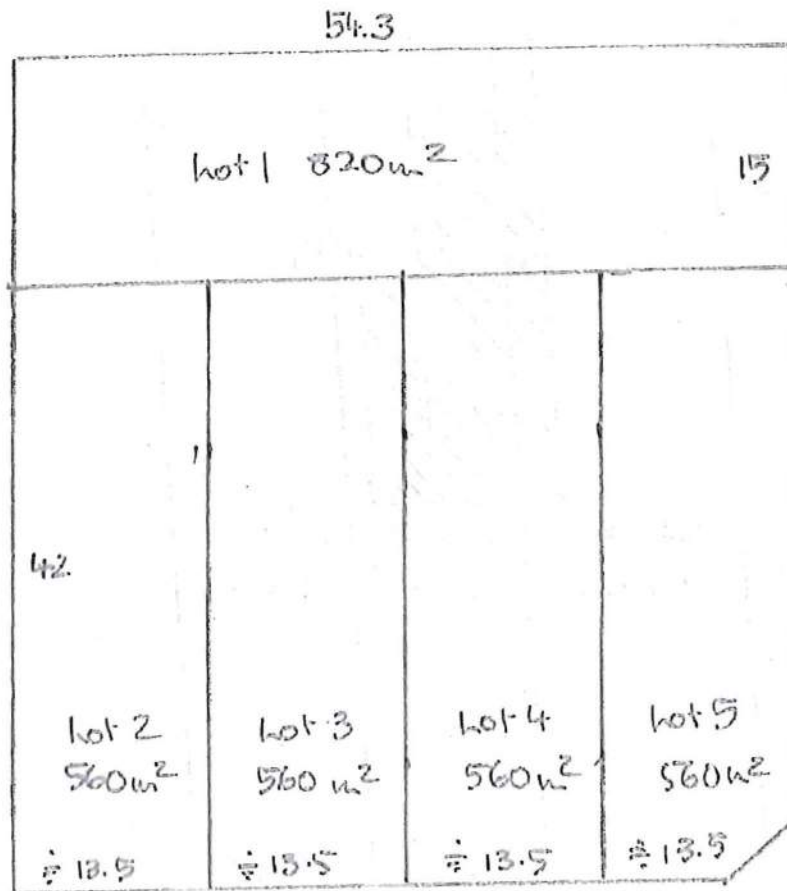
POTENTIAL DEVELOPMENTS

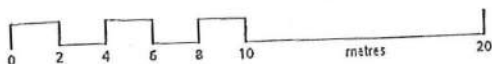
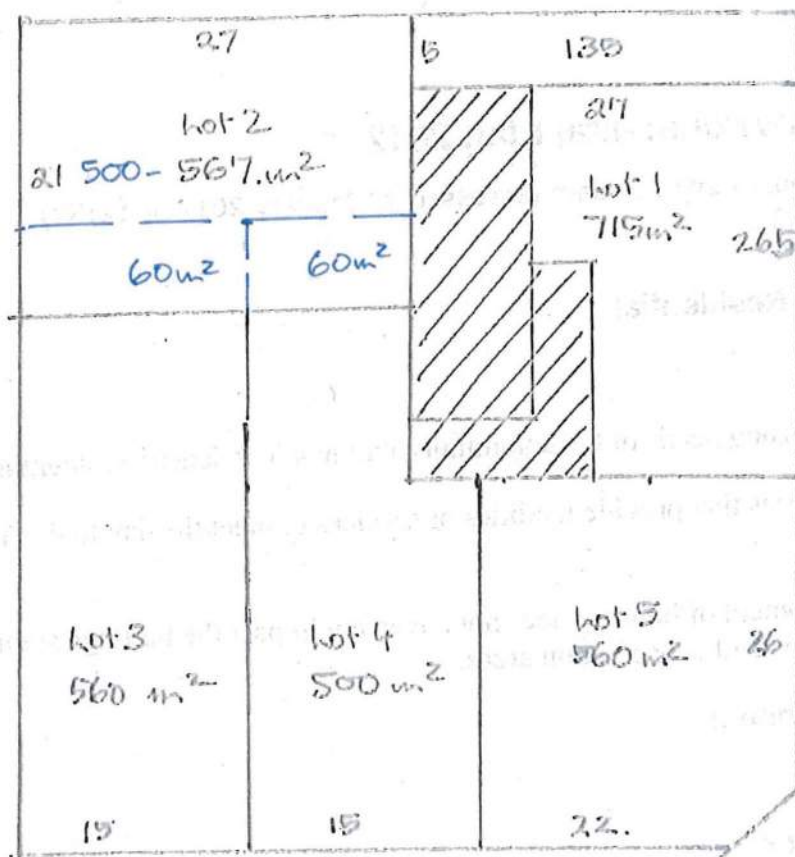
Current Site Area	3,060 m ²	
Current 4 Lots	Lot 15	825m ²
	Lot 14	770m ²
	Lot 13	660m ²
	Lot 5	650m ²
Option 1 - 5 Lots	Lot 1	820m ²
	Lot 2, 3, 4, 5	560m ²
Option 2 - 5 Lots	Lot 1	715m ²
	Lot 2	702m ² (567 + 135m ²)
	Lot 3	560m ²
	Lot 4	500m ² *
	Lot 5	560m ²

* Lot 3 and 4 can be increased to 620 m² + 560 m² by a reduction of Lot 2 from 802m² to 582 m²

(See attached)







Whole title | Parent Act | Historical versions | Historical notes | Search title | Maps



Strathfield Local Environmental Plan 2012

Current version for 10 January 2014 to date (accessed 20 January 2014 at 12:59)

[Land Use Table](#) > Zone R2

<< page >>

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

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animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*.

Note.

Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note.

Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note.

Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

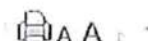
basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.



Whole title | Parent Act | Historical versions | Historical notes | Search title | Maps



Strathfield Local Environmental Plan 2012

Current version for 10 January 2014 to date (accessed 20 January 2014 at 14:15)

Part 4 > Clause 4.4C

<< page >>

4.4C Exceptions to floor space ratio (Zone R2)

Despite clause 4.4, the maximum floor space ratio for a building on a lot being land in Zone R2 Low Density Residential, with an area specified in Column 1 of the Table to this clause, is the floor space ratio specified opposite that lot in Column 2 of the Table.

Column 1

Lot area (m²)

< 500

500–599

600–699

700–799

800–899

900–999

≥ 1,000

Column 2

Floor space ratio

0.65:1

0.625:1

0.60:1

0.575:1

0.55:1

0.525:1

0.50:1

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Whole title | Parent Act | Historical versions | Historical notes | Search title | Maps



Strathfield Local Environmental Plan 2012

Current version for 10 January 2014 to date (accessed 20 January 2014 at 14:59)

Part 5 > Clause 5.10

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5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Strathfield,
- (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.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

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9.0 BUILDING ENVELOPE

9.1 Planning Context

An essential feature of Strathfield's visual appeal as a garden suburb has arisen from its traditional use of generous setbacks and modestly scaled dwellings on large lots. Whilst it is recognised that the current demand is for increasingly larger homes and ancillary facilities on the same sized lots, Council seeks to ensure that Strathfield's character is not eroded by "wall to wall" housing, diminished treescapes and token gardens. To this end, Council has set building envelope and maximum height controls which will provide sufficient scope for ample dwellings to suit individual configurations and residents needs.

9.2 Objectives

- A. Dwelling houses (and any ancillary structures, including garages) are to be no more than two storeys when designed and located to fit within the building envelope.
- B. Ensure that the overall size and height of dwellings relative to Natural Ground Level responds to the adjoining dwellings, site topography and the desired future scale of buildings in the street.
- C. Provide suitable anchor points on the external load bearing walls for where additions are proposed.
- D. Ensure roofs and roof elements are constructed fully within building envelopes.
- E. Promote the continuance of pyramidal roof forms within Strathfield that reduce the bulk and prominence of roofs.
- F. Achieve development that does not reduce or restrict reasonable solar access to living and outdoor areas.

9.3 Controls

9.3.1 Building Height

1. The maximum height of structures, as defined within this DCP, permitted on a site is to be as indicated in the following table:

Above NGL	Single Dwelling	Outbuildings
To underside of the ceiling	7.2m	2.7m
To the top of any parapet	7.8m	N/A
To the highest point on the roof	9m	3.5m

2. Proposed dwelling must be constructed within building envelope which indicates the maximum extent within which a dwelling may be erected and is comprised of:
 - a) The maximum height defined in clause 1. Above; and
 - b) The front, rear and side setbacks defined in section 11.3.
3. The building height shall follow the gradient of any given site. On steeper sights, correct consideration of the building envelope will encourage use of split levels.

4. Where a basement exceeds Natural Ground Level by more than 1m it will be considered a storey.

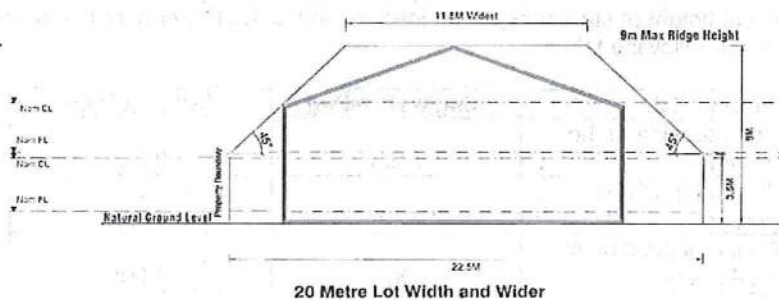
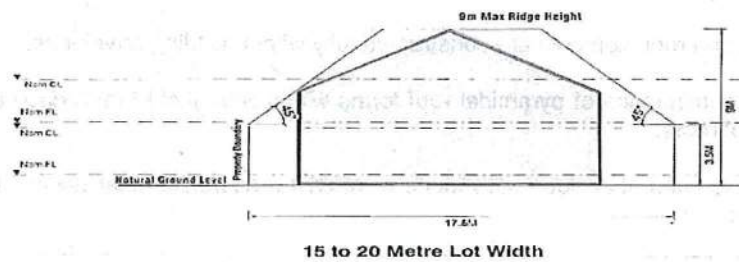
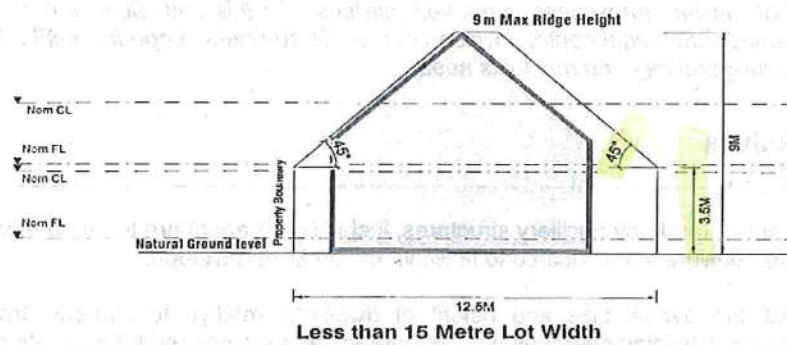


Figure 1: Same building envelope control applied to three typical lot widths.

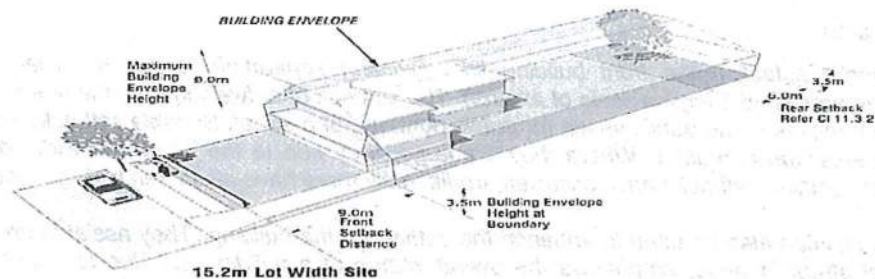


Figure 2: Dimensional representation of a typical building envelope as viewed from the street.

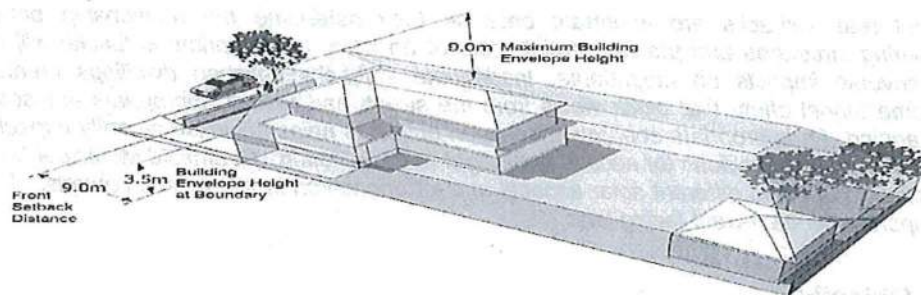


Figure 3: Dimensional representation of a typical building envelope as viewed from the rear. Note that the outbuilding must also comply with the building envelope controls.

9.3.2 Roof Pitches and Shape

1. Pyramidal roof pitches between 23.5 and 45 degrees of the horizontal maybe be constructed within the building envelope.
2. The dwelling must be erected entirely within the building envelope except for encroachment of minor elements allowed e.g. chimney or roof vents.
3. An attic may be built in the roof space of either a two storey dwelling or a single storey dwelling or garage provided access to the attic is via internal stairs.
4. Attics are not permitted to be built in the roof space of a two-storey free standing garage.
5. Balconies are not permitted from the second storey or attic of a garage, unless
 - a) Less than 1.8m² in area;
 - b) They are located in the centre of the wall or roof facing into the site; and
 - c) Do not allow any significant overlooking of adjoining properties.
6. The roof area of a garage must not be used as an entertaining terrace or viewing area.

11.0 SETBACKS

11.1 Planning Context

Street Setbacks

Street setbacks establish the front building line. Building separation relates to urban form because it determines the legible scale of an area. The setback of a dwelling from the street edge affects how it relates to the public space (or public domain), of a street. Suitable setbacks should enhance streetscape character. Where they are large, they add to the perceived width of the street. Where smaller setbacks have occurred, traditionally there have also been wide verges.

Street setbacks can also be used to enhance the setting for the building. They assist in creating continuity of street facades, emphasise the overall shape of a building, provide for landscape areas, allow vehicular access where appropriate; allow entries to the ground floor of buildings and deep soil zones suitable for planting of canopy trees. Such varied setbacks can be utilised to create articulation of the built form adding visual interest and variety in the streetscape.

Side and Rear Setbacks

Side and rear setbacks are important because they determine the relationship between neighbouring structures and the residential scale of an area. Inappropriate setbacks will often cause adverse impacts on neighbours. Inadequate setbacks between dwellings create an unwelcome tunnel effect that block views from the street, and restrict appropriate landscaping and screening. An appropriate separation between buildings helps minimise amenity impacts for neighbours and also provides for access to daylight and ventilation. Strathfield Municipal Council has chosen to address different solar aspects and lot orientation in its setback controls. This is most important for east-west facing lots.

11.2 Objectives

11.2.1 Street Setbacks

- A. Establish and maintain the desired setbacks from the street and define the street edge.
- B. Provide a transitional area between public and private space.
- C. Create a perception of openness in streets.
- D. Assist in achieving passive surveillance whilst protecting visual privacy.
- E. Preserve and enhance the established garden settings within each local area.
- F. Ensure new development is compatible with the established streetscape character.

11.2.2 Side and Rear Setbacks

- A. Maintain view corridors between dwellings,
- B. Reinforce a sense of openness of the locality.
- C. Ensure that all new and existing dwellings achieve adequate visual and acoustic privacy.
- D. Allow for appropriate access for services and utilities easements.

11.2.3 East-West Oriented Lots

A. Minimise overshadowing of neighbouring properties from new developments.

11.3 Controls

11.3.1 Street Setbacks

1. The following street setbacks apply to new dwellings and extensions (where the building footprint is proposed to be altered) except where exempted below in subclause 2:

Setback Situation	Minimum street setback required (m)
Primary Street setback	9m
Secondary Street setbacks for dwellings on corner allotments:	
• where the side of the dwelling, single garage or carport is proposed to face the secondary frontage	1.5m
• where the main entrance to the dwelling is from the secondary frontage.	3m
• Where double garages or double carports will have access from the secondary frontage.	5.5m

2. Despite controls in clauses 1, a single storey dwelling, the ground floor of a two storey dwelling or the second storey of a dwelling where the Floor Space is contained wholly within the roof pitch, may be setback less than 9 metres in the following circumstances:
- Where the predominant front setback in the street block is less than 9 metres;
 - Where the proposed setback is not less than the setback of the existing dwelling; and
 - Where the proposed setback would not be in conflict with the character of the existing streetscape.
3. The street setback is measured at right angles from the lot boundary to the front wall of a dwelling.
4. Where the dominant setback in the street is more than 9m the setback for a new dwelling must be consistent with that dominant setback.
5. Frontage in the case of a corner site with two frontages, the 9m setback applies to the narrowest or primary street frontage.

11.3.2 Side and Rear Setbacks

6. The following side setbacks apply to new dwellings and extensions (where the building footprint is proposed to be altered). The combined side setbacks are to be 25% of the width of the block with minimum 1.5m setbacks for each side. Where an established allotment is deemed to be undersized or irregular, a variation to the minimum setback may be considered (eg blocks less than 12m wide). Additional setback distance to the above may be deemed appropriate in order to comply with solar access requirements.
7. Rear setbacks for the dwelling are to be a minimum of 6 m to provide adequately sized outdoor living areas and adequate deep soil areas for shading/screening trees.
8. Subject to meeting the minimum landscaped areas elsewhere in the rear of the site, ancillary facilities such as garages/outbuildings may be located within the rear setback area.
9. The following minimum setbacks apply to ancillary structures:

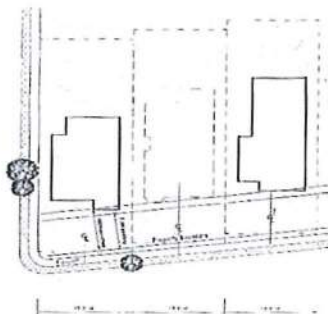
11.3.3 Garages and Carports (where free standing)	Minimum setback required
Minimum setback from side and rear boundaries for walls of 3.0 m or less in height.	0.9 m
Minimum setback from side and rear boundaries for walls greater than 3.0 m in height.	1.5 m
Minimum setback from side and rear boundaries for carports (open on three sides) to BCA.	0.9 m
11.3.4 Outbuildings (garden shed, studios, cabana)	Minimum setback required
Minimum setback from side and rear boundaries for walls of 3.0 m or less in height.	0.9 m
Minimum setback from side and rear boundaries for walls greater than 3.0 m in height.	1.5 m
11.3.5 Pools (inground and aboveground)	Minimum setback required
Minimum setback of the outside edge of the paved concourse from the adjacent boundary.	1 m
Minimum setback of the outside edge of the concourse from adjoining dwellings.	3 m
Minimum setback of the outside edge of the concourse from any habitable rooms in adjoining dwellings.	5 m
11.3.6 Tennis Courts	Minimum setback required
Minimum setback from any side boundary	1 m
Minimum setback from rear boundary	3 m
Minimum setback from an existing habitable building on any other site.	5 m

11.3.7 East-west Lots

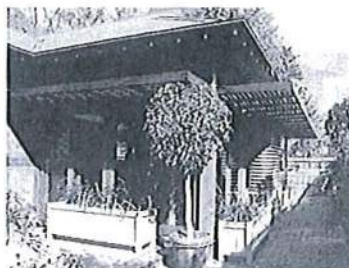
1. For east west oriented lots with the primary street frontage facing west, the south side setback should be utilised for the driveway/garage entry so that potential overshadowing of adjacent properties is reduced.
2. For east west oriented lots with the primary street frontage facing east, the minimum side setback should be on the north and the larger side setback should be on the south so that overshadowing is reduced.
3. The wider setbacks on the southern side of east west blocks may require the relocation of the side driveway or crossing in the proposal where the existing entry crossing is on the northern side, to avoid existing power poles and street trees.
4. Two storey walls that are not stepped in from the side boundary at the first floor are only permitted on the northern side of new structures of east west lots.

11.3.8 Projections into Setback Areas

1. Projections permitted within setback areas include roof eaves, sun-hoods, gutters, down-pipes, chimney flues, light fittings, electricity or gas meters and aerials and must not compromise more than:
 - a) 675mm, for the ground floor level; and
 - b) 1125 mm for the first floor level.
2. If an existing wall of a dwelling house is veneered or refaced, the projections must not result in the wall being less than 500mm from the boundary line.
3. Eaves or a cornice attached to the front or rear elevation of a building may extend along the side elevation of that building for a maximum distance of 1800mm so long as they are not less than 450mm from the boundary line at any point.
4. An open porch, awning, pergola or similar structure may extend to within 500mm of the boundary line of the allotment where it can be demonstrated that:
 - a) It will not negatively affect the privacy or amenity of any adjoining site and
 - b) The structure complies with the Building Code of Australia.
5. Walls shall be articulated or staggered so as to avoid appearing unduly massive or long. No section of side wall should extend for more than 10 metres without an indent of at least 1 metre for a minimum of 3 metres.



Averaging of street setbacks to achieve the appropriate building line.



Use of side setback for landscaping, watertanks/utilities is encouraged.



Modulated setbacks provide for variety and enhance the streetscape.

APPENDIX L



ABN: 60 266 825 591

The Twentieth Century Heritage Society of NSW Inc.

The General Manager
Strathfield Municipal Council
P O Box 120
Strathfield NSW 2135

3 February 2014

Attention: Cr Daniel Bott, Mayor
By email: daniel.bott@strathfield.nsw.gov.au

Dear Cr Bott

STRATHFIELD WAR MEMORIAL SYNAGOGUE, 19 FLORENCE STREET, STRATHFIELD

We have become aware that the future of the Strathfield Synagogue is potentially uncertain, and accordingly write to support its retention and inclusion on Schedule 5 of Strathfield Council's Local Environmental Plan 2012. The Strathfield Synagogue warrants inclusion because of its historical, social, aesthetic and associational significance.

The building provides tangible evidence of the growth of and development of the Jewish community that emerged and lived in Strathfield during the second half of the 20th century, and the growth of religious diversity in the Strathfield local government area. It was one of several Jewish communities that were established in metropolitan Sydney prior to World War II as extra-curricular Jewish education groups for children, which emerged as full Synagogue communities in the wake of migration after World War II. Although the Strathfield community has since contracted, the presence of numerous religious denominations in the local government area today underscores its social and historical importance. This is demonstrated by Strathfield's Protestant and Catholic churches, those associated with Korean and Chinese Christians and with the Russian Orthodox and Ukrainian Orthodox churches.

The Strathfield Synagogue is one of several that were built across metropolitan Sydney that are known to the 20th Century Heritage Society. They were largely designed by prominent migrant architects for established and newly founded Jewish communities after World War II. These architects are esteemed for their contribution to the development of Modernist architecture in NSW and the high quality of their architecture. The synagogues were originally completed within a relatively short period of years spanning from the mid-1950s to the mid-1960s. As with Strathfield synagogue, a number underwent phases of development and consolidation. Several also served as war memorials. They include:

- Parramatta Synagogue and War Memorial Hall, designed by Aaron Bolot in 1953. The appearance of the existing synagogue suggests extensive modifications have taken place, if the building is at all extant;
- South Head and District Synagogue, designed by Neville Gruzman circa 1956. The building has been extensively modified and its original architectural character is not recognisable;
- North Shore War Memorial Synagogue at Lindfield, which was designed by Hans Peter Oser, the architect of Strathfield War Memorial Synagogue, and completed in 1957;

affiliations & associations

Continued over...

• The National Trust of Australia (NSW) • Powerhouse Museum • The Australian Cinema & Theatre Society Inc • The Grace Hotel, Sydney
• Royal Australian Historical Society • History Council • The International Coalition of Art Deco Societies

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- Bankstown Synagogue, designed by Harold Smith in 1957 to replace an earlier synagogue that had been destroyed. This building was in turn destroyed in 1991;
- Cremorne War Memorial Synagogue, designed by Hugh Burich in 1959. The building was modified in 1999 but is still recognisable externally;
- Central Synagogue at Bondi, designed by Lipson & Kaad and completed circa 1960. The building has since been destroyed and rebuilt. The foyer of the building was designed as a war memorial;
- North Shore Temple Emanuel, Chatswood, designed by Lipson & Kaad and dedicated in September 1961. The building has been extensively modified; a first floor was added in 1967 and a kindergarten was opened in 1981, the same year a war memorial was dedicated. A hall and classrooms were completed during 1990;
- Sephardic Synagogue Woollahra, designed by Hugh Burich and completed in 1962. The building has been extensively altered so that its original design is not evident;
- Maroubra War Memorial Synagogue, designed by Hugh Burich, which was completed in November 1965. It consolidated development, which included a synagogue completed in 1954 and a kindergarten that was dedicated in 1956. Major alterations and additions to the complex were undertaken during 1994 and its original design has been obscured.

Although synagogues are traditionally designed with two levels, documentary and physical evidence shows that several of these post-war buildings - South Head and District, Bankstown, Cremorne and Maroubra - were designed as single level buildings. There appears to have been flexibility involved so that some could function both as halls and synagogues.

The importance of the architects listed above is acknowledged by their inclusion in the recently published *Encyclopedia of Australian Architects*, which is national in scope. Hans Peter Oser, designer of Strathfield and North Shore War Memorial Synagogues, is chiefly remembered for his residential and commercial work, which is described in the *Encyclopedia of Australian Architecture* as "marked by a sophistication of form and composition within an informed modernist style."

The same can be said for his two synagogues. Both show a confident expression of massing and form. Although the North Shore Synagogue is distinguished by unusual combinations of materials and some structural inventiveness, Strathfield demonstrates a clarity of form and purpose that may have been influenced by tighter budgetary requirements. The original design intent of the building is still very much in evidence. Oser's Austrian education and experience enriched his work, which made a significant contribution to post war Sydney and continues to have relevance today.

Of the synagogues listed above that still stand, all have been altered to greater or lesser extent. It is notable that Strathfield is amongst the most intact and least altered of this group. Hence it has some rarity value as a relatively intact post war synagogue and obviously is rare as a purpose-designed synagogue within the Municipality of Strathfield. Many churches were built during the 1950s and 1960s, so it contributes to understanding of the development of religious architecture both in Strathfield and in NSW.

affiliations & associations

- The National Trust of Australia (NSW)
- Powerhouse Museum
- The Australian Cinema & Theatre Society Inc
- The Grace Hotel, Sydney
- Royal Australian Historical Society
- History Council
- The International Coalition of Art Deco Societies

Continued over...



The Twentieth Century Heritage Society of NSW Inc.

The building provides convincing evidence of how Strathfield's population grew and diversified in the decades after World War II. It is an important example of post World War II International Modernist architecture in Strathfield, which does not have a large collection of buildings designed in this important architectural idiom.

The potential demolition of the building would be a great loss to the heritage of Strathfield. The building's strong associations with the area's Jewish community could be sustained with sensitive adaptive reuse accompanied by interpretation. Inclusion in the Local Environmental Plan will assist in retaining it as a vital part of Strathfield's heritage.

Yours faithfully

THE TWENTIETH CENTURY HERITAGE SOCIETY of NSW Inc

Dr Roy Lumby B Arch., M Arch., PhD., M.I.COMOS

President

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roger.brook@strathfield.nsw.gov.au

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