

# **DUDLEY STREET CONSERVATION AREA EXTENSION ASSESSMENT**

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## 1.0

### Introduction.

In response to a request from Randwick Council, Colin Brady of Colin Brady Heritage + Planning has undertaken assessment of existing residences located to the southern side of Dudley Street Coogee between Mount and Thomas Streets Coogee. The purpose of this review has been to assess whether the subject sites should be included as an extension of the Dudley Street Conservation Area identified in Randwick Local Environment Plan.

The findings of the review are intended to inform Council as to possible extension of the Conservation Area, a recommendation in recent reports by the author and heritage consultants GML Heritage during assessment of the existing residence 48 Dudley Street at the southeastern corner of Dudley and Mount Streets Coogee. The later building has recently been approved for demolition by the NSW Land and Environment Court despite considerable opposition from the local community and varied findings as to heritage significance by the above mentioned consultants.

Dudley Street Conservation Area occupies streets on the ridgeline to the west of the Coogee basin, the Conservation Area incorporating sections of Dudley, Higgs and Thomas Streets at the eastern boundary of Randwick with Coogee.

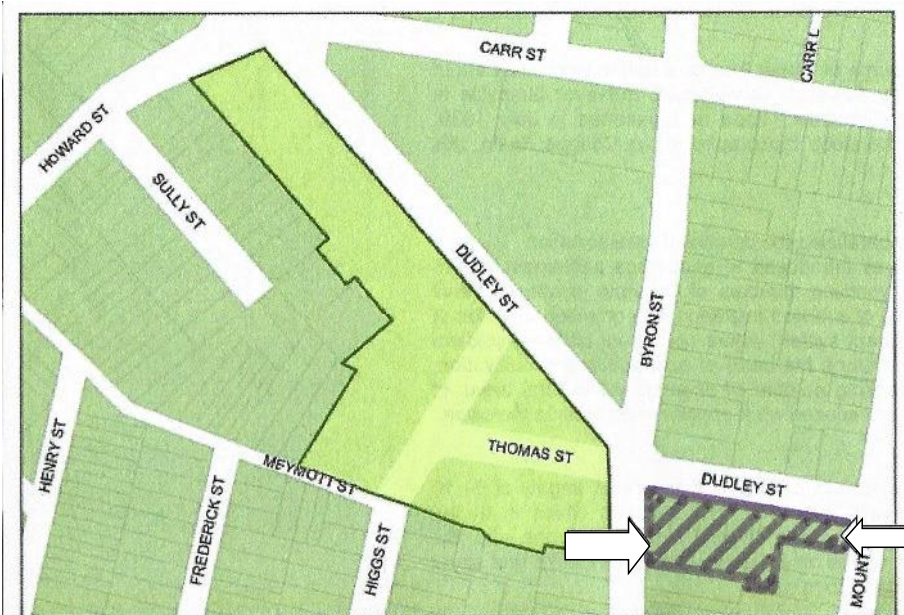


Fig.1: Dudley Street Conservation Area shaded light green. The subject area of this assessment is crosshatched between the arrows at right of image.

## 2.0 Historic Background

### Indigenous Settlement

Prior to European settlement of the Sydney Basin the region was home to a group of Aboriginal tribes bound by loose family connections and speaking variations of a common language called Darug. Those to the southern side of the Harbour and Parramatta River were identified as the Wangal Clan of which Bennelong is the best-known member. Following European settlement from 1788, the clan is recorded as progressively retreating to lands about Rushcutters Bay, the lagoon behind the dunes then fronting Bondi Beach and the La Perouse Peninsular south of Randwick.

### Initial European Settlement

Following establishment of the settlement at Sydney Cove in 1788, development of lands to the east of the settlement was determined both by land grants to notable and influential citizens and the construction of roads and bridle paths enabling access along the open ridge tops and down into the swampy bays of the southern harbour shores.

By 1805 a track is recorded extending along the eastern ridgeline to the South Head. Now identified as the routes of Aboriginal pathways, such high ground tracks provided the line of the Colonies earliest footways and later roads, including the South Head Road from 1811 and the Frenchmans Road branching south toward the high ground of later Randwick and the descent into the Coogee Valley a noted source of timber prior to 1830.

Early court records in the NSW Supreme Court include the affidavit of Sydney fisherman and native-born colonist George Whittle, swearing under oath to have been in and known Coogee in 1801. He and others engaged in shooting, riding and by the 1820's, location of stock in the area.<sup>1</sup>

Early exploitation as a fishing village and source of timber lead to a halt in land sales about Coogee until completion of a full survey by Assistant Government Surveyor Granville in September 1837. The plan approved by Governor Gipps and gazetted in July 1839, imposed a rigid orthogonal grid plan over the steep topography of the Coogee Basin, this determining the set out of future roadways.

### Assisted Immigration

The demand for labour in New South Wales paralleled the demise of transportation. In 1830 the assisted passenger scheme was introduced to encourage settlement and to supply skilled labour not provided by the dwindling numbers of Convicts arriving in NSW following local objection to transport. Funding of assisted migration was provided by sales of land in the Colony replacing the previous Grant system where prominent citizens, soldiers and ticket of leave men were given free grants on the basis of occupation and cultivation. The scheme held great appeal for an increasing number of unemployed in rural areas of Britain and Ireland as the Industrial Revolution reduced work opportunities outside the cities.

Crown lands sold to fund migration were disposed of in purchase grants largely of 5- 10 acres. Land sales were preceded by surveys overlaying grid patterns, which in theory facilitated access by road easement along the property dividing lines. As anyone who has walked about Coogee or more dramatically, Kiama on the south Coast will testify, grid street plans were poorly suited to the colonies coastal topography.

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<sup>1</sup> W B. Lynch & F.A.Larcombe: Randwick 1859-1976 Oswald Ziegler Publications. Pp 12.

Among the earliest assisted migrants under the new scheme was Lewis Gordon arriving at Sydney on 4 January 1834 from London via Hobart on the ship *Neptune*. Listed as a farmer and 24 years, old although probably only 20, Gordon achieved more immediate success as an assistant government surveyor and land speculator than a feeder of the now established colony. Lewis Gordon was an initial grantee of land at Clovelly, where Gordon's Bay maintains his name.

#### Initial Subdivisions at Coogee.

Lewis Gordon in turn became one of the first purchasers of the eight half acre lots at the newly surveyed 'village of Coogee' on the 13th Feb. 1840. All bar one of the lots sold were in Beach Street, the exception being at the corner of Carr and Arden Streets.<sup>2</sup> Between these sites and the South Head Road Gordon rapidly amassed other sites, as did fellow compatriot TW Smart. Smart was also prolific in ownership about the later site of Bondi Junction. A map-dated to 1847, showing the *Village of Great Coogee*, included the route and name of Dudley Street to the southern side of the village. Two parcels of land are shown to the northern side of Dudley Street between Beach and Avoca Streets. Access to the gridded street plan from Sydney is shown via an unnamed road leading out to the north east of the village. Eleven names are included as owners or applicants for ownership of land in the village including Lewis Gordon and T W Smart.



Fig 2: 1847 Map of Village of Great Coogee  
[Ref Mitchell Library]

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<sup>2</sup> Ibid.



Fig 3: Detail of 1847 Map of Village of Great Coogee showing Dudley Street and Lot 10 incorporating the later site of 48 Dudley Street.

### Growth in the Mid 19<sup>th</sup> Century

Development of Coogee remained slow due in part to the collapse of the land boom in the 1840's and also to Simeon Pearce's promotion of land sales at nearby Randwick, and remoteness from Sydney. The localities reputation as a resort destination for day trippers from Sydney, mentioned as early as 1833-34, did however continue to attract visitors for picnics and strolls by the ocean. Early settlement remained sparse, market gardening being the prime occupation of residents including Charles Catley.

In the 1840's John Hogan started The Picnic Hotel at Coogee – the original hotel in the later Municipality.<sup>3</sup> By 1858 there were still only 14 houses in Coogee. In the following decade completion of a road through Randwick and completion of a park at the northern end of Coogee Beach by the newly established Randwick Council furthered the popularity of Coogee as a day excursion destination.

A map of the Village of Coogee prepared in the period 1860-79 continues to show the initial grid street plan including the eastern extent of Dudley Street the route of which ends to the west of Mount Street.<sup>4</sup> In 1866 the Sydney Morning Herald featured advertisements for *Sea Air-Board and Residence for two gentlemen; private conveyance in and out. Shamrock Hotel, Coogee. J Robertson proprietor.*<sup>5</sup> James Robertson's Shamrock Hotel is listed at Whale Street Coogee near the beachfront.

It has not been identified if James Robertson was related to John Robertson (1816-1891) later Sir John Robertson, five times premier of New South Wales. John Robertson had both land holdings in the area and close associates including James Day and Daniel Egan, both land holders and residents of Coogee. John Robertson's father was also named James Robertson (1781-1868) a pastoralist and watchmaker who bought his family to New South Wales in January 1822.

<sup>3</sup> Ibid.

<sup>4</sup> National Library of Australia

<sup>5</sup> SMH Sat 12 May 1866

By 1858 there were still only 14 houses in Coogee. In the following decade completion of a road through Randwick and completion of a park at the northern end of Coogee Beach by the newly established Randwick Council furthered the popularity of Coogee as a day excursion destination. As the century progressed Coogee became a favoured location for ocean bathing, this for 40 years remaining segregated with women to the southern and men to the northern end of the beach. Completion of Sydney's first ocean pool in the 1860's and further attractions including the Coogee Aquarium and indoor pool opened in 1878 where enhanced by a steam tram service opened in 1883.

Land to the south east side of Mount Street identified in the 1847 Village of Greater Coogee map subsequently formed a purchase grant made to John Warner [allotment 1 of Section 10 in the Village of Coogee issued 10 September 1856]. The grant bounded by Dudley Street, Mount Street, Brook Street and La Perouse (now Oberon) Street followed the grid pattern of the 1839 town survey rather than any response to the undulating topography. Warner subdivided the grant into 10 lots including Lot 1 at the corner of Dudley and Mount Streets including the current site of 48 Dudley Street. A survey plan of 1898 shows Lot 1 further divided into nine residential allotments with eight houses shown facing Dudley Street and the later site of 48 Dudley Street [constructed 1919] remaining vacant.<sup>6</sup> John Edward Tucker Warner listed as both boot maker and bookmaker is recorded living in Long Bay Road [later Mount Street] Coogee in 1883 possibly on part of his allotment and from 1890 -1914 being recorded residing in Dudley Street to the east of Mount Street being replaced by Ernest Warner from 1918 onwards.

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<sup>6</sup> GML Heritage report.



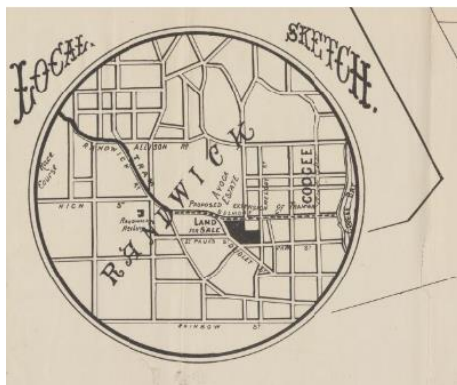
### Coogee and the Land Boom of 1875-1889

In 1880 a steam tramline opened from Sydney to Randwick Racecourse. The following year the service was extended to High Street. In the same year the Randwick Tram Workshops were opened. Coinciding with and enhancing the real estate boom of 1875-1889, the introduction of reliable transport less affected by poor road conditions was quickly identified by speculators marketing former large estates about the heights overlooking Coogee. In 1883 the line was further extended to Coogee. Electric services were introduced in 1902.



Fig.4: Above - The Dutruc Estate Sale of 1886 capitalised on the newly established tramway to Randwick soon to be extended to Coogee as show in the detail below.

Fig.5: Below- Detail of 1886 Dutruc Auction notice with proposed tram route to Coogee.





Coogee's reputation as a seaside resort was further popularised in depictions by Australian Impressionist painters Arthur Streeton and Tom Roberts in the later 19<sup>th</sup> Century. The sparse population of the previous decades was rapidly accelerated by land subdivisions and demands for seaside amenities.



Fig 6: Coogee Beach Holiday Sketch 1888 - by Tom Roberts



Fig.7: Coogee 1900 showing steam tram and initial large houses located on the gridded street plan set out in 1837 with little deference to topography.



Fig.8: Residence of Mr Charles Taylor at Dudley Street Coogee c.1890



Fig.9: Mrs Charles Taylor at Dudley Street c. 1890.

By the end of the land boom in 1889, Dudley Street was listed as having 11 residences from the sea to the junction with Long Bay Road [later Mount Street] and one, the house *Ferndale* occupied by Charles Byers beyond the junction of Long Bay Road and Dudley Street. Recovery after the depression of 1890-1893 was gradual, Sands listings for 1900 recording 12 residence to the western /southern side of Dudley Street now identified as including the route from the sea to Belmore Road and a single residence *Ferndale*, by then the home of James Newman to the eastern side.

Federation saw the number of subdivisions extend the length of Dudley Street, marketing short lengths of street frontage about the upper areas of Dudley and surrounding streets, particularly where close to tram stops. Prior to subdivision as close spaced lots, a number of large residences were erected on the heights overlooking the sea. At the upper extent of Dudley Street, these included *Rolleston* the home of Charles White and to the southern side of the triangulated park east of Melody [now Higgs Street] the residences *Eastborne* and *Willaroon*.

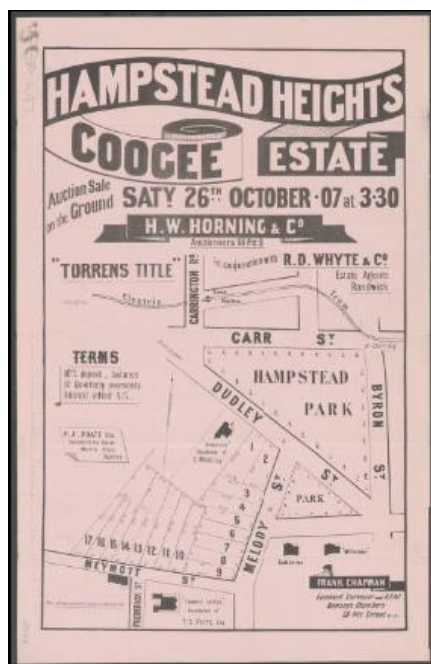


Fig 10: Sales Poster for Hampstead Heights Estate October 1907 to southern side of Dudley Street including Melody Street [now Higgs Street]. Plan shows location of existing large residences *Rolleston*, *Eastbourne* and *Willaroon*.

## The Mount Panorama Estate

An undated sales poster for *The Mount Panorama Estate The Property of Sir John Robertson* shows subdivision of the street frontage to Dudley Street from Mount Street west to Melody [now Higgs Street] including the current sites the vacant. No mention of the auction has been identified in Newspaper notices of the period 1890-1919 but subsequent construction on the subject sites supports the sale occurring in the period 194-1918 long after Sir John Robertson's death in 1891.<sup>7</sup>



Fig.11: Banner title for Estate Auction of The Panorama Estate Randwick [Ref: Randwick Library]



Fig.12: Subdivision plan of The Panorama Estate Randwick [Ref: Randwick Library]

<sup>7</sup> Sir John Robertson is reported taking over lands unsuccessfully marketed at Coogee by his friends, these later being resold in one line by others. The reference to Robertson may be a sales incentive based upon Robertson's established success as a landowner.

Sands listings for 1909 show 15 listings from the sea to the cross route of Long Bay Road [now Mount Street]. West of this only the previous residences Willaroon, *Eastbourne* and *Rolleston* are identified with further residences to the northwest of *Rolleston*.

1910-1912 shows the same listings and residences with no new development between Long Bay Road [Mount Street] and *Willaroon*.

In 1914 *Willaroon* appears to have been renamed *Rochford* by the new resident H R Bellamy. Beyond this to the east no new listings are identified. This situation remains unaltered for 1915-16.

By 1918 the road to the southwest of the triangulated parkland at the crank in Dudley Street was formally named Thomas Street and is listed as the sites [from north to south] of:

John C Leete *Eastbourne*  
Michael O'Riordan J P *Killarny*  
James H Noonan *Koorowi*  
James S Sherry *Rockford*.

Sands directory listings for 1919 have been compared with rates listings for the same year. Comparison shows the following listings:

| Lot Number/Current Street Number | Registered Owner | UCV | ICV  | Resident in 1919 |
|----------------------------------|------------------|-----|------|------------------|
| 1587/46                          | H.A. Whittle     | 320 | 1600 | A.E. Crapp       |
| 1588/44                          | H.A. Whittle     | 473 | 2200 | Henry A Whittle  |
| 1589/42                          | Wm Murphy        | 400 | 1800 | Wm H Murphy      |
| 1590/40                          | E.M Gercott      | 375 | 375  | -                |
| 1591/38                          | R.D Whyte        | 375 | 375  | -                |

Subsequent Sands directory listings identify occupants of the lots between Mount and Byron Streets as follows:

| Street Number or house name | 48 Dudley Street | 122 Mount Street   | 46 Dudley Street | 44 Dudley Street                  | 42 Dudley Street             | 40 Dudley Street          | 38 Dudley Street     |
|-----------------------------|------------------|--|------------------|-----------------------------------|------------------------------|---------------------------|----------------------|
| Year of Listing             |                  |  |                  |                                   |                              |                           |                      |
| 1910                        |                  |  |                  |                                   |                              |                           |                      |
| 1912                        |                  |  |                  |                                   |                              |                           |                      |
| 1914                        |                  |  |                  |                                   |                              |                           |                      |
| 1916                        |                  |  |                  |                                   |                              |                           |                      |
| 1918                        |                  | John Neeld<br><i>Locksley*</i>                               |                  | Henry Whittle<br><i>Mt Lossay</i> | A W H Murphy<br><i>Luton</i> | -                         |                      |
| 1919                        |                  | John Neeld   |                  | Henry Whittle<br><i>Mt Byron</i>  | A W H Murphy<br><i>Luton</i> |                           |                      |
| 1920                        |                  | John Nield<br>[108 Mount St]                                 | A.E Crapp        | Henry Whittle                     | A William Murphy             | H -                       |                      |
| 1921                        |                  | John Nield<br>[108 Mount St]<br>R.J Bowden<br>[110 Mount St] | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H -                       | -                    |
| 1924                        | S. Crook         | R.J Bowden<br>[110 Mount St]                                 | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H                         |                      |
| 1925                        | S.E Sibley       | R.J Bowden<br>[110 Mount St]                                 | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H F H Hoda                |                      |
| 1926                        | S.E Sibley       | R.J Bowden<br>[110 Mount St]                                 | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H F H Hoda                |                      |
| 1927                        | S.E Sibley       | R.J Bowden<br>[110 Mount St]                                 | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H F H Hoda<br>[F H Rodds] |                      |
| 1928                        |                  | R.J Bowden<br>[110 Mount St]                                 |                  |                                   |                              |                           |                      |
| 1929                        | S.E Sibley       | Mrs E McGuigan   | Thomas Gibson    | Henry Whittle                     | A William Murphy             | H A J Jennings            |                      |
| 1931                        | S.E Sibley       | Mrs E McGuigan   | -                | Henry Whittle                     | A William Murphy             | H A J Jennings            | Albert Errate [sic.] |

\* The residence retains the name Locksley House in Art Nouveau pattern leadlight glazing over the current front entry from Dudley Street

**Details of listed residents are as follows:**

Henry A Whittle, contractor, previously dwelt at *Mimoru*, Mount Street Coogee in the years 1913 -1915. His recorded profession and subsequent ownership of adjacent sites in Dudley Street supports his being the builder of residences at 46 & 44 Dudley Street.

William Henry Murphy, printer, previously dwelt at Carr Street Coogee [1913 Electoral rolls]

John Neeld, traveller, previously dwelt at O'Donnell Street Coogee [1913 Electoral rolls] and in 1907-1911 at Gordon Crescent Stanmore. By 1933 he and his wife Hilma Neeld were residing at 178 Coogee Bay Road Coogee.

F H Rodda [correct spelling] does not appear on previous Sand listings or electoral rolls and may have been a temporary resident of Australia or incorrectly initialled.

RJ Bowden is recorded residing at 110 Mount Street from 1921-28 then in 1929 at 124 Mount Street. An R J Bowden is listed as a Clerk in the Department of Public Instruction in 1921 and the recipient of a Meritorious Service Medal NSW Public Service Lists of officers on whom military decorations have been confirmed. By 1924 R J Bowden had been elevated to Registrar in the same Department.

The list of occupants and owners indicates a pattern typical to the rapidly infilling streetscapes of Coogee during the Inter-War period. Substantial houses were erected by successful businessmen, often local residents, keen to capitalise on the growing demand for better homes in the desirable location and financially able to undertake construction both for personal accommodation and financial speculation.



An aerial survey conducted in 1943 shows the grouping as identified in Sands listings.



Fig.13: 1943 aerial survey showing residences between Mount Street at right and Thomas Street at left of image. [Ref Six Maps NSW Mapping]

### 3.0

#### Streetscape Review

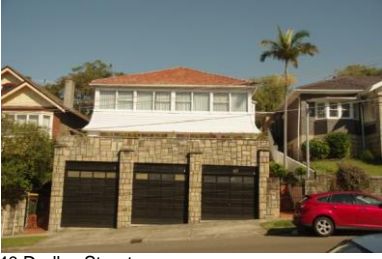
The following streetscape review considers existing residences on the basis of the defined statement of Significance for the Dudley Street Conservation Area to the immediate northwest of the subject group.



Assessment group of 122 Mount Street – 38 Dudley Street Coogee to southern side of Dudley Street. [Ref: Six Maps NSW Mapping 2013]

| Dudley Street South side from Mount Street to Thomas Street   |  |  |
|---|--|--|
| Address   | Description  | Recommendation   |
|  <p>122 Mount Street<br/>[Image source: Colin Brady Architecture + Planning]</p>   | <p><i>Locksley House</i><br/>C.1919-20 Inter-War Arts and Crafts two storey residence with terra cotta Marseilles tile roof, rough cast rendered chimney stacks, gable infills and spandrels, face brick exterior and painted timber framed windows.</p>   | <p>List as item of local heritage significance. Undertake further research to clarify details of construction.</p> |
|  <p>46 Dudley Street<br/>[Image source: Colin Brady Architecture + Planning]</p>  | <p>Inter War bungalow. Double fronted gable roof form with battened infill to main gable and to transverse gable end on eastern side. Later infill of front verandah and alteration of bay window to lower front gable.</p>  | <p>Add to schedule of contributory buildings.</p>  |
|  <p>44 Dudley Street<br/>[Image source: Colin Brady Architecture + Planning]</p> | <p>Late Federation two storey residence with slate gabled roof extending over open verandas to east and north, timber shingled gable infills and belled spandrels, face brick exterior quarry faced sandstone foundations and street front retaining wall/fence. Later garage to eastern side.</p> | <p>List as item of local heritage significance.</p>  |

| Dudley Street South side from Mount Street to Thomas Street   |   |   |
|---|---|---|
| Address   | Description   | Recommendation                                      |
|  <p>42 Dudley Street</p> | <p>Double gable fronted Federation style freestanding residence with roughcast rendered chimneystacks; later concrete tile roof cladding; battened gable infill. Face brick exterior has canted veranda bays now infilled with timber framed double hung timber sash windows above vertical battened and timber shingled spandrels. Matching infill to the eastern side verandah has a flat metal roof supported by paired timber colonettes set on face brick columns. The verandah is infilled with detailing matching the canted bays.</p> <p>The Ground floor is set above a face brick basement level with arched windows and glazed oculus window to the street frontage. Later garages to street frontage are set either side of entry stairs.</p> | <p>List as item of local heritage significance.</p> |

| Dudley Street South side from Mount Street to Thomas Street   |   |   |
|---|---|---|
| Address   | Description   | Recommendation                                    |
|  <p>40 Dudley Street</p> | <p>Inter War late Arts and Crafts style bungalow with later infill of front verandah. Ground and first floors have canted bay windows to side elevations with belled timber shingle spandrel to front verandah and exposed rafters to eaves. Originally face brick now painted. Original chimney is evident to the rear of hip roof with terra cotta Marseilles tile roof. Tile roof continues in hip form over front verandah. Later triple garage to street frontage has random ashlar stone veneer cladding and timber panel lift doors.</p> | <p>Add to schedule of contributory buildings.</p> |

| Dudley Street South side from Mount Street to Thomas Street.  |   |   |
|---|---|---|
| Address   | Description   | Recommendation                                      |
|  <p>38 Dudley Street</p> | <p>Inter War freestanding bungalow with symmetrical elevation. Glazed deep brown Marseilles tile roof has paired secondary hips set symmetrically about central projecting gable supported by quarry face ashlar sandstone columns with painted timber framed glazed infill of later construction. Exterior is generally of deep brown liver brick above quarry faced ashlar sandstone foundations. Canted bays with flat metal roofs have painted timber double hung timber framed windows with leadlight glazing. Street front sandstone retaining wall and stair enclosure rising to the infilled front verandah are of matching stone with terrazzo stairs.</p> | <p>List as item of local heritage significance.</p> |

#### 4.0

##### Defining Aspects of Dudley Street Heritage Conservation Area.

- Fine quality Federation and Interwar detached houses in an outstanding elevated setting.
- The Dudley Street conservation area consists of rows of houses on Thomas Street, Higgs Street and Dudley Street, facing Baker and Leete Parks.

What is the area's significance?

##### Aesthetic Significance:

The conservation area includes fine quality groupings and individual examples of large Federation and Inter-War period detached houses. Several styles are represented, including Federation Bungalow and Queen Anne and Inter-War Mediterranean and Functionalist. The most outstanding individual examples are the Federation Queen Anne style houses at Nos 16, 22, 34 and 36 Dudley Street and Nos 1 and 7 Thomas Street. Their large and bowed windows take maximum advantage of views.

The houses are situated on elevated sites, with views of the Pacific Ocean to the east and north over the adjacent Baker and Leete Parks. The front gardens, fence designs, sandstone kerbing, steep and undulating topography, and the palm, pine and fig tree plantings in the parks, all contribute to the aesthetic quality of the setting.

##### Historic Significance:

The existing houses demonstrate the process of development of the area in the first few decades of the twentieth century. The social class and aspirations of the original occupants are demonstrated by the design of these large houses, on desirable sites with ocean views.

##### Social Significance:

The conservation area has social significance because its physical qualities are appreciated by its residents and the general community. The conservation area continues in its traditional residential use.

##### Themes Represented:

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications



## 5.0

### Comparative Assessment of houses in the study area with those in the adjacent Conservation Area.

The defined qualities of the Conservation Area are outlined in the above description of the Dudley Street Conservation Area. Comparison of these attributes and the residences in the study area provides the following assessment.



The study area viewed looking west.

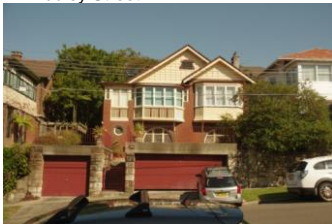
The existing residential group to the southern side of Dudley Street from the intersection of Mount Street to the intersection with Thomas and Byron Streets comprises six residences of Inter War construction dominated by residences at 44 & 42 Dudley Street both being designed in and retaining substantial form and detail of later Federation Style residences incorporating aspects of Queen Anne and Arts and Crafts Styles.



44 Dudley Street



1 Thompson Street [listed residence in Conservation Area]



42 Dudley Street



36 Dudley Street [listed residence in Conservation Area]

Adjacent to these are another substantial residence to the west at 40 Dudley Street having similar stylistic form to the residences at 44 & 42 but the subject of extensive unsympathetic infill of first floor verandas and construction of later garages to the street frontage. East and west of this group are two smaller houses, that to the east at 46 Dudley Street constructed c. 1920 being an early example of the Inter-War Bungalow style and that to the western end at 38 Dudley Street an accomplished example of the later Inter-War bungalow incorporating aspects of Inter-War Georgian form with highly resolved detailing in stone, face brick and leadlight glazing. To the eastern end of the group at the intersection with Mount Street is Locksley House, a two Storey Arts and Crafts Style residence up till now forming a close association in scale and style with the residence at 48 Dudley Street on the opposing corner of Dudley and Mount Streets. Locksley House retains extensive external detailing and form of the Arts & Crafts Style.



Above left: 38 Dudley Street at the western end of the group and above right: *Locksley House*, 122 Mount Street at the eastern end of the group.

6.0

#### Listing Recommendations

Principle residences warranting recommendation for Listing.

#### 44 Dudley Street



42 Dudley Street





38 Dudley Street



Locksley House 122 Mount Street

## 7.0 Conclusions

Dudley Street formed part of the original Village of Coogee street plan set out by survey in 1839 with initial land sales the following year supplementing earlier, larger, land grants to the north. Initial purchases in the street were located to the lower, eastern extent of the street, the upper reaches of Dudley Street not appearing formed prior to the 1850's. Subsequent development of Coogee as an excursion destination provided limited permanent occupancy prior to establishment of steam tram services of the later 19<sup>th</sup> Century. Improved transport furthered the land boom of the period 1875-1889 generating progressive subdivision of large lots at the beachfront and to the upper ridgeline overlooking Coogee in the 1880's.

Construction of the 1880's remained sparse, with closer settlement emerging during the Federation years of 1893-1915. Development on the upper extent of Dudley Street and the cross route of Long Bay Road /Mount Street was concentrated in the years leading up to and following the First World War. Construction in these years was dominated by the Federation Arts & Crafts and Queen Anne Styles with notable examples initially occupying the ridgeline overlooking Coogee Bay then progressively infilling lands between this and earlier development toward the ocean.

The Dudley Street Conservation Area is defined by notable and contributory examples of residential development from the initial Federation subdivisions through to the later Inter-War years. The area of this assessment, extending from the southwestern corner of Dudley and Mount Streets through to Thomas Street Coogee, has considered the evolution of residences on the south side of this length of street frontage. Whilst of varied scale, the residences have been found to demonstrate close association in style, form, history and detail with those defining the Dudley Street Conservation Area to the North. On this basis it is recommended that the Dudley Street Conservation Area is extended east to encompass the existing sites of 38-46 Dudley Street and 122 Mount Street Coogee. It is further recommended that the residences at 38,42 & 44 Dudley Street and 122 Mount Street be further investigated with a view to listing as items of Local Heritage Significance in Randwick Local Environment Plan.