

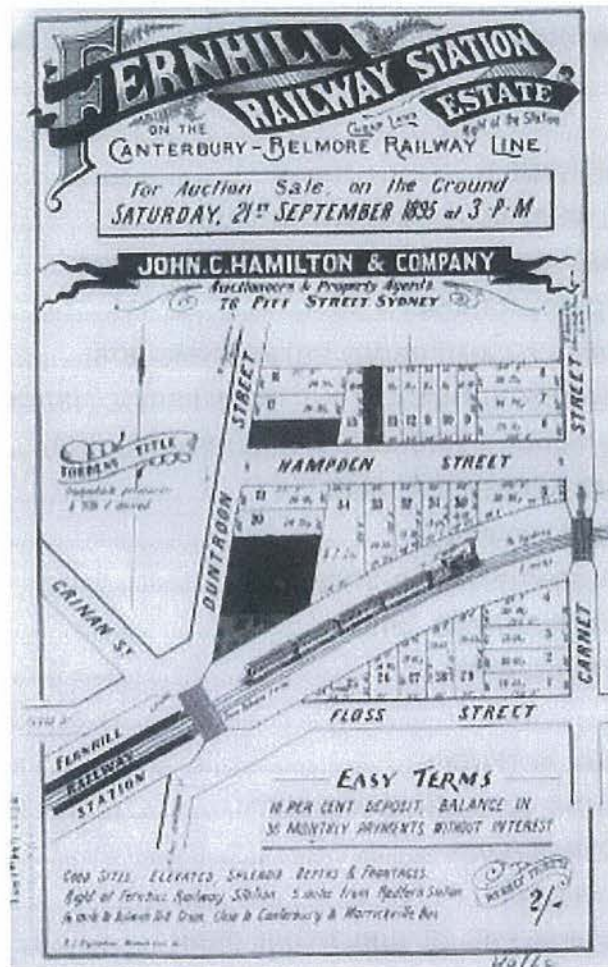
## **Attachment 1**

### **Hurlstone Park Heritage Assessment Study**

# HURLSTONE PARK

## HERITAGE ASSESSMENT STUDY

### Stage 1 Report



For

Canterbury-Bankstown Council

September 2016

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## EXECUTIVE SUMMARY

In 2015 the NSW Department of Planning and Environment identified a 13 km corridor along the existing Bankstown rail line as an opportunity to develop and manage areas for future city growth. *The Sydenham to Bankstown Urban renewal Corridor Strategy* was developed and issued in late 2015 as a Draft document to provide stakeholders the opportunity to comment on the proposal. The suburb of Hurlstone Park falls within this corridor.

In response to the *Corridor Strategy* the City of Canterbury – Bankstown commissioned Paul Davies Pty Ltd to prepare this Heritage Assessment Study of Hurlstone Park, to determine whether the suburb or portions of the suburb would warrant inclusion within Heritage Conservation Areas (HCAs). The study was also to identify whether additional individual properties or groups should be listed as heritage items in Council's Local Environmental Plan (LEP).

The suburb, while having some earlier (1890s-1910) buildings, was largely developed after 1911 when public transport became available and the suburb, formerly largely part of a single estate (the Jeffreys estate), was subdivided for residential development. This has resulted in two major periods of development characterising the suburb: late Federation and Inter-War. This is quite unusual, as most inner suburbs of Sydney demonstrate these periods overlaid on Victorian subdivision patterns and buildings. Consequently, the area contains a high number of buildings from a limited period of development.

The Hurlstone Park Heritage Assessment Study project was planned in three sequential stages:

- Stage 1: The identification of potential Heritage Conservation Area/s (HCAs) and potential heritage items within Hurlstone Park warranting further research (the current stage of the project);.
- Stage 2: Further research and preparation of State Heritage Inventory (SHI) forms for potential HCAs and potential Heritage Items.
- Stage 3: The preparation of DCP controls for identified HCAs and heritage items and the preparation of a consultation strategy for the public exhibition of Stage 1.

The process or methodology adopted for Stage 1 has been to:

- Prepare a detailed suburb history to understand the heritage values of the area.
- Prepare a building-by-building survey undertaken with each building in the study area then assessed for its heritage value in the context of the values arising from the historical research.
- Assess each property as:
  - ☐ A heritage item or potential heritage item
  - ☐ A contributory building. This category was separated into:
    - II Contributory 1: a building which clearly reflects the heritage values of a key period of significance of the area (for example a well-conserved Federation Queen Anne style house); and
    - II Contributory 2: a building which has been altered but is still identifiable as dating from a key period of significance for the area and retains its overall form (for example a Federation Queen Anne style house which has aluminium framed windows installed).
  - ☐ A non-contributory building: either a building which does not date from a key period of significance for the area (for example a late 20<sup>th</sup> century or more

recent building) or a building which has been so altered it's period of construction is no longer readily discernible.

- Map the Building Contribution values across the suburb to identify areas with a continuity of contributory buildings and/or heritage items where the earlier character of the suburb is demonstrated with relatively little change. Further fieldwork was undertaken to confirm the visual continuity of identified areas and define potential Heritage Conservation Area boundaries. The maps in Attachment 2 of this report show percentages of buildings in each of the Building Contribution categories within the potential HCAs, however decisions are not based purely on statistical percentages, but also on factors such as whether an area represents a distinctive historical subdivision, a collection of historical subdivisions or whether significant streetscapes are apparent within an area.

This Stage 1 report concludes that seven (7) areas within Hurlstone Park be recommended as potential Heritage Conservation Areas, listed as follows (see also maps in Attachment 2 to this report):

Crinan Street Shops HCA

Duntroon Street HCA

Floss Street HCA

Hampden Street HCA

Melford Street HCA

Melford Street North HCA

Tennant Parade HCA.

It further identifies 51 potential Heritage Items within Hurlstone Park (see Table 8 of this report).

This report recommends that the Study proceed to Stage 2, further research and preparation of State Heritage Inventory forms for the identified potential HCAs and potential heritage items.

## 1.0 INTRODUCTION

### 1.1 THE BRIEF & STUDY AREA

Paul Davies Pty Ltd was commissioned by Canterbury-Bankstown Council in May 2016 to undertake a heritage assessment of the suburb of Hurlstone Park (postcode 2193) within the City of Canterbury-Bankstown Council area, with the suburb boundaries and the study area as defined in the map below.

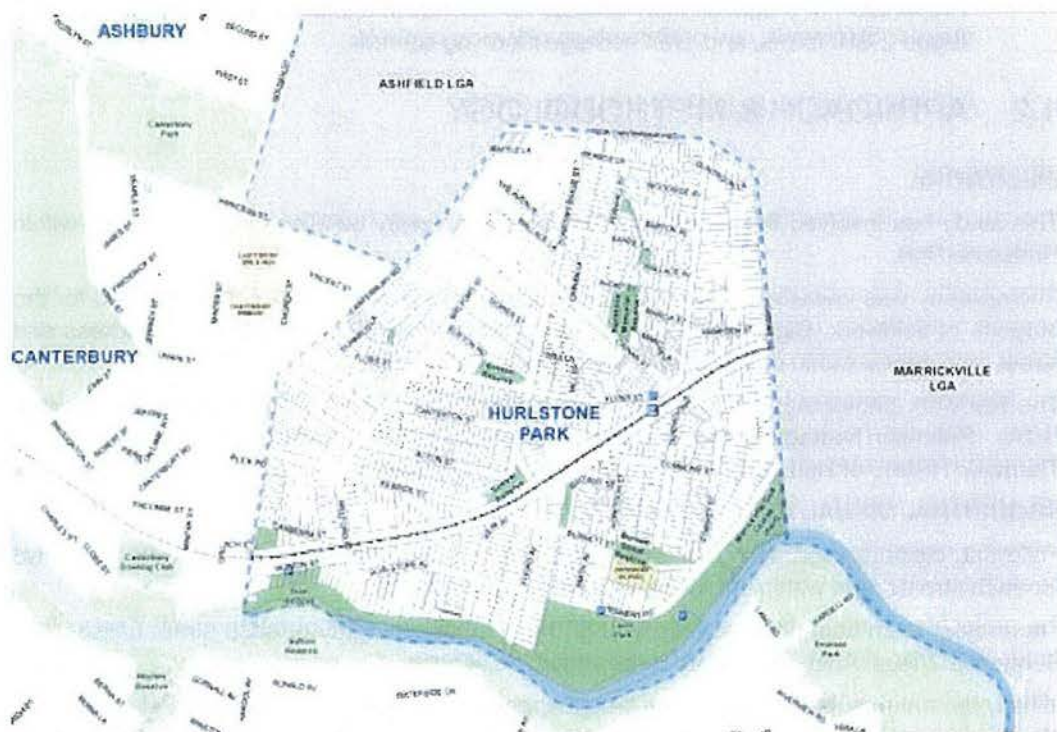


Figure 1: Map of the suburb of Hurlstone Park within the City of Canterbury-Bankstown Council area with the study area boundaries defined. Source: Canterbury-Bankstown Council website

Stage 1 of this project has involved:

- Preparation of a thematic history of Hurlstone Park
- A photographic survey of all properties within Hurlstone Park
- Identification of potential heritage items and potential heritage conservation areas (HCAs) within the suburb warranting further research (identified from both historical research and fieldwork)
- Discussion with relevant Council staff regarding potential HCA boundaries and potential heritage items identified
- Heritage grading of properties to assign and map "Building Contribution" values to buildings across the suburb to assist the identification of any potential HCAs.

- Mapping of the suburb and potential HCAs including calculation of percentages of buildings which are heritage items/potential heritage items, Contributory 1, Contributory 2 or Non-contributory.
- Stage 1 Report preparation.

Stage 2 of the project will involve:

- Preparation of State Heritage Inventory (SHI) forms for potential heritage items and potential heritage conservation areas identified in Stage 1.

Stage 3 of the project will involve:

- Preparation of DCP controls for heritage items and any recommended HCAs
- Preparation of a consultation strategy for the public exhibition of the Stage 1 report, Stage 2 SHI forms, and draft heritage planning controls.

## 1.2 APPROACH & METHODOLOGY

### FIELDWORK

This study has involved fieldwork and photography of every building and each street within Hurlstone Park.

Photography was undertaken from the public street. No private property was entered for the purpose of fieldwork. Digital photographs have been labelled by date, building address and street, and stored within digital folders under each street name.

The fieldwork photography was used to identify both potential heritage items and potential HCAs. Potential heritage items were also identified from information researched for the Thematic History of Hurlstone Park in Section 3.0 of this report.

### SEQUENTIAL VISUAL ANALYSIS SHEETS

Following digital photography processing, Sequential Visual Analysis Sheets were prepared for each streetscape within the identified potential HCAs.

The project team undertook assessment of the aesthetic integrity of each street utilising the Sequential Visual Analysis Sheets by assigning building values.

Initially the entire suburb of Hurlstone was mapped on the basis of the fieldwork data and the identification of potential and existing heritage items, to show the building contribution values or identified heritage status outlined in Table 1 below.

The mapping process identified areas with a high percentage of contributory buildings, and therefore with potential for Heritage Conservation Area (HCA) status.

Further fieldwork was undertaken to examine the areas identified in the mapping as potential HCAs, as well as discussion with relevant Council staff. Further analysis and mapping of the potential HCA areas - the mapping showing greater detail by distinguishing Contributory 1 and 2 buildings - refined the boundary recommendations for the potential HCAs.

Table 1: Building Contribution Values system used for mapping

| Building Ranking              | Building Ranking definition                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HI - Heritage Item            | Heritage items: Buildings individually listed as heritage items in the Canterbury LEP 2012                                                                                                                                                                                                                                                                                                                                                         |
| PHI - Potential heritage item | Potential heritage item identified in this Study for further research                                                                                                                                                                                                                                                                                                                                                                              |
| Contributory 1                | Contributory to a potential HCA. A building that clearly reflects the heritage values of a key period of significance of the potential HCA and is a key element of the character of the potential HCA;                                                                                                                                                                                                                                             |
| Contributory 2                | A building which has been altered but is still identifiable as dating from a key period of significance for the potential HCA, and retains the overall form from the original date of construction                                                                                                                                                                                                                                                 |
| Non Contributory              | Not contributory to a potential HCA. A building which is either: <ul style="list-style-type: none"> <li>a) Heavily altered to an extent where construction period is uncertain, or</li> <li>b) Is from a construction period which falls outside any key period of significance for the potential HCA, or</li> <li>c) Fits criterion b) above and has a scale or form which is not consistent with any key characteristics of the area.</li> </ul> |

### 1.3 AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St, Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist, and reviewed by Paul Davies, Heritage Architect and Director.

Historical research was undertaken and the Thematic History in this report written by Nicholas Jackson, Historian sub consultant.

Liz Duck-Chong, photography and graphics assistant, was primarily responsible for fieldwork digital photography, photography processing, map preparation and the preparation of Sequential Visual Analysis sheets for this study. Fieldwork data was reviewed both in-house and on site by both Chery Kemp and Paul Davies.

### 1.4 ACKNOWLEDGEMENTS

The Thematic history in this report was prepared when Campsie Library was closed for renovations (June-September 2016) and consequently the local studies resources were not available. However, Paul Davies Pty Ltd acknowledges the assistance provided by Kirstin Cox, Community History Librarian, where it was possible for her to do so under the circumstances.

## 1.5 EXISTING HERITAGE ITEM LISTINGS WITHIN HURLSTONE PARK

There are no heritage items in Hurlstone Park listed on the State Heritage Register (SHR).

Table 2 below lists the Canterbury Local Environmental Plan (LEP) 2012 Schedule 5 Heritage items within Hurlstone Park. Table 3 below lists the current Section 170 heritage listings within Hurlstone Park, two of which are also listed in the Canterbury LEP 2012.

Table 2: Hurlstone Park heritage items listed within Canterbury LEP 2012

| Description                                        | Address                                       | Lot & DP                  | Significance | Item No. |
|----------------------------------------------------|-----------------------------------------------|---------------------------|--------------|----------|
| Federation house                                   | 1 Euston Road                                 | Lot 36, DP 5924           | Local        | I116     |
| Federation house                                   | 3 Euston Road                                 | Lot 37, DP 5924           | Local        | I117     |
| Federation house                                   | 7 Euston Road                                 | Lot 39, DP 5924           | Local        | I118     |
| Federation house                                   | 9 Euston Road                                 | Lot 1, DP 113778          | Local        | I119     |
| Federation house                                   | 11 Euston Road                                | Lot 1, DP 949392          | Local        | I120     |
| Federation house                                   | 13 Euston Road                                | Lot 42, DP 5924           | Local        | I121     |
| Federation house                                   | 15 Euston Road                                | Lot 43, DP 5924           | Local        | I122     |
| Federation house                                   | 21 Euston Road                                | Lot 46, DP 5924           | Local        | I123     |
| Victorian and Federation railway station buildings | Floss Street (Hurlstone Park Railway Station) | Part of Lot 1, DP 1135292 | Local        | I124     |
| Federation villa, "Euston"                         | 67 Floss Street                               | Lot 2, DP 1044798         | Local        | I125     |
| Railway under bridge                               | Foord Avenue                                  | Part of Lot 1, DP 1135292 | Local        | I126     |
| Victorian house                                    | 12 Garnet Street                              | Lot 1, DP 973077          | Local        | I127     |
| Victorian house                                    | 14 Garnet Street                              | Lot 2, DP 973077          | Local        | I128     |
| Victorian house                                    | 16 Garnet Street                              | Lot A, DP 972267          | Local        | I129     |
| Victorian house                                    | 18 Garnet Street                              | Lot B, DP 972267          | Local        | I130     |
| Victorian house, "Jessamine"                       | 20 Garnet Street                              | Lot 1, DP 168712          | Local        | I131     |
| Federation house                                   | 24 Garnet Street                              | Lot C, DP 324033          | Local        | I132     |
| Federation house                                   | 30 Garnet Street                              | Lot 8, DP 3515            | Local        | I133     |
| Part of a pair of Federation semi-detached         | 58 Garnet Street                              | Lot 71, DP 613001         | Local        | I134     |

| Description                                       | Address          | Lot & DP                   | Significance | Item No. |
|---------------------------------------------------|------------------|----------------------------|--------------|----------|
| houses                                            |                  |                            |              |          |
| Part of a pair of Federation semi-detached houses | 60 Garnet Street | Lot 72, DP 613001          | Local        | I135     |
| Federation house                                  | 19 Hopetoun Road | Lot 19, Section 3, DP 3849 | Local        | I136     |
| Federation house                                  | 23 Hopetoun Road | Lot 17, Section 3, DP 3849 | Local        | I137     |
| Federation house                                  | 25 Hopetoun Road | Lot 1, DP 902136           | Local        | I138     |
| Federation house                                  | 27 Hopetoun Road | Lot 1, DP 902137           | Local        | I139     |

The current Section 170 (NSW Statutory authority) heritage listings within Hurlstone Park are listed in Table 3 below.

Table 3: Section 170 heritage listings within Hurlstone Park

| Item name                                         | Address         | Significance | Whether LEP listed (yes or no) |
|---------------------------------------------------|-----------------|--------------|--------------------------------|
| Electricity substation No. 57                     | 12 Floss Street | Local        | No                             |
| Hurlstone Park (Foord Ave - M24+m25) Under bridge | Foord Avenue    | Local        | Yes                            |
| Hurlstone Park Railway Station group              | Floss Street    | Local        | Yes                            |

## 2.0 THEMATIC HISTORY OF HURLSTONE PARK

### 2.1 SUMMARY

Hurlstone Park is part of a 673-hectare estate inherited by Miss Sophia Ives Campbell (1812-1891) from her father, Robert Campbell, in 1846. This estate was subdivided in about 1877 into large suburban blocks with a general street pattern that is in use today in comprising Garnet, Duntroon, Dunstaffnage (now Dunstaffenage), Melford, Fernhill (now Foord Avenue), Crinan, Floss, Kilbride and Canberra streets. Most streets were named after places associated with the Campbell family and of Scottish origin. In 1895 a new suburban railway from the city via Marrickville to Belmore (later extended to Bankstown) opened with a railway station, initially named Fernhill, which was changed in 1911 to Hurlstone Park. While some development occurred around the railway station at the time of its opening, Hurlstone Park's first building boom took place during of the Federation era between 1901 and 1915, and especially about 1911 when the suburb was sewered. Much of the land was still owned by the Jeffreys, descendants of the Campbell family, which they subdivided into the suburban blocks seen today. Within these estates local and neighbouring builders erected the houses that characterise the suburb to this day.

### 2.2 TIMELINE

Table 4: Timeline of the development of Hurlstone Park

| Year                                         | Event                                                                           |
|----------------------------------------------|---------------------------------------------------------------------------------|
| Pre-1788 to the mid 19 <sup>th</sup> century | Aboriginal occupation                                                           |
| 1770                                         | Mouth of Cooks River was noted by Captain Cook when he entered Botany Bay       |
| 1789                                         | Course of Cooks River was explored by Lieutenant William Bradley                |
| 1796                                         | Grant of 50 acres was made to Rev Richard Johnson                               |
| 1799                                         | Grants of 30 acres each made to Sarah Hodgkinson and John Homerson              |
| 1803                                         | Robert Campbell (1769-1846) purchased the Rev Richard Johnson's Canterbury Farm |
| 1803                                         | Grant of 700 acres made to Thomas Moore                                         |

| Year    | Event                                                                                                                                                                                                                                                                                                                       |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1833    | Cornelius Prout commenced his punt crossing service across Cooks River                                                                                                                                                                                                                                                      |
| 1839    | Canterbury Road formed                                                                                                                                                                                                                                                                                                      |
| 1840    | First river bridge at Canterbury completed for Cornelius Prout and a toll was levied                                                                                                                                                                                                                                        |
| 1841    | Village of Canterbury formed                                                                                                                                                                                                                                                                                                |
| 1842    | Australasian Sugar Company factory completed                                                                                                                                                                                                                                                                                |
| 1846    | Death of Robert Campbell and eldest daughter Sophia Ives Campbell (1812-1891) inherited 673 acres at Canterbury                                                                                                                                                                                                             |
| 1850    | New Canterbury Road formed                                                                                                                                                                                                                                                                                                  |
| 1854    | James Coleman purchased 1 acre of Canterbury Farm at the intersection of Canterbury Road and Floss Street                                                                                                                                                                                                                   |
| 1855    | Canterbury Road declared a parish road and a toll gate erected at Floss Street                                                                                                                                                                                                                                              |
| 1856    | Establishment of representative government in New South Wales                                                                                                                                                                                                                                                               |
| 1858    | Timothy Darvel purchased two acres of Canterbury Farm at the intersection of Canterbury Road and Church Street                                                                                                                                                                                                              |
| ca 1876 | Miss Campbell subdivided a portion of Canterbury Farm into large suburban blocks. Within the area of Hurlstone Park the new street names were derived from the Campbell family heritage; Dunstaffnage (Dunstaffnage), Crinan, Kilbride, Melford, Duntroon and Canberra. Otherwise locality of Hurlstone Park was not named. |
| 1878    | First sales in Campbell's subdivision at Hurlstone Park                                                                                                                                                                                                                                                                     |
| 1879    | Incorporation of Canterbury as a municipality                                                                                                                                                                                                                                                                               |
| 1880    | Completion of the Presbyterian Church (now demolished) at intersection of Canberra and Church streets                                                                                                                                                                                                                       |

| Year    | Event                                                                                                                                                                                        |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1880s   | Brickmakers Anthony Blamire, Thomas Cavey, William Pendlebury open pits fronting the course of a creek between Dunstaffnage and Duntroon streets and on either side of Crinan Street         |
| 1888    | Reticulated water supply became available with supply from the reservoir at Ashfield                                                                                                         |
| 1891    | Miss Sophia Ives Campbell died at Fern Hill in Bournemouth, England. Her property at Hurlstone Park inherited by nephews John Jeffreys (1845-1922) and Arthur Frederick Jeffreys (1848-1906) |
| 1893    | Blamire's former brick pit subdivided for housing as the Fernhill Estate                                                                                                                     |
| 1894    | Railway station opened at Hurlstone Park (then named Fernhill)                                                                                                                               |
| 1901    | Federation of the Australian colonies and establishment of the Commonwealth of Australia                                                                                                     |
| 1901    | First of the 10 land releases at Hurlstone Park made by the Jeffreys family                                                                                                                  |
| 1901    | The Congregational Church (was located at the corner of Crinan and Melford streets and now park reserve) was opened                                                                          |
| 1903    | South-east end of Crinan Street opened up for commercial development in the Jeffreys 2nd Estate subdivision                                                                                  |
| ca 1907 | Masonic Centre or Hall in Duntroon Street opened                                                                                                                                             |
| 1908    | First St Stephens Anglican Church (Nos. 648-668 New Canterbury Road) opened with a weatherboard church                                                                                       |
| 1910    | Release of Jeffreys 5th Subdivision that included Euston House and neighbouring park reserve                                                                                                 |
| 1911    | Area of Hurlstone Park sewered                                                                                                                                                               |
| 1911    | Locality officially named Hurlstone Park                                                                                                                                                     |
| 1912    | Reticulated water supply improved by completion of the elevated reservoir at Ashfield                                                                                                        |

| Year      | Event                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1912      | Railway station buildings at Hurlstone Park rebuilt in brick                                                                          |
| 1912      | Hurlstone Park Methodist Church (No. 8 Melford Street) foundation stone was laid in August, and the church was open by January 1913.  |
| 1913      | Government tramway extended from Marrickville to the intersection of New Canterbury Road and the Canterbury Road                      |
| 1913      | State government resumed the 100 feet reservation on the north bank of Cooks River (length west of Starkey Street) for public reserve |
| 1914-1918 | First World War                                                                                                                       |
| 1920      | War memorial erected near the railway station (and later relocated to Euston Reserve)                                                 |
| 1921      | Ewen Park established on land resumed by the State government on behalf of Canterbury Council                                         |
| 1921      | Government tramway extended along Canterbury Road to the terminus at Canterbury railway station                                       |
| 1921      | Former NSW Protestant Federation Children's Home at 50 Garnet Street was opened                                                       |
| 1924      | Second St Stephens Anglican Church completed in brick                                                                                 |
| 1924      | Cooks River Improvement League was formed to lobby for government action on cleaning up Cooks River                                   |
| 1926      | Electrification of the Bankstown railway and commencement of direct train services to the Sydney CBD                                  |
| 1929      | Onset of the Great Depression                                                                                                         |
| 1931      | The Hurlstone Park Hotel built                                                                                                        |
| 1939-1945 | Second World War                                                                                                                      |

| Year | Event                                                                                                                                               |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1946 | Passing of the Cooks River Improvement Act                                                                                                          |
| 1947 | Commencement of the RSL Club at the corner of Canterbury Road and Crinan Street (now 18-34 Canterbury Road due to subsequent expansion of the site) |
| 1988 | First study of the cultural heritage values of Hurlstone Park completed for Canterbury City Council                                                 |

## 2.3 NATURAL SETTING

The natural environment of Hurlstone Park was one of Hawkesbury Sandstone outcrops with steepish valleys demarcated by watercourses, and low stone cliffs. These rock outcrops were/are located at the northern edge of the study area near the Canterbury roads, and numerous pockets of outcrops between Floss Street and the river.<sup>1</sup> There was also a line of whinstone traced by a diagonal line between Wallace Avenue and the intersection of Floss and Melford streets.<sup>2</sup> This was probably the basalt dyke noted in a geological report published in 1905 described as the Fernhill dyke.<sup>3</sup>

The water courses (now either piped-in or channeled, but discernible in places by drainage easements in the subdivision pattern) drained the area of the valley between Duntroon and Dunstaffenage streets, and another, named Sugarloaf Creek, drained the area east of Church Street. A chain of ponds was located at the north-east corner of the study area on the high, and level ground at the intersection of Duntroon Street with New Canterbury Road. Another network of ponds was around the intersection of Kilbride and Melford streets.<sup>4</sup>

The vegetation was woodland with tree species of smooth-barked apple or Sydney red gum, Blackbutt, Sydney Peppermint, Red Bloodwood, and Turpentine. Undoubtedly, the tree cover was felled in the earliest decades of colonisation, but by the late 1850s a stand of forest trees remained at the northern end of Garnet Street.<sup>5</sup>

The predominant natural feature of Hurlstone Park today is its' setting above the Cooks River. The mouth of Cooks River was noted by Captain Cook when he entered Botany Bay in 1770. The course of Cooks River was explored in December 1789 by Lieutenant William Bradley.

<sup>1</sup> State Library NSW Canterbury Subdivision Plan No. 249

<sup>2</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005; and State Library NSW Canterbury Subdivision Plan No. 249

<sup>3</sup> Herbert, C (ed), Geology of the Sydney 1:100,000 Sheet 9130, Geological Survey of New South Wales, Department of Mineral Resources, 1980, p.208

<sup>4</sup> State Library NSW Canterbury Subdivision Plan No. 249

<sup>5</sup> State Library NSW Canterbury Subdivision Plan No. 249

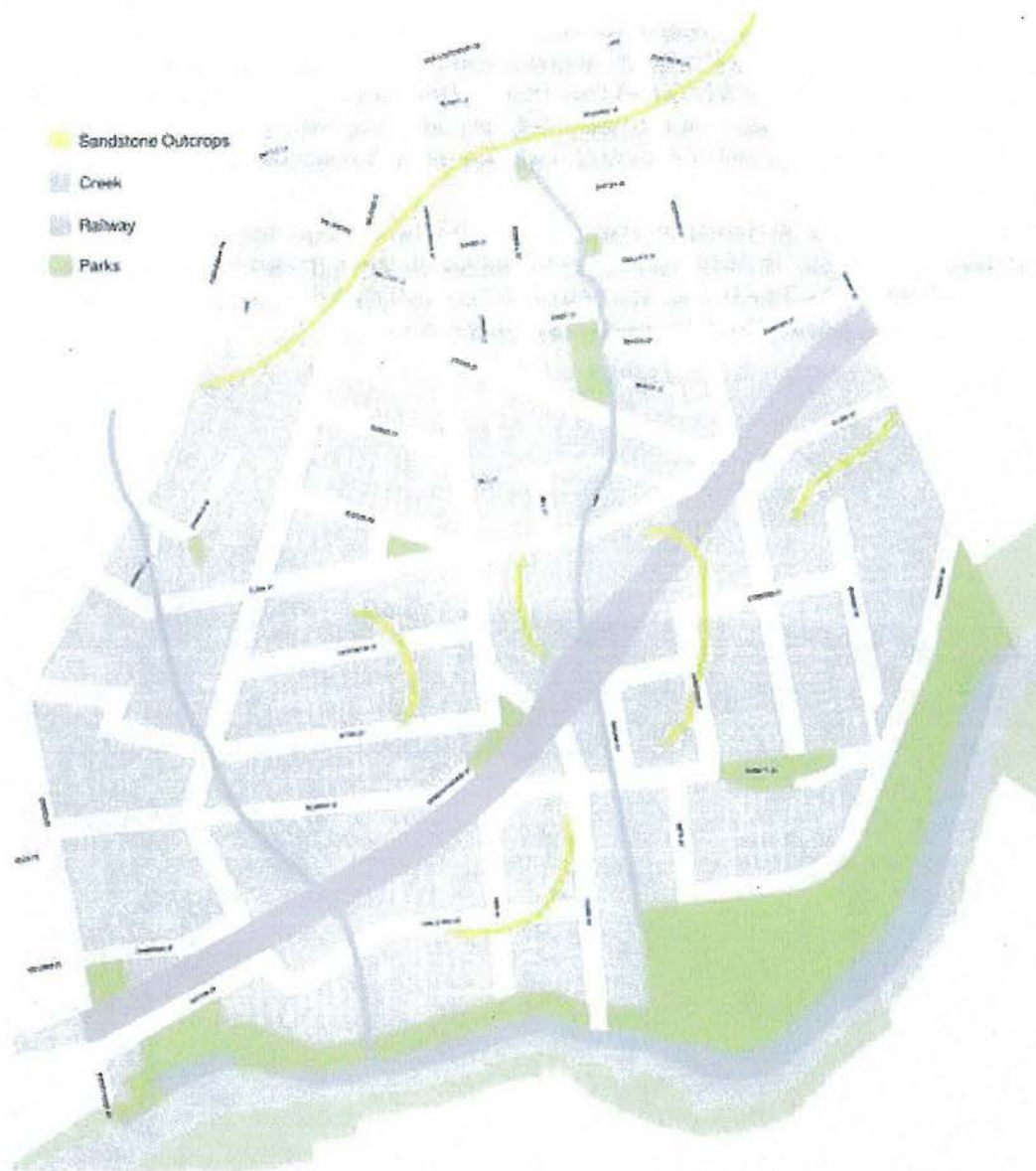


Figure 2: The location of stone outcrops and watercourses within Hurlstone Park

The mouth of the river was dammed in 1840 at present day Tempe. This had the unforeseen consequence of impeding the natural tidal flow, and by 1870 the course of the river was polluted badly. A serious flood occurred in 1889 that inundated the low-lying suburban areas to the east (Marrickville), and the flats of Campsie and Canterbury, while at Hurlstone Park the water was 3 metres over the sugar works dam. The height of the dam at Tempe was lowered subsequently in 1895 to provide better flow. Pollution however continued to impact on the river, and in 1924 the Cooks River Improvement League was formed to lobby for government action. In the Depression era some relief work was undertaken on the upper reaches.

The work of the League ultimately led to the Cooks River Improvement Act of 1946. This resulted in the removal of the dam at Tempe entirely, dredging of the river course, and implementing bank protection measures. The re-establishment of tidal flushing improved the well being of the river, however pollutants and silting once again resulted in degradation, culminating in mass fish deaths during the 1980s.<sup>6</sup> The health of the river has improved in the last few decades, mainly due to improved environmental management, however also partly due to the replacement of industrial development with residential development along its banks.

The low-lying areas of Hurlstone Park fringing the river were resumed by the State government in stages. In 1913 the 100-foot reservation within Robert Campbell's grant of 1842 (west of Starkey Street) was resumed, and the low-lying land east of Smith Avenue in 1921, which was part swamp in its natural state, was resumed.



Figure 3: Cooks River from Foord Avenue looking downstream in 1946. Source: State Library NSW (GPO Collection 1 - 36935)

## 2.4 ABORIGINAL HISTORY OF HURLSTONE PARK

Aboriginal people were living in the Sydney area for at least 10,000 years before the British settlement in 1788. Occupation sites are places where there is evidence of use by Aboriginal people. Rock shelters or caves gave protection from the weather and were used for cooking and camping and may show evidence of fires.

<sup>6</sup> Benson, D, and J Howell, *Taken for Granted: the bushland of Sydney and its suburbs*, Kangaroo Press, 1990; Meader, C, 'Cooks River: a profile', Marrickville Council, 1993; Muir, L, 'A History of Cooks River', for the Cooks River Festival Committee, 1978

Middens, made up of shells discarded from shellfish meals over hundreds of years, may be found near rock shelters. Three middens have been located in Canterbury, near Cooks River or Wolli Creek. Cooks River was a rich source of fish and seafood, including prawns, crabs, cockles, mussels and oysters. In the early days of the colony of New South Wales, the British settlers gathered shells from middens along Cooks River to produce lime, which was used in mortar for building before limestone deposits were found in the colony. This "mining" of shells would have drastically reduced the number of middens along the river.

A 1986 survey of the Wolli Creek Valley by Tranby Aboriginal Cooperative College identified 24 rock shelters that Aboriginal people may have used, and two middens. Wolli Creek is a tributary of Cooks River.

Many rock shelters across Sydney contained artwork. Hand stencils were the most common form, and were probably produced by blowing a mixture of white pipe-clay and water over the object being stenciled, leaving a negative image.

At a rock shelter in Earlwood there is the most important surviving artwork site in the environs of Cooks River. It contains 23 white hand stencils, two of them with forearms. There are also two foot stencils, which are rare in the Sydney region. There is an extensive midden at the site in front of the rock shelter. The site is on private property and is not accessible to the public, so its address cannot be revealed. The rock shelter was part of a rock formation that originally ran across the backyard of 3 neighbouring houses. It is a State Heritage Item.<sup>7</sup>

## 2.5 ROBERT CAMPBELL'S CANTERBURY FARM (1803-1846)

### CANTERBURY FARM

Hurlstone Park is one of the western suburbs of Sydney created out of the Campbell family's Canterbury Farm/Estate. Robert Campbell (1769-1846) purchased in 1803 a number of grants totally 830 acres (335.9ha) located on the northern bank of Cooks River. By that early date the area was known as Canterbury Farm, the genesis of which was the Rev Richard Johnson's grants totaling 410 acres (166ha).

In regard to the present day suburb of Hurlstone Park, Campbell's purchase included the 50 acres (20.2ha) made to Rev Richard Johnson in 1796, 30 acres (12.14ha) made to John Homerson in November 1799, and 60 acres (24.28ha) made to Sarah Hodgkinson also in November 1799. These grants are located to the north of Floss Street. The area south of Floss Street is within the grant of 177¼ acres/71.73ha made to Robert Campbell in 1842 on the basis he had possession of it since about 1803.<sup>8</sup> The eastern third of Hurlstone Park was part of the 700 acres (283.28ha) granted to Thomas Moore in 1803 and formed part of his Petersham Estate. How Campbell acquired this land has not been reported on to date.<sup>9</sup>

Campbell had settled in Sydney in 1798 and founded Australia's first commercial trading business (Campbell & Co.) At west Sydney Cove he built a private wharf and warehouse. Campbell purchased Canterbury Farm to graze stock (mainly cattle and sheep, and with some horses). He and his family did not reside at Canterbury Farm in this period, and his assigned convicts took care of the stock; John Alford was appointed superintendent of the farm in 1809. Alford was there in December 1810 when Governor Macquarie visited and he observed 'an extensive farm and a good deal of wood has been cleared, but the soil is bad and neither good for tillage or pasturage'.<sup>10</sup>

<sup>7</sup> Information from [http://www.canterburycommons.net/index.php?title=Aboriginal\\_People\\_in\\_Canterbury](http://www.canterburycommons.net/index.php?title=Aboriginal_People_in_Canterbury)

<sup>8</sup> Madden BJ and L Muir, *Canterbury Farm: 200 years*, Canterbury and District Historical Society, 1993, p. 8 (Madden and Muir 1993), p.8

<sup>9</sup> Conveyance not identified in Primary Applications 3100 and 1693

<sup>10</sup> Madden and Muir 1993 p. 8

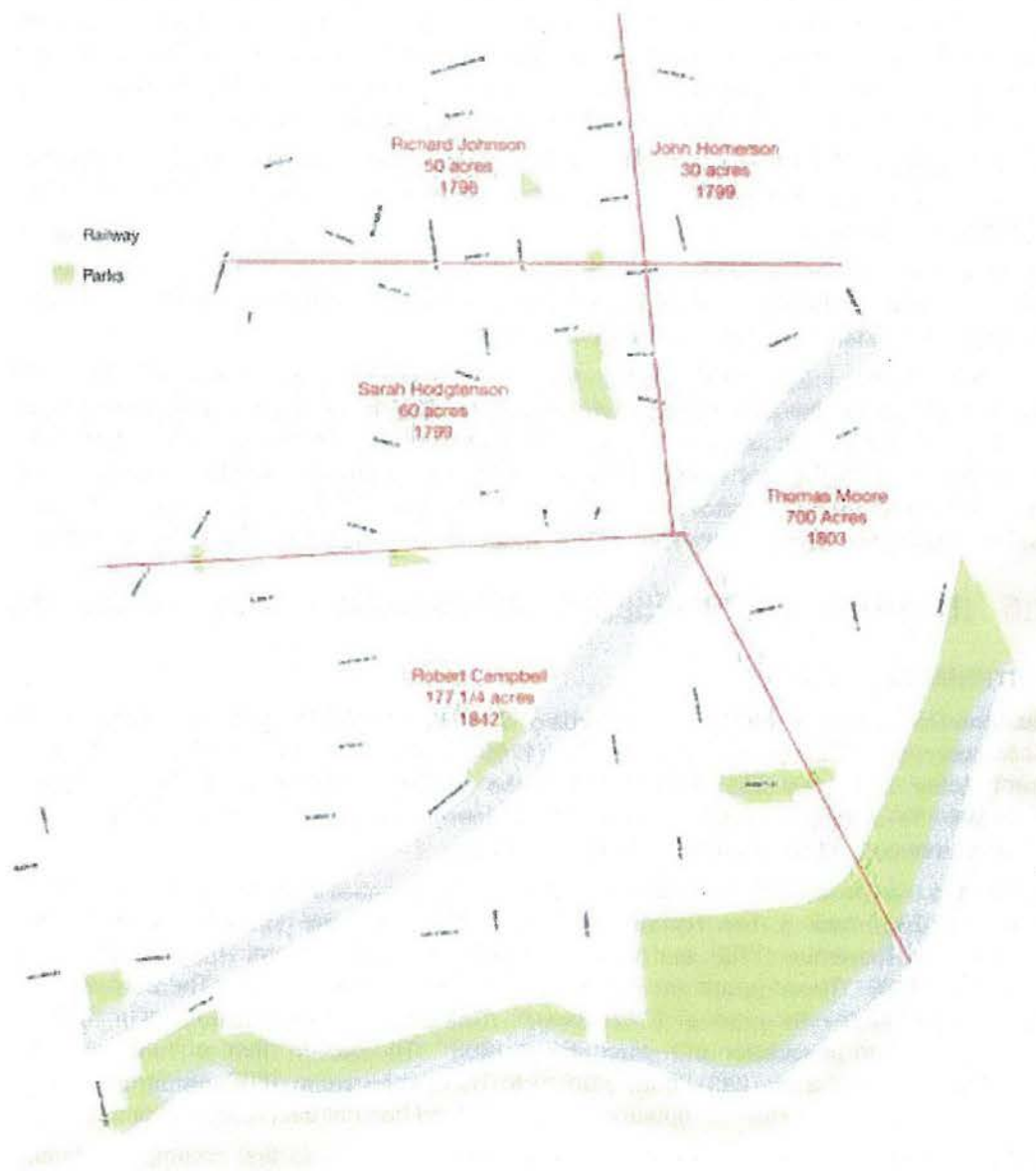


Figure 4: Crown land grants within the suburb of Hurlstone Park

Macquarie probably visited the farmhouse on Johnson's grant of 100 acres (40.46ha) of 1796, which was located slightly north of present day Canterbury Park,<sup>11</sup> and that continued to be the centre of Canterbury Farm for some decades after.

Travelling to Canterbury in this period was by a track, probably of Aboriginal making, which George Johnston followed between his homesteads at Annandale and George's Hall on Georges River. It was known as Georges River Road to the colonists.

<sup>11</sup> NSW Crown Plan 446.690

By the time of a government survey dated 1841 the route of this track was slightly north (i.e. around Cobar Street) of the later New Canterbury Road and continued west by perhaps Hanks Street.<sup>12</sup>

By the mid 1830s Campbell owned all land between Cooks River at Canterbury and Liverpool Road at Ashfield, an area of 1,242 acres (502.61ha). In that decade Campbell initiated subdivisions to encourage closer settlement in Brighton Farm, on the western side of Canterbury, for small farms in 1836. In 1841 a village subdivision ('South Ashfield') was made on the northern side of Canterbury near Liverpool Road, and also in 1841 the village subdivision of Canterbury.

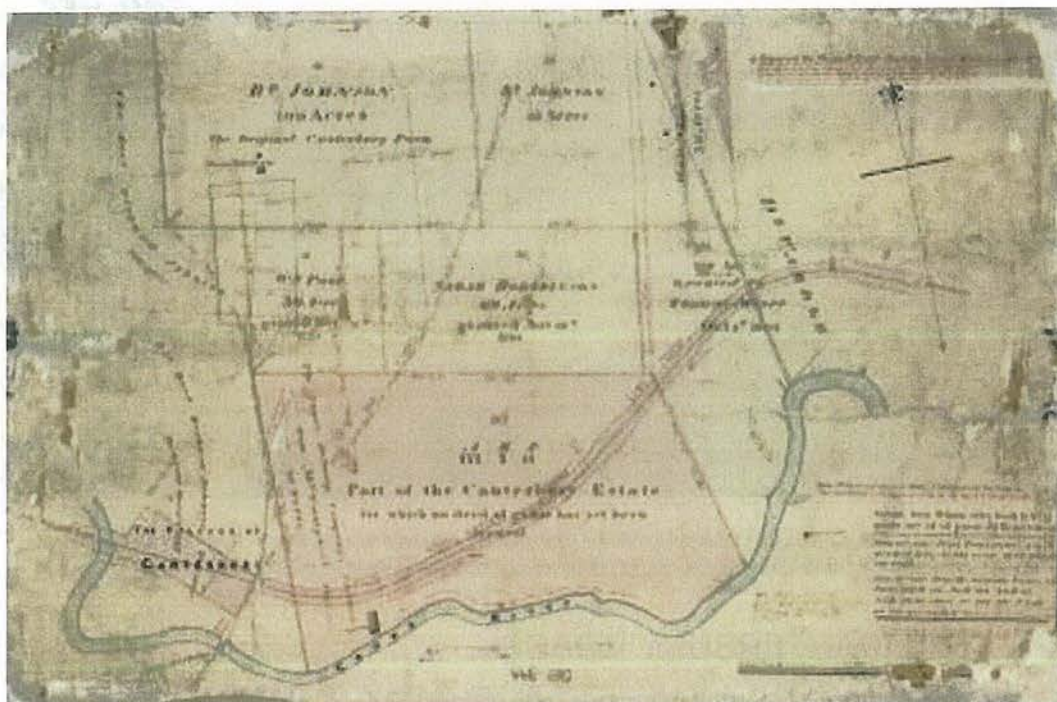


Figure 5: Plan dated 1841 showing the location and boundaries of the crown land grants (with later annotations). This plan also depicted the alignment of the now removed Georges River Road to the north of present Canterbury Park. Source: NSW Crown Plan 446.690

## CANTERBURY VILLAGE SUBDIVISION

The Canterbury Village subdivision coincided with the building of a sugar-processing factory of the newly formed Australian Sugar Company (Australasian Sugar Company from 1842) on the northern bank of Cooks River within 60 acres (24.28ha) Campbell conveyed to the promoters, William Knox Child and Francis Kemble. The eastern boundary of this sugar company land is Church Street (former Sugar House Road) and outside the study area, however the company possessed land also between Canberra Street and the river,<sup>13</sup> and within that land a Presbyterian Church was erected in 1880 (see below). Work commenced on the factory in 1840 and it opened for production in September 1842. It closed in 1854 and that caused an exodus of working families from Canterbury to seek other places of employment.<sup>14</sup>

<sup>12</sup> NSW Crown Plan 446.690

<sup>13</sup> NSW Crown Plan 4294.3000

<sup>14</sup> Madden and Muir 1993, p.10

The village was located west of the study area, while the former sugar works is located to the south-west. The western boundary of the study area is Church Street, and its continuation south of the railway line, which is still named Sugar House Road. At the river there was a dam built for the sugar works completed in 1842 (see Figure below).



Figure 6: Undated, possibly 1890s, photograph of the dam at Cooks River once located south of Church Street. The dam was built for the sugar works completed in 1842. Source: Courtesy City of Canterbury Local History Photograph Collection (050554)

## 2.6 THE CANTERBURY ROADS

Church Street intersects with Canterbury Road, a road that was constructed to connect Parramatta Road with the bridge crossing of Cooks River opened by Cornelius Prout in 1840. In 1839 Robert Campbell had permitted this new public road to cross his estate on the proviso Prout erect a bridge over Cooks River. Prout - a clerk in the Office of the Colonial Secretary - had provided a punt crossing elsewhere on the river since 1833. The new bridge at Canterbury was completed in 1840 by contractor Charles Jenkins, and a toll was charged.<sup>15</sup> The crossing is today the Canterbury Road Bridge over Cooks River and outside the study area. New Canterbury Road was constructed between 1849 and 1850 tracing the high ground from Petersham to the village of Canterbury. It provided an easier route for carters from the city working for the sugar works.<sup>16</sup>

Prout continued to impose a toll for the use of his bridge until 1855, and in that year the line of Canterbury Road between Parramatta Road and the bridge crossing at Cooks River was declared a parish road.<sup>17</sup> These were roads maintained by the local community, administered by road trustees, from revenue received from tolls.

<sup>15</sup> Madden and Muir 1993, p.8; 'Canterbury Road', *Sydney Morning Herald*, 2/12/1853, p.3

<sup>16</sup> Madden and Muir 1993, p. 9

<sup>17</sup> *New South Wales Government Gazette*, 26/10/1855, p.2858

A toll gate on Canterbury Road near Floss Street was erected by the beginning of 1856.<sup>18</sup> The coming of local government with revenue raising powers ultimately put an end to these toll roads.

The location of the toll gate and keeper's booth or shelter seems to always been near the Canterbury Road intersection with Floss Street. By a map of the late 1850s the toll gate was shown as being generally in this area,<sup>19</sup> and by a map of the mid 1870s the toll gate and lodge were depicted on the east side of Canterbury Road at the intersection with Floss Street (within the study area).<sup>20</sup> This land had been purchased by James Coleman from the Campbell family in 1854.<sup>21</sup> That part of Canterbury Road has been widened,<sup>22</sup> and that action presumably extinguished any archaeological potential.



Figure 7: Detail from a plan dating from the period 1855-1858 showing the toll bar for Canterbury Road erected in 1855 at the intersection with Floss Street. Source: State Library NSW Canterbury Subdivision Plan No. 140



Figure 8: Detail from a plan dating from the period 1874-877 showing the toll lodge for Canterbury Road erected in 1855 at the intersection with Floss Street. Source: State Library NSW Hurlstone Park Subdivision Plan No. H9/61

## 2.7 MISS CAMPBELL'S CANTERBURY ESTATE (1846-1876)

Robert Campbell died in 1846 and under the terms of his will his property at Canterbury was divided between eldest daughter Sophia Ives Campbell (1812-1891) and son-in-law Arthur Jeffreys (1811-1861), husband of Sarah Campbell (1815-1856), Robert's youngest daughter. Sophia Ives Campbell's portion of the estate comprised 673 acres (272.35ha) inclusive of the whole of her father's grant of 177¼ acres (71.73ha) and inclusive of the area of the present day suburb of Hurlstone Park.

<sup>18</sup> Trove newspaper search

<sup>19</sup> State Library NSW Canterbury Subdivision Plan No. 140

<sup>20</sup> State Library NSW Hurlstone Park Subdivision Plan No. 61

<sup>21</sup> State Library NSW Hurlstone Park Subdivision Plan No. 61 depicted as land owned by Campbell in mid 1870s, but by Old System Book 30 No. 973 sold to Coleman in 1844

<sup>22</sup> Noted on Deposited Plan 8177 and affected by NSW Crown Plan 36-2230

Jeffreys built Canterbury House about 1850 (designed by architect Edmund Blacket, and demolished about 1929) within his portion of land (west of present day Holden Street).<sup>23</sup>

Sophia Ives Campbell never married and died in England in 1891 at Fern Hill in Bournemouth, England.<sup>24</sup> While in Australia, she lived with her brother George at the Campbells' Duntroon estate (within present day Canberra). However, at Canterbury she arranged for the building of St Paul's Church and the associated schoolhouse in 1858 (designed by architect Edmund Blacket, completed in 1860-1861), and its burial ground. The church is located outside of the study area (to the north-west).

Within the study area, Miss Campbell arranged for the subdivision of her estate in about 1876. Her brother George of Duntroon had been given power of attorney over her legal affairs in 1861,<sup>25</sup> and he arranged in 1872 to bring the land under the provisions of the Real Property Act (conversion from Old System),<sup>26</sup> with the Torrens Title being issued to Miss Campbell in June 1874.<sup>27</sup> Miss Campbell was residing in England by 1872.<sup>28</sup>

In the years preceding the subdivision and sale of the land, Miss Campbell had sold a small number of allotments, which in the instance of the study area were located on Canterbury Road between Floss Street and Church Street. The first sale of one acre was made in 1854 to labourer James Coleman, a resident of Canterbury Village.<sup>29</sup> By the mid 1870s the toll lodge for Canterbury Road discussed above was located here.<sup>30</sup> Another sale was made in January 1858 of nearly two acres (0.8ha) located south of Coleman's land and with frontage to both Canterbury Road and Church Street. The purchaser was local gardener Timothy Darvel who in the same sale purchased another 6¼ acres/2.52ha across Canterbury Road and surrounding St Paul's Church (outside of the study area).<sup>31</sup> Darvel's house was further north near the corner of present-day Canterbury Road and Princess Street.<sup>32</sup> In between Coleman and Darvel's land (and owned by Miss Campbell) stood a cottage tenanted by a Mr. Newton by the late 1850s.<sup>33</sup> The reason for these sales and occupation was possibly related to the toll gate.

Elsewhere within the study area Miss Campbell seems to have leased portions of her estate at Canterbury. This was documented in a well-detailed survey, that while undated, was prepared about 1856-1858 (not earlier for it shows the toll gate introduced in 1856 and not later for Darvel's purchase was not shown).<sup>34</sup> The estate seems to have been grazing paddocks, while at the south-east corner of the study area (Smith and Burnett streets and now park reserve) the low-lying riverside land was under cultivation.

The survey also noted numerous instances of stone quarries. Sandstone quarries were depicted as being worked between present day Floss Street and Kilbride/Burnett streets. The first recorded instance of quarrying stone at Canterbury was in the building of the sugar works between 1840 and 1842 under the direction of architect David MacBeath.<sup>35</sup>

<sup>23</sup> Madden and Muir 1993, p.10

<sup>24</sup> Deaths, Sydney Morning Herald, 22/9/1891, p.1

<sup>25</sup> Torrens Title Dealing 298

<sup>26</sup> Torrens Title Primary Application 3100

<sup>27</sup> Torrens Title Vol. 182 Fol 108

<sup>28</sup> Torrens Title Primary Application 3100

<sup>29</sup> Old System Conveyance Book 30 No. 973

<sup>30</sup> Deposited Plan 191

<sup>31</sup> Old System Conveyance Book 54 No. 694

<sup>32</sup> State Library NSW Canterbury Subdivision Plan No. 140

<sup>33</sup> State Library NSW Canterbury Subdivision Plan No. 140.

<sup>34</sup> State Library NSW Canterbury Subdivision Plan No. 140.

<sup>35</sup> Madden and Muir 1993, p. 9



Less documented (and not shown in the survey) is the basalt dyke west of Wallace Avenue. This 12 ft. (3.6m) wide dyke was reported in 1905 as having been partly quarried in the distant past by open excavation.<sup>36</sup> Igneous rocks, such as basalt, were used for surfacing parish roads, and so it is possible the Canterbury Road Trust sourced its stone from this source.

## 2.8 HURLSTONE PARK IN THE LATE VICTORIAN PERIOD (1876-1900)

Miss Campbell's subdivision of about 1876 comprised both the present day suburb of Hurlstone Park, an area north of New Canterbury Road (within Marrickville LGA), and an area north-west of Old Canterbury Road (within Ashfield LGA). Within the area of Hurlstone Park the new street names were derived from the Campbell family heritage: Dunstaffnage (Dunstaffnage), Crinan, Kilbride, Melford, Duntroon and Canberra.<sup>37</sup> Large blocks of several acres in most cases were offered.

Sales commenced in 1877 and the blocks north of the Canterbury roads proved the most popular.<sup>38</sup> The reason for this is not clear entirely, but perhaps owed to the elevation, level land, and the views. Also, the area was administered by a local council in Ashfield incorporated in 1871.

The first sales within the present day suburb of Hurlstone Park occurred in 1878/79 (five blocks), and another 26 blocks were sold between 1880 and 1891. These sales are tabled in Attachment 1. The sales of the late 1870s were located at south-east corner (Dunstaffnage and Floss streets) of the estate. Otherwise blocks fronting the Canterbury roads, and Garnet Street were popular.<sup>39</sup> The timing of the first sales coincided with the incorporation of Canterbury as a municipality in 1879.

The bulk of this 1870s land release did not sell. Presumably parts were leased in this period up to about 1900; an example being tanner John Giblett's works in Melford Street by 1900<sup>40</sup>, but there is no record of a land sale have been made to Giblett (council rate valuations for this period are not available).

<sup>36</sup> Herbert, C (ed), *Geology of the Sydney Basin 1:100,000 Sheet 9130*, Geological Survey of New South Wales, Department of Mineral Resources, 1980, p.208

<sup>37</sup> Madden and Muir 1993, p. 13

<sup>38</sup> Torrens Title Vol 182 Fol. 108

<sup>39</sup> Torrens Title Vol 182 Fol. 108

<sup>40</sup> *Sands' Directory*, 1900

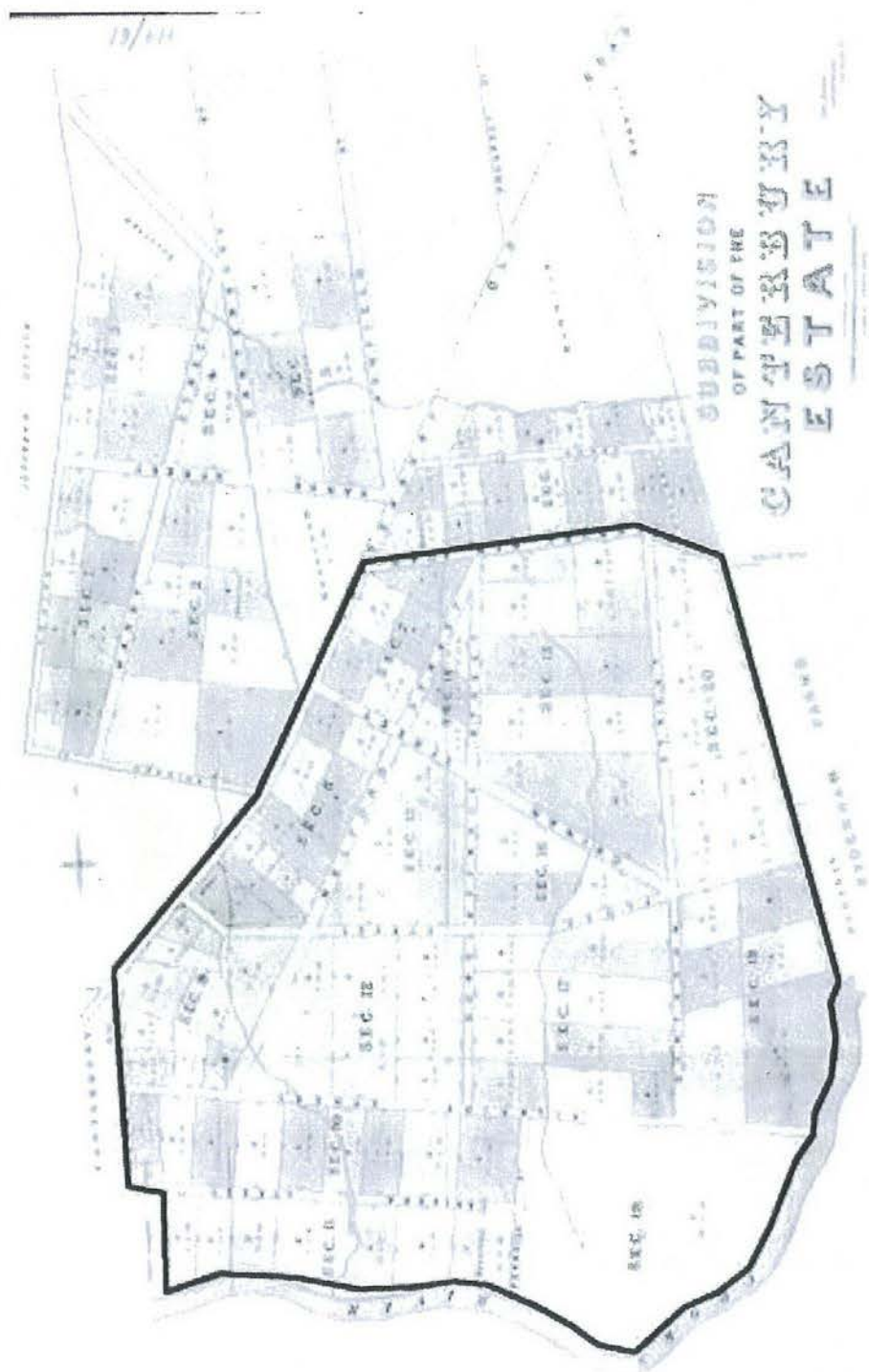


Figure 10: The plan of the subdivision in freehold of Miss Campbell's land at Canterbury of about 1876, with the area of Hurlstone Park demarcated by the black line. This land release offered large suburban blocks of a few acres, which were re-subdivided in the following decades. The present day network of streets and their names originated from this land release. Source: State Library NSW Hurlstone Park Subdivision Plan No. 61

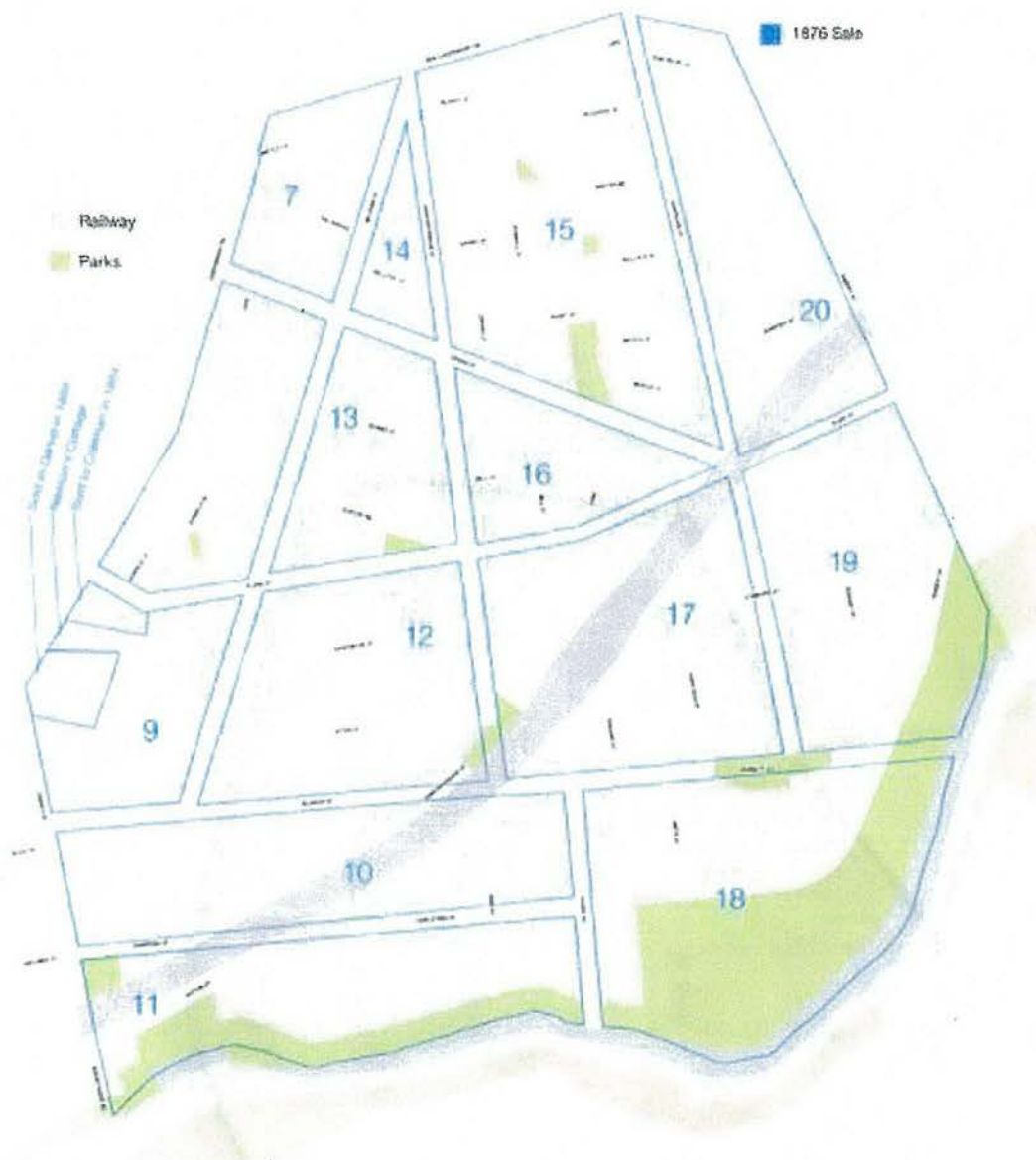


Figure 11: The layout of the circa 1876 subdivision relative to the existing subdivision pattern at Hurlstone Park. See Attachment 1 to this report for further details on these initial subdivisions.

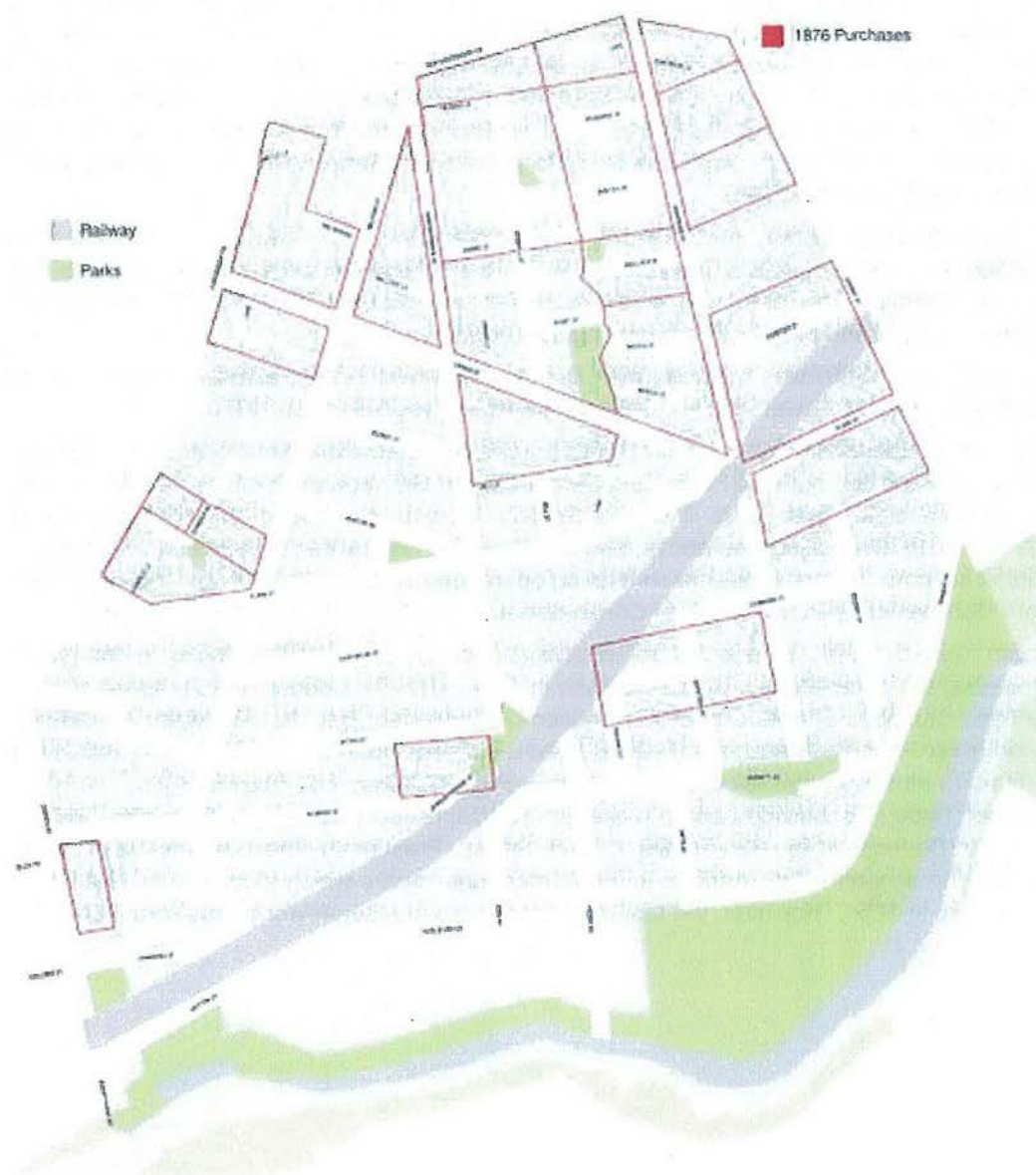


Figure 12: The land purchases made from the 1876 land sale are plotted in this drawing. Refer to Figure 11 and Attachment 1 for further details about these sales.

In this late Victorian era, Hurlstone Park seems to have been very sparsely settled and the predominant land use was associated with extracting the natural resources, be it clay, stone, or scrub.

A number of building contractors/brickmakers purchased allotments<sup>41</sup> fronting the course of a creek between Dunstaffnage and Duntroon streets and on either side of Crinan Street.

<sup>41</sup> Madden and Muir 1993, p.13

These were Thomas Cavey (Lot 10 in Section 15 purchased in 1881)<sup>42</sup>, Anthony Blamire (Lots 1 & 2 in Section 15 purchased in 1882),<sup>43</sup> and William Pendlebury (Lot 2 in Section 16 purchased in 1888, but the works had opened by 1883).<sup>44</sup> The Blamires, Richard and Anthony (died 1900), were typical small scale brickmakers who moved from site to site after exhausting the supply of clay, and worked pits at Canterbury, Petersham, and Marrickville. The bricks were impressed BLAMIRE.<sup>45</sup> At Hurlstone Park the kiln was at the corner of Fernhill and Crinan streets, and workers cottages were on Barre Street, all since removed.<sup>46</sup> The works closed about 1887.<sup>47</sup>

William Augustus Starkey purchased four allotments over 1878 and 1879 (Lots 4 & 8 in Section 17<sup>48</sup> and Lots 3 & 4 in Section 19)<sup>49</sup> in the south-west corner between Floss and Kilbride streets. This area was noted as possessing stone quarries in the undated, but 1850s survey,<sup>50</sup> and possibly the quarrying continued.

Starkey (1822-1888) was a cordial manufacturer and lived locally, across Garnet Street at Gladstone Hall (114 Ewart Street), Dulwich Hill, which was built about 1870.

The tanner Ebenezer Vickery (1827-1906) purchased three allotments (Lots 1-3 in Section 20) in 1883 located north of Floss Street and between Garnet and Duntroon streets.<sup>51</sup> Land to the immediate south (Lots 3 & 4 in Section 19) was purchased by William Augustus Starkey in 1879 as discussed above, and in later years was owned by tanner John Giblett.<sup>52</sup> Giblett is known to have undertaken tanning operations in Hurlstone Park by 1900, although not in this eastern part, but south of Crinan Street.<sup>53</sup>

There were a small number of re-subdivisions of the mid 1870s blocks in the years preceding the completion of the railway line in 1894. This included in 1885 a re-subdivision by Miss Campbell of Lots 5 and 6 in Section 8 (Deposited Plan 191) between Canterbury Road (near Princess Street) and Melford Street. This re-subdivision in Deposited Plan 1401 formed 13 narrow fronted blocks, which were being purchased from August 1885.<sup>54</sup> In 1881 Michael Teale re-subdivided Lot 1 in Section 10 (Deposited Plan 191) to form nine building blocks in Deposited Plan 825 fronting Church Street. Presumably these narrow blocks were intended to accommodate workers at the former sugar works which reopened in 1880 since its' closure in 1854. However, the resumed operation of the sugar works was short-lived.<sup>55</sup>

<sup>42</sup> Torrens Title Dealing 50674

<sup>43</sup> Torrens Title Dealing 57306

<sup>44</sup> Torrens Title Dealing 94079; *Sands' Directory*, 1883

<sup>45</sup> Ringer, R, *The Brickmasters 1788-2008*, Dry Press Publishing, 2008, p.70

<sup>46</sup> Depicted on Deposited Plan 3137

<sup>47</sup> Gemmell, W, *And so we graft from six to six: the brickmakers of New South Wales*, Angus & Robertson, 1986

<sup>48</sup> Torrens Title Dealing 30431

<sup>49</sup> Torrens Title Dealing 32748

<sup>50</sup> State Library NSW Canterbury Subdivision Plan No. 140

<sup>51</sup> Torrens Title Dealing 66210

<sup>52</sup> Torrens Title Vol. 1511 Fol. 249

<sup>53</sup> Listed as a tanner in Melford Street in *Sands' Directory* for 1900

<sup>54</sup> Torrens Title Dealing 96481

<sup>55</sup> Madden and Muir 1993, p. 15



Figure 13: The location of the three brick pits at Hurlstone Park that operated in the 1880s and 1890s (outlined in blue),

## 2.9 HURLSTONE PARK - A FEDERATION SUBURB (1900-1915)

A number of events occurred in the 1890s that had a profound impact on the future of Hurlstone Park: the death of Miss Sophia Ives Campbell, and the building of government infrastructure which encouraged closer suburban settlement.

### THE JEFFREYS FAMILY

Miss Sophia Ives Campbell died in 1891 at the age of 79 years at her home Fern Hill in the southern England seaside town of Bournemouth, Hampshire. Under the terms of her will, Sophia appointed nephews John Jeffreys (1845-1922) and Arthur Frederick Jeffreys (1848-1906) benefactors of her estate. Both men also resided in Hampshire, Arthur at Burkhams House near Alton and John at Canterton Manor near Lyndhurst. Arthur had trained as a solicitor in England and was a member of the House of Commons at the time. Arthur died in 1906 and his share in the Hurlstone Park property passed to son George Darell Jeffreys (1878-1960) who had a long and successful career in the British army.<sup>56</sup>

The Jeffreys never lived in Australia and managed their affairs by appointing local trustees invested with power of attorney. The first, from 1891, was Robert Campbell Close (1832-1901),<sup>57</sup> whose father had worked for John Campbell (1802-1886), and his sister (Marriane) had married George Campbell (1818-1881) of Duntroon.<sup>58</sup> On the death of Close in 1901, Arthur Henry Jeffreys (relationship not established, and possibly 1873-1956?) was granted power of attorney.<sup>59</sup>

From 1901 the Jeffreys subdivided the unsold portions of the 1870s land release (Deposited Plan 191) and re-offered the land for sale in small suburban lots as the Jeffreys Estate (see Section 2.11 below for details).

### GOVERNMENT INFRASTRUCTURE - THE RAILWAY LINE

The other major event of the 1890s was commencement of the building of the railway line to Belmore in August 1892 (and extended to Bankstown in 1909) and its completion and opening in 1895. In that year the railway stations at Canterbury and Hurlstone Park (known as Fernhill until 1911) were opened.

This line into the south-western suburbs of Sydney had been under discussion since the early 1880s and a number of routes were proposed. The adopted route was examined by a parliamentary committee in 1889, approved in 1890, and construction commenced in 1892. The route necessitated earthworks to carry it across the low-lying land of south Marrickville, rock cuttings further west, and the bridge crossing of Cooks River. It was a time of high unemployment and the venture was considered a means in part of giving relief to unemployed men.<sup>60</sup> The electrified Bankstown railway opened in 1926 and provided direct rail access to the centre of Sydney city (whereas Central had previously been the terminus for the suburban lines).<sup>61</sup>

The route of the railway dissected the plan of the 1870s subdivision and cut in two Kilbride, Floss, Duntroon and Garnet streets.

<sup>56</sup> Recited in Torrens Title Primary Application 20409. Wikipedia entries

<sup>57</sup> Power of Attorney 2660

<sup>58</sup> 'Death of Robert Close', Evening News, 21/2/1901, p.4

<sup>59</sup> Power of Attorney 4672 marked as missing at Land and Property Information deed search room

<sup>60</sup> Muir, L, *The Bankstown Line: Sydenham to Belmore 1895*, Canterbury & District Historical Society, 1995, p.5

<sup>61</sup> Moss, Geoff, 'Putting the Spark in the Harbour City', Australian Railway History, October 2009

New road bridge crossings were erected at Melford, Duntroon, and Garnet streets, and a rail bridge was built at Foord Avenue (rebuilt early 1960s).<sup>62</sup> The route of the railway took-in the southern part of the 1870s land release and the resumptions affected mostly land still owned by the Jeffreys.

The station was built within a cutting and that necessitated a split level arrangement of street level booking/ticket office, and a low level platform. The existing railway station platforms date from 1894 and 1911, and the buildings and footbridge from 1911. The street level booking office was rebuilt in the 1980s. The first structures were built in timber and thought to have been an outcome of the depressed 1890s.<sup>63</sup>

The location of the railway station at Hurlstone Park seems to have been determined by the post 1870s road network; in particular the intersection of Floss Street with Duntroon Street, and the termination of Crinan Street.

#### GOVERNMENT INFRASTRUCTURE - RETICULATED WATER SUPPLY

By the time of the completion of railway, the district was connected to the reticulated water supply sourced from the Upper Nepean dams. The first reservoir at Ashfield was opened in 1888 and this was upgraded in 1912 with the elevated reservoir.<sup>64</sup>

#### GOVERNMENT INFRASTRUCTURE - SEWERAGE SYSTEM

Hurlstone Park was sewered by the government by 1911. The sewerage scheme had been discussed in 1909,<sup>65</sup> and the construction contract was let in August 1910.<sup>66</sup> The completion of this scheme seems to have been the motivation behind a spate of commercial (along Crinan Street) and residential development throughout the suburb.

## 2.10 FERNHILL OR HURLSTONE PARK

In the subdivision of the 1870s for Miss Campbell, one street was named Fernhill (now Foord Avenue with the present day Fernhill Street being formed in 1893). Prior to the death of Miss Campbell in 1891 the locality of present day Hurlstone Park was considered part of Canterbury. However a few years after her death, in 1893, land was being sold at present day Hurlstone Park as the Fernhill Estate (see Figure 14 below).

When the railway opened in 1895 the station was named Fernhill. The location of this station cuts through a natural rise that probably was known as Fern Hill for present day Foord Avenue once was named Fernhill. Another instance of a natural rise being named after local flora was Wattle Hill<sup>67</sup> at the intersection of the Canterbury roads.

The name was changed at the insistence of the Post Master General in response to a request for a post office for the locality. A name change was needed to avoid confusion with other localities named Fernhill. Local ratepayers voted on a new name in 1910 and were given the choice of Fernboro, Garnet Hill or Hurlstone. They chose Hurlstone, the name of the nearby Agricultural Hill School. The Park was added at the request of the Railways Department,<sup>68</sup> and Hurlstone Park railway station came into being in August 1911.

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<sup>62</sup> State Heritage Inventory listing

<sup>63</sup> State Heritage Inventory listing

<sup>64</sup> Madden and Muir 1993, p.15

<sup>65</sup> Deputations, *Sydney Morning Herald*, 2/4/1909, p.3

<sup>66</sup> 'Tenders Accepted. Fernhill Sewerage', *Evening News*, 15/8/1910, p.5

<sup>67</sup> Not to be confused with land release of the same name at Canterbury

<sup>68</sup> Madden and Muir 1993, p.18

## 2.11 1890S LAND RELEASES

The prospect of the building of the railway and the realization of its completion brought a number of land releases for house building blocks.

Commencing in 1890, vinegar manufacturer David Joseph Monk re-subdivided Lot 1 in Section 7 (in Deposited Plan 191) originally purchased in 1882 to form 13 narrow blocks in Deposited Plan 3299 at the corner of Crinan Street and Canterbury Road (the RSL site).<sup>69</sup>

In 1893 there were three land releases, and one of these included an early instance of the name Fernhill for the locality. That subdivision, the Fernhill Estate (Deposited Plan 3137), was undertaken by solicitors John Booth Jones and Charles Smith Jones and represented a re-subdivision of Lots 1 & 2 in Section 15 (in Deposited Plan 191). This area was formerly the Blamire brickworks, and the Jones brothers had acquired the site in 1888 through a failed mortgage.<sup>70</sup> The subdivision of this 7¼ acres/2.93ha created the new streets named Barre, Fernhill and Short and a total of 41 building blocks.<sup>71</sup>



Figure 14: In 1893 the Blamire's former brickyard was subdivided for housing. The new estate was named Fernhill, and was the first recorded instance of the use of this name. Hurlstone Park was known as Fernhill prior to 1911. Source: State Library NSW Hurlstone Park Subdivision Plan No. 82

In 1895 William Pendlebury subdivided (in Deposited Plan 3342) and sold the edges of his brickpit located on Crinan Street and across from Blamire's. Marcia Street and the laneway were formed in this subdivision.<sup>72</sup> The other brickpit on Crinan Street, Cavey's, was subdivided in 1911 as the Fernhill Station estate.

<sup>69</sup> State Library NSW Canterbury Subdivision Plan No. 229

<sup>70</sup> Torrens Title Vol. 578 Fol. 105

<sup>71</sup> State Library NSW Hurlstone Park Subdivision Plan No. 32

<sup>72</sup> State Library NSW Hurlstone Park Subdivision Plan No. 5; Torrens Title Vol. 2139 Fol. 169

Also in 1895 the Fernhill Railway Station Estate was subdivided forming Hampden Street and the north side of Floss Street, west of Garnet Street south of the railway line (see Figure 15 below).

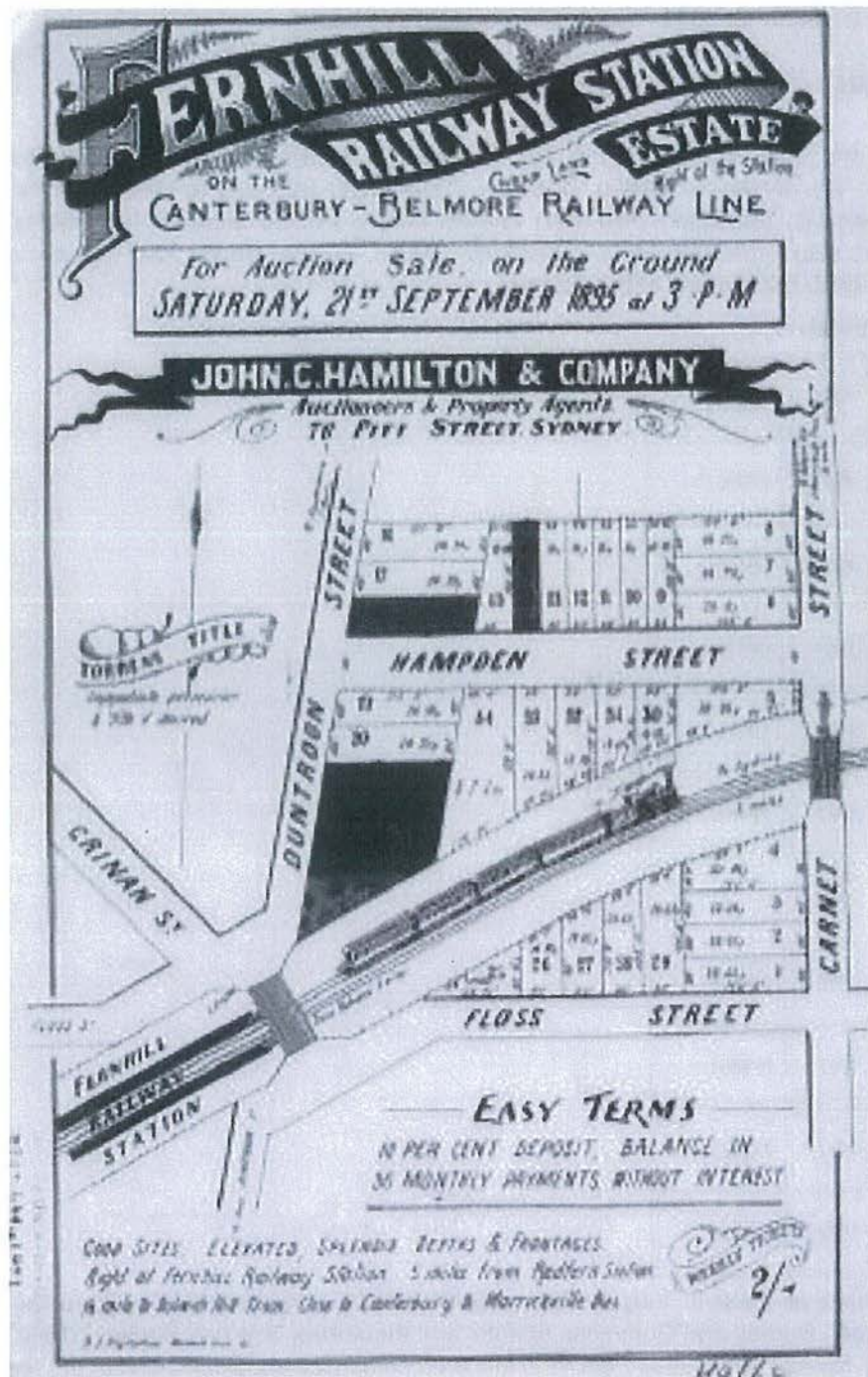


Figure 15: Fernhill Railway Station Estate 1895 (same as on cover) Source: State Library NSW Hurlstone Park Subdivision Plan No. 68

Also on Crinan Street, across Dunstaffnage Street, dairyman Benjamin James Bennett subdivided Lot 1 in Section 14 (in Deposited Plan 191) in 1897 that he had purchased in 1883. Ten building blocks were formed in Deposited Plan 3342.<sup>73</sup>

See also Figure 20 below for 1890s subdivisions on Garnet Street.

## 2.12 JEFFREYS ESTATES (1900S-1910S)

Between 1901 and 1918 there were 10 land releases at Hurlstone Park made by the Jeffreys. These are shown on Figure 17 below. These land releases re-subdivided the 1870s large blocks (in Deposited Plan 191) to form narrow fronted suburban allotments. New streets were also formed inclusive of Canterton, Acton, Euston, Gower, and Commons that recall the English background of the Jeffreys.

Table 5: Jeffreys Subdivisions

|               |      |        |
|---------------|------|--------|
| Jeffreys 1st  | 1901 | DP3849 |
| Jeffreys 2nd  | 1903 | DP4061 |
| Jeffreys 3rd  | 1906 | DP4767 |
| Jeffreys 4th  | 1907 | DP5100 |
| Jeffreys 5th  | 1910 | DP5924 |
| Jeffreys 6th  | 1912 | DP6787 |
| No 7th        |      |        |
| Jeffreys 8th  | 1916 | DP8646 |
| Jeffreys 9th  | 1917 | DP8865 |
| Jeffreys 10th | 1917 | DP8923 |
| Jeffreys 11th | 1918 | DP9053 |

The first land release as made in 1901 (in Deposited Plan 3849) comprised land south of the railway line between Burnett and Commons streets, and the railway line and Starkey Street. In the 1870s land release (Deposited Plan 191) this area comprised six blocks, and in the re-subdivision there were 92 house blocks.<sup>74</sup>

<sup>73</sup> State Library NSW Hurlstone Park Subdivision Plan No. 26

<sup>74</sup> State Library NSW Hurlstone Park Subdivision Plan No. 27

In 1903 the area between Floss Street and Crinan Street east of Dunstaffnage Street was subdivided (exclusive of the site of Pendlebury's brickpit) as the Second Subdivision (Deposited Plan 4061). Mill Street and the laneways were formed.<sup>75</sup>

In 1906 the area north of the former Blamire brick pit was subdivided as the Jeffreys 3rd Subdivision (Deposited Plan 4767). The subdivision formed 24 building blocks north of Barre Street between Dunstaffnage and Fernhill streets.<sup>76</sup>

In 1907 the 4th Subdivision (Deposited Plan 5100) created 61 building blocks between Dunstaffnage and Melford Streets south of Floss Street. Canterton Street was formed and was named after John Jeffrey's home in Hampshire, England.<sup>77</sup>

The 5th Subdivision (Deposited Plan 5924) of September 1910 was the first undertaken on behalf of George Darell Jeffreys following the death of his father Arthur Frederick in 1906. It was atypical of the earlier Jeffreys' subdivisions by the inclusion of setting aside a public reserve (now Euston Reserve).<sup>78</sup> By the year of the subdivision Euston House had been completed as it was depicted on the sale plan and noted as occupied by 'VC Sharp';<sup>79</sup> it (being Lots 53-56 in Deposited Plan 5924 and the future Euston Square) was sold to Vincent Campbell Sharp in May 1911.<sup>80</sup> This impressive house seems therefore to have been built by the land developer to encourage sales. Sharp (1878-1955) was the proprietor of Poulden Brothers, jewellers and watchmakers of Newtown.<sup>81</sup> His father was John Campbell Sharp (1830-1896), a former alderman and mayor of Canterbury Council.<sup>82</sup> Whether the Campbell in their names indicated a family connection with the Jeffreys or was coincidental has not been possible to determine. The land release of the 5th Subdivision took in the area between Floss, Dunstaffnage, Crinan, and Melford streets. Euston Road, Gower Street and 56 building blocks were formed. A public reserve was set aside from the sale, while Euston Square was dedicated a public street in October 1911.<sup>83</sup>

<sup>75</sup> State Library NSW Hurlstone Park Subdivision Plan No. 23

<sup>76</sup> State Library NSW Hurlstone Park Subdivision Plan No. 15

<sup>77</sup> State Library NSW Hurlstone Park Subdivision Plan No. 12

<sup>78</sup> State Library NSW Hurlstone Park Subdivision Plan No. 10

<sup>79</sup> State Library NSW Hurlstone Park Subdivision Plan No. 10

<sup>80</sup> Torrens Title Dealing 615610

<sup>81</sup> State Records NSW Index to Firms

<sup>82</sup> Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

<sup>83</sup> Torrens Title 629636

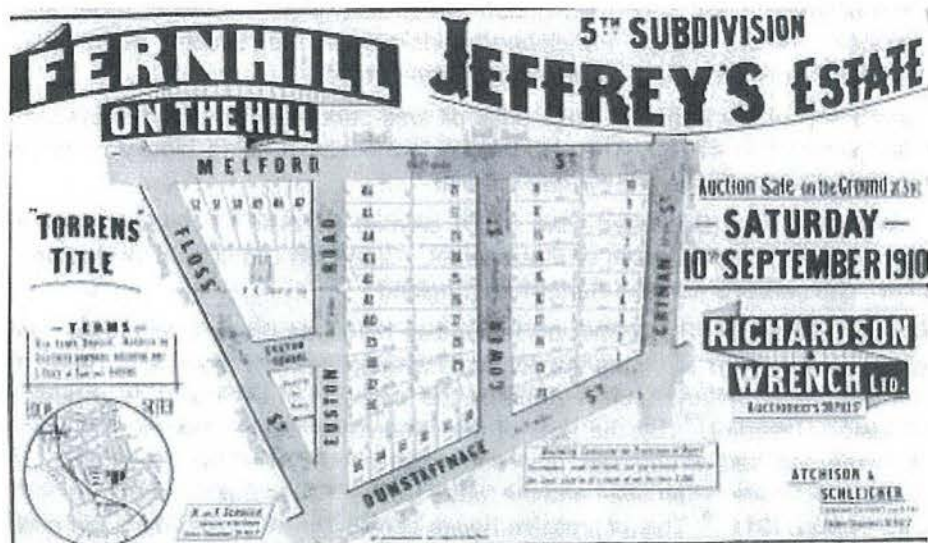


Figure 16: The 5th Subdivision of the Jeffreys estate was undertaken in September 1910. This land release was atypical in that a dwelling, Euston House, had been erected prior to the sale, and a park reserve was set aside from the sale (Euston Reserve). Source: State Library NSW Hurlstone Park Subdivision Plan No. 10

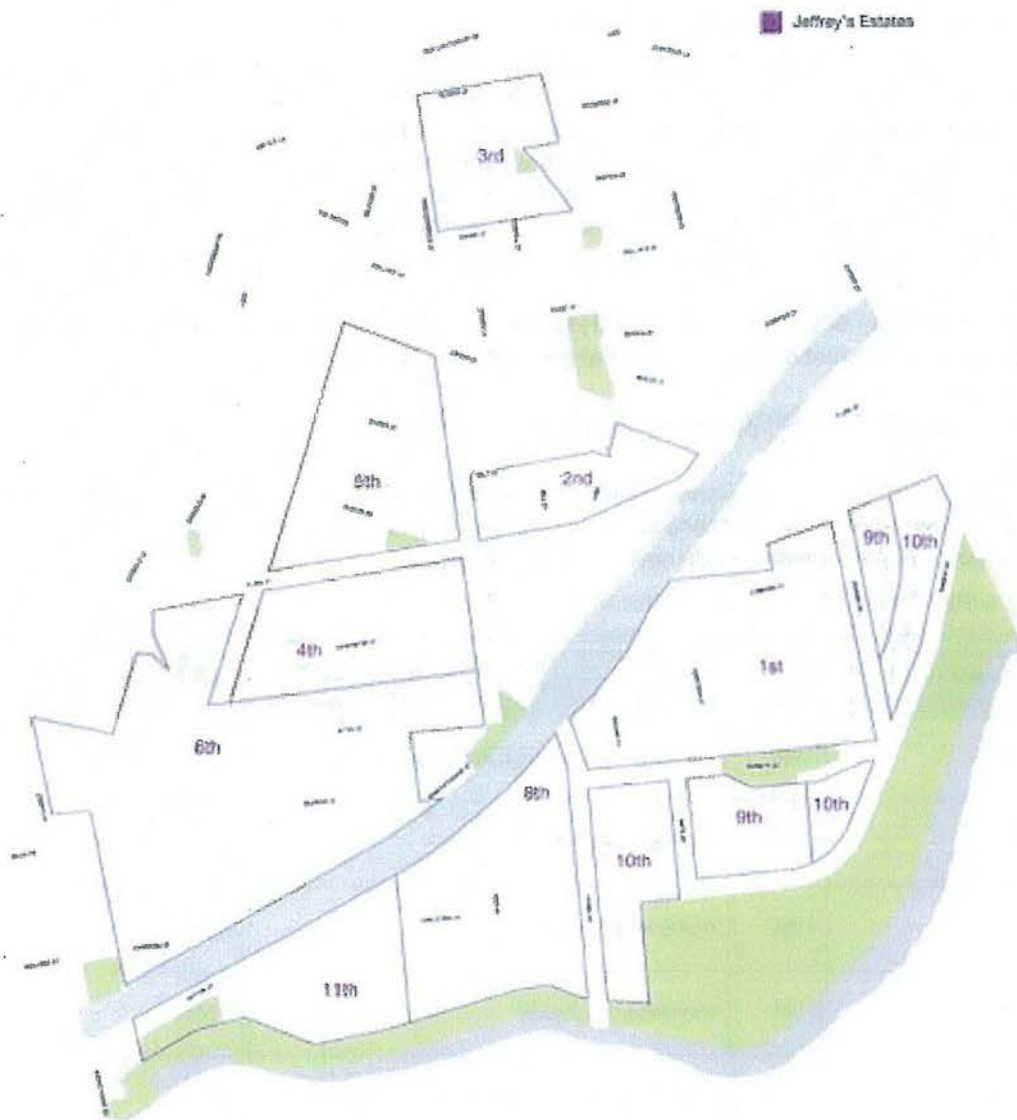


Figure 17: The locations of the various Jeffreys Estate subdivisions (outlined in purple) which dated from 1901 to 1918 (numbered 1 to 11 but with no No. 7).

The 6th Subdivision (Deposited Plan 6787) of 1912 represented a large land release of 107 building blocks between Church, Dunstaffnage and Floss streets and the railway line (exclusive of areas sold prior).<sup>84</sup>

This represented the last subdivision undertaken for the Jeffreys. In about 1916 they sold their interest in the remaining land at Hurlstone Park to the Intercolonial Investment Land & Building Society Co Ltd. The reason for this was possibly the intervention of the First World War, a conflict in which George Darell Jeffreys was actively engaged on the Western Front,

<sup>84</sup> State Library NSW Hurlstone Park Subdivision Plan No. 93

and the advanced age of his uncle John, then 71. Or perhaps the combination of a subdued market and the site conditions in this southern part of Hurlstone Park diminished the prospect of good sales in the immediate future.

The Intercolonial Investment Land & Building Society Co Ltd released a further four subdivisions as parts of the Jeffreys Estate (numbered Jeffreys Estates 8, 9, 10 and 11). All were sited south of the railway line. The 8th Subdivision (Deposited Plan 6787) of 1916 comprised land south of the railway line west of Foord Avenue. In this subdivision were formed Keir and Hurlstone avenues and 54 building blocks.<sup>85</sup> In the 9th Subdivision (Deposited Plan 8865) of 1917 land fronting Tennant Road (then Smith Avenue) above the riverside reserve was subdivided.<sup>86</sup> The 10th Subdivision (Deposited Plan 8923) of 1917 subdivided the area between Foord Avenue and Smith Avenue.<sup>87</sup> The 11th Subdivision (Deposited Plan 9053) of 1918 subdivided the area between the railway line and the riverside reserve west of Keir Avenue and along Hurlstone Avenue.<sup>88</sup>

## 2.13 OTHER ESTATES (1900S - 1910S)

Coinciding with the Jeffreys land releases in the 1900s and 1910s parts of Hurlstone Park that had been purchased in 1880s were re-subdivided by individual owners. These releases are listed in the table below and shown in Figure 20 below.

Table 6: Miscellaneous Federation era estates in Hurlstone Park

| Estate Name      | Date | Vendor                                               | Deposited Plan |
|------------------|------|------------------------------------------------------|----------------|
| St Aubins        | 1900 | Annie Clissold and Annie Elizabeth Watkins           | DP3703         |
| Segenhoe         | 1900 | Percy John Hayne, labourer, Sydney                   | DP3738         |
| Roger's          | 1902 | Charles Rogers, gentleman, Sydney                    | DP4017         |
| Starkey          | 1904 | John Starkey, esq, Sydney                            | DP4448         |
| Brixton Hill     | 1905 | Alexander William Henry Smith, contractor, Petersham | DP5102         |
| Fernhill Station | 1911 | Philip James Biddolph, Sydney, solicitor             | DP6091         |
| Not named        | 1911 | Francis Whysall, public servant, Canterbury          | DP6052         |
| Hurlstone Park   | 1912 | John Giblett, tanner, Canterbury                     | DP6709         |

<sup>85</sup> State Library NSW Hurlstone Park Subdivision Plan No. 44

<sup>86</sup> State Library NSW Canterbury Subdivision Plan No. 360

<sup>87</sup> State Library NSW Hurlstone Park Subdivision Plan No. 24

<sup>88</sup> Deposited Plan 9053

| Estate Name          | Date | Vendor                                                                       | Deposited Plan |
|----------------------|------|------------------------------------------------------------------------------|----------------|
| Not named            | 1913 | Jessie Burnett, builder, Fernhill                                            | DP7347         |
| Walker's             | 1914 | David Walker, police sergeant,                                               | DP7891         |
| Hurlstone Park No. 2 | 1914 | Ellen Sullivan and Aubrey Halloran                                           | DP7566         |
| Woodside             | 1915 | Annie Elizabeth Firth, wife of George Septimus Firth, civil engineer, Sydney | DP7126         |
| Not named            | 1915 | Arthur William Coleman, builder, Hurlstone Park                              | DP8177         |
| Not named            | 1915 | Arthur William Coleman, builder, Hurlstone Park                              | DP8300         |
| Not named            | 1919 | Ebenezer Vickery, manufacturer, Sydney                                       | DP3268         |